



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

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EMG PROJECT #:

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DATE OF REPORT:

November 4, 2019

ON SITE DATE:

September 10, 2019

MIRA LOMA MIDDLE SCHOOL
5051 Steve Avenue
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	5051 Steve Avenue, Jurupa Valley, California 92509
Site Developed	1993
Property Type	Middle School
Current Occupants	Jurupa Unified School District
Building Area	93,150 SF
Number of Buildings	13 Buildings, 17 Portables in two clusters Buildings D and L
Date(s) of Visit	September 10-11, 2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	David Harrell
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Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
A	Administration	1993	5,800
B	Classrooms	1993	5,000
C	Classrooms	1993	5,000
D	Classrooms	1993	9,000
E	MPR	1993	12,000

Building Summary

Building	Use	Constructed	Area (SF)
F	Library	1993	5,800
G	Classrooms	1993	7,000
H	Locker Rooms	1993	7,150
I	Classrooms	1993	3,800
J	Classrooms	1993	5,000
K	Classrooms	1993	5,000
L	Classrooms	1993	8,500
Dining	Dining	1993	4,000
Dining Area Restrooms	Common Area Restroom	1993	800
Kitchen	Kitchen	1993	2,800
North Site Restrooms	Common Area Restroom	2003	500
Basketball Court	Sports	1993	6,000
TOTAL			93,150

Unit Allocation

The Jurupa Unified School District programs occupy 93,150 square feet of the property.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

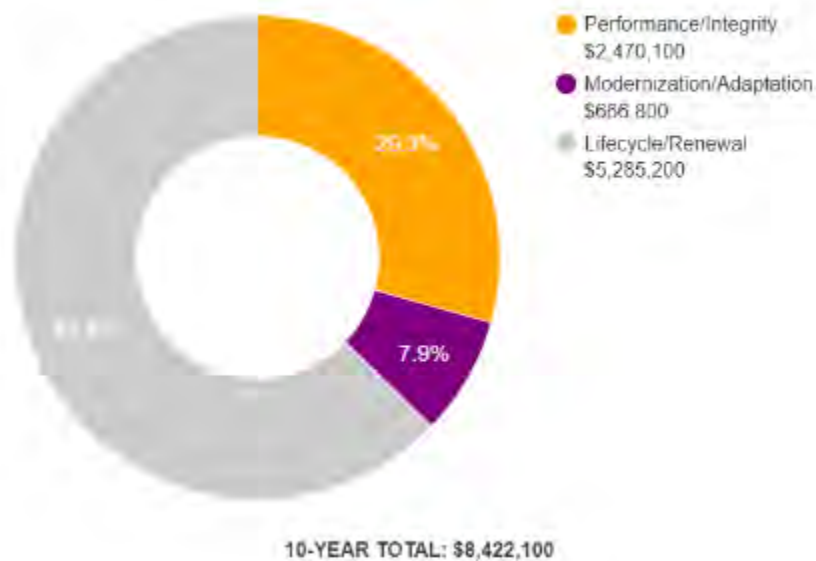
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



Campus Findings and Deficiencies

Historical Summary

The campus was developed in 1993. The buildings are single story structures comprised of site adapted modular and portable designs. Most of the structures are original except for a few additions. All buildings are currently occupied by the Jurupa Unified School District.

Architectural

Almost all facilities consist of wood frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately at most of the sites. Issues with the building envelope, such as roof leaks, have been expressed by the staff and are mostly attributed to the age of the roof. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop package units with auxiliary systems that include ductless split systems, rooftop exhaust fans, and make up air units. The school system district energy manager has identified some units that are recommended for replacement due to age and performance.

The electrical systems overall appeared to be in fair condition. Electrical service equipment and systems are original for most of the facilities and are anticipated for lifecycle replacement. Interior lighting consists mainly of T-8 linear fluorescent with LED upgrades in some areas.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. No other major issues were observed or reported.

The middle school is protected by an addressable, hard-wired fire alarm system. The fire alarm systems appear to be in fair condition. Inspection tags are current. The buildings, other than the MPR stage, lack a modern fire suppression system. It is recommended that a suppression system be installed in all the buildings. Budget pricing is included.

Site

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

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

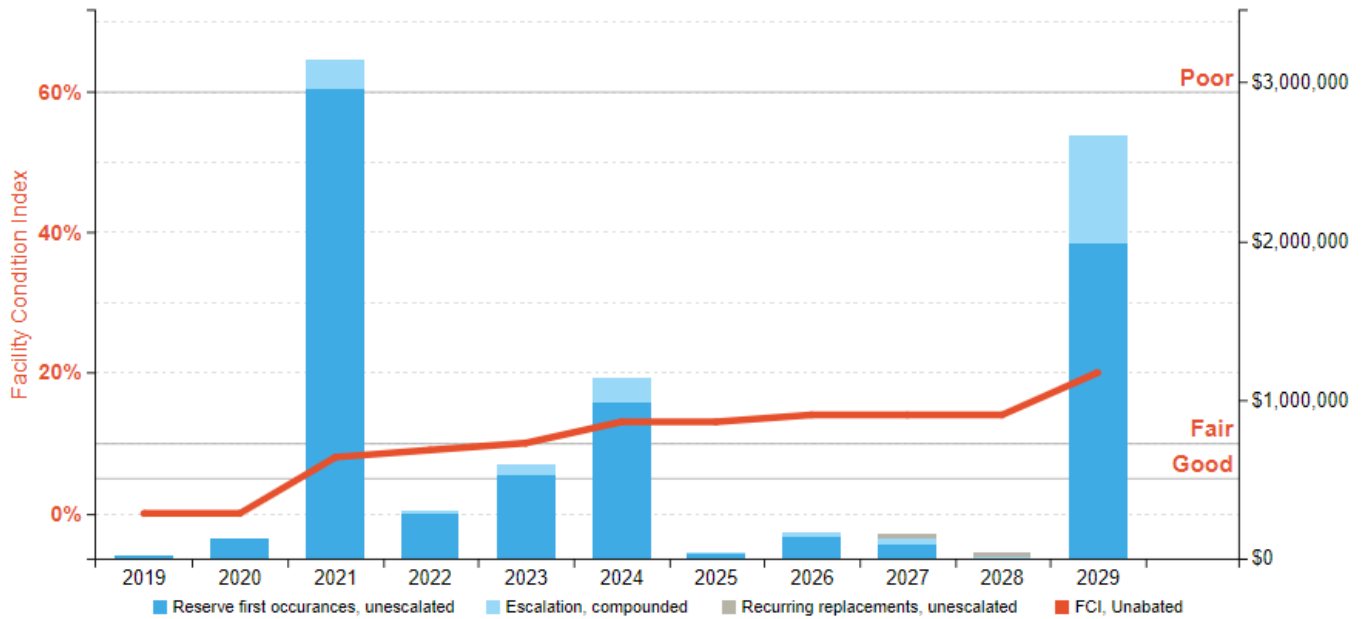
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Mira Loma Middle School / Building A	\$450	5,800	\$2,610,000	0.1%	2.2%	4.1%	7.6%
Mira Loma Middle School / Building B	\$450	5,000	\$2,250,000	0.0%	1.3%	4.4%	6.3%
Mira Loma Middle School / Building C	\$450	5,000	\$2,250,000	0.0%	3.3%	5.8%	7.9%
Mira Loma Middle School / Building D	\$175	9,000	\$1,575,000	0.0%	1.4%	6.0%	21.6%
Mira Loma Middle School / Building E	\$450	12,000	\$5,400,000	0.0%	1.3%	3.3%	7.1%
Mira Loma Middle School / Building F	\$450	5,800	\$2,610,000	0.8%	2.2%	1.3%	5.8%
Mira Loma Middle School / Building G	\$450	7,000	\$3,150,000	0.0%	1.7%	3.8%	7.6%
Mira Loma Middle School / Building H	\$450	7,150	\$3,217,500	0.0%	3.8%	6.7%	9.0%
Mira Loma Middle School / Building I	\$450	3,800	\$1,710,000	0.0%	1.3%	4.7%	7.0%
Mira Loma Middle School / Building J	\$450	5,000	\$2,250,000	0.0%	1.3%	5.5%	7.4%
Mira Loma Middle School / Building K	\$450	5,000	\$2,250,000	0.0%	1.3%	5.3%	7.3%
Mira Loma Middle School / Building L	\$175	8,500	\$1,487,500	0.0%	8.0%	9.7%	15.6%
Mira Loma Middle School / Dining Area	\$175	4,000	\$700,000	0.0%	8.7%	8.7%	9.0%
Mira Loma Middle School / Dining Area Restrooms	\$175	800	\$140,000	0.0%	3.4%	7.4%	23.8%
Mira Loma Middle School / Kitchen	\$450	2,800	\$1,260,000	0.0%	1.9%	1.9%	11.7%
Mira Loma Middle School / North Site Restrooms	\$175	500	\$87,500	0.0%	3.4%	3.4%	24.1%
Mira Loma Middle School / Outdoor Basketball Court	\$450	6,000	\$2,700,000	0.0%	0.9%	2.7%	3.7%
Mira Loma Middle School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mira Loma Middle School

Replacement Value: \$ 40,848,300; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Mira Loma Middle School	2	\$26,015
Total	2	\$26,015

Mira Loma Middle School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1468981	Mira Loma Middle School / Building F	D3052	Packaged Unit (RTU), 8 to 10 Ton, Replace	Poor	Modernization/Adaptation	\$22,140
1464940	Mira Loma Middle School / Building A	D3032	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Failed	Performance/Integrity	\$3,875
Total (2 items)						\$26,015

Key Findings



Ductless Split System in Failed condition.

Single Zone, 0.75 to 1 Ton
Building A IT room

Uniformat Code: D3032
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

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POC indicates Ductless system not working. - AssetCALC ID: 1464940



Irrigation System in Poor condition.

Site Landscaping

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

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,324,700

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POC indicates coverage not adequate. - AssetCALC ID: 1465001



Sprinkler System

Full Retrofit, Medium Density/Complexity
School Facility - Throughout buildings

Uniformat Code: D4019
Recommendation: **Renovate in 2021**

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$460,200

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The buildings are not protected by fire suppression. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 1470826

2. Building A



Building A: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	5,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT, hard tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair

Building A: Systems Summary

HVAC	Individual package units Supplemental components: ductless split-systems	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, ductless split system inoperative.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$11,500	\$17,000	\$23,600	\$52,100
Roofing	-	-	\$39,700	-	-	\$39,700
Interiors	-	-	\$25,800	\$27,100	\$34,600	\$87,400
Plumbing	-	-	\$700	\$2,600	\$83,100	\$86,400
Fire Suppression	-	\$34,100	\$400	-	\$500	\$35,000
HVAC	\$3,900	-	-	\$34,500	\$80,800	\$119,200
Electrical	-	-	\$9,800	\$69,000	\$176,700	\$255,500
Fire Alarm & Comm	-	\$17,600	\$29,800	-	\$27,400	\$74,800
Equipment/Special	-	-	\$1,900	-	\$2,600	\$4,500
TOTALS	\$3,900	\$51,700	\$119,600	\$150,200	\$429,300	\$754,600

3. Building B



Building B: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	5,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Electric water heater	Fair

Building B: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$11,500	\$15,500	\$21,500	\$48,600
Roofing	-	-	\$34,300	-	-	\$34,300
Interiors	-	\$32,700	-	\$43,400	\$43,900	\$120,000
Plumbing	-	-	-	\$800	-	\$800
Fire Suppression	-	\$29,400	\$800	-	\$1,000	\$31,200
HVAC	-	-	-	\$29,800	\$105,700	\$135,400
Electrical	-	-	\$1,400	\$59,500	\$152,600	\$213,500
Fire Alarm & Comm	-	-	\$25,700	-	-	\$25,700
TOTALS	-	\$62,100	\$73,700	\$149,000	\$324,700	\$609,500

4. Building C



Building C: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	5,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Electric water heater	Good

Building C: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$10,900	-	\$15,500	\$19,700	\$46,000
Roofing	-	-	\$34,300	-	-	\$34,300
Interiors	-	\$44,000	\$14,400	\$32,500	\$78,600	\$169,600
Plumbing	-	-	-	-	\$800	\$800
Fire Suppression	-	\$29,400	\$800	-	\$1,000	\$31,200
HVAC	-	-	-	\$29,800	\$121,900	\$151,700
Electrical	-	-	\$9,800	\$59,500	\$152,600	\$221,900
Fire Alarm & Comm	-	-	\$25,700	-	-	\$25,700
TOTALS	-	\$84,300	\$85,000	\$137,300	\$374,600	\$681,200

5. Building D



Building D: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	9,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Good
Elevators	None	--
Plumbing	None	--

Building D: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$20,000	-	\$28,300	\$46,900	\$95,100
Roofing	-	-	\$115,500	-	-	\$115,500
Interiors	-	\$20,400	-	\$129,400	\$119,000	\$268,700
Fire Suppression	-	\$52,800	\$1,900	-	\$2,600	\$57,400
HVAC	-	-	-	\$53,600	\$195,400	\$249,000
Electrical	-	-	\$2,800	\$107,100	\$275,100	\$385,000
Fire Alarm & Comm	-	-	\$46,200	-	-	\$46,200
TOTALS	-	\$93,200	\$166,400	\$318,400	\$639,000	\$1,216,900

6. Building E



Building E: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	12,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Hard tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair

Building E: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Wet-pipe sprinkler system limited to stage area; hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Most of building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$18,400	\$9,700	\$38,800	\$66,900
Roofing	-	-	\$105,800	-	-	\$105,800
Interiors	-	-	\$71,800	\$57,800	\$154,100	\$283,600
Plumbing	-	\$600	\$4,900	-	\$132,200	\$137,700
Fire Suppression	-	\$70,500	\$1,900	-	\$2,600	\$75,000
HVAC	-	-	-	\$71,400	\$195,100	\$266,500
Electrical	-	-	\$2,800	\$142,800	\$365,500	\$511,100
Fire Alarm & Comm	-	-	\$61,600	-	-	\$61,600
TOTALS	-	\$71,100	\$267,200	\$281,700	\$888,300	\$1,508,200

7. Building F



Building F: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	5,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: Hard tile	Fair
Elevators	None	--
Plumbing	None	--

Building F: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, package unit needs replacement	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$12,300	-	\$39,300	\$51,600
Roofing	-	-	\$39,700	-	-	\$39,700
Interiors	-	\$14,000	\$64,900	\$800	\$106,000	\$185,800
Fire Suppression	-	\$34,100	\$400	-	\$500	\$35,000
HVAC	\$22,100	-	-	\$61,000	\$40,000	\$123,100
Electrical	-	-	\$800	\$69,000	\$175,900	\$245,800
Fire Alarm & Comm	-	-	\$29,800	-	-	\$29,800
TOTALS	\$22,100	\$48,100	\$147,900	\$130,800	\$361,700	\$710,800

8. Building G



Building G: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	7,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair

Building G: Systems Summary

HVAC	Individual package units	Poor
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, package unit needs replacement	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$17,800	-	\$25,400	\$43,100
Roofing	-	-	\$48,000	-	-	\$48,000
Interiors	-	-	\$20,200	\$89,200	\$99,100	\$208,600
Plumbing	-	-	\$1,700	\$23,700	\$167,100	\$192,400
Fire Suppression	-	\$41,100	\$1,000	-	\$1,300	\$43,400
HVAC	-	\$12,500	\$1,500	\$51,300	\$23,000	\$88,400
Electrical	-	-	\$10,900	\$83,300	\$413,800	\$508,000
Fire Alarm & Comm	-	-	\$35,900	-	-	\$35,900
Equipment/Special	-	-	-	\$4,200	-	\$4,200
TOTALS	-	\$53,600	\$137,000	\$251,700	\$729,700	\$1,172,000

9. Building H



Building H: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	7,150 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: Linoleum, VCT, ceramic tile, Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Toilets, urinals, and sinks in all restrooms	Fair

Building H: Systems Summary

HVAC	Individual package units Supplemental components: ductless split-systems, make-up air unit	Poor
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, make up air units recommended for replacement by district energy manager.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$13,800	-	\$5,800	\$30,600	\$50,200
Roofing	-	-	\$49,000	-	-	\$49,000
Interiors	-	\$19,500	\$15,900	\$162,600	\$109,000	\$307,000
Plumbing	-	-	-	-	\$102,600	\$102,600
Fire Suppression	-	\$42,000	\$400	-	\$500	\$42,900
HVAC	-	\$79,800	\$9,000	\$42,500	\$75,300	\$206,600
Electrical	-	-	\$9,800	\$85,100	\$217,400	\$312,200
Fire Alarm & Comm	-	-	\$36,700	-	-	\$36,700
TOTALS	-	\$155,100	\$120,800	\$296,000	\$535,400	\$1,107,200

10. Building I



Building I: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	3,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Building I: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$10,900	-	\$21,300	\$20,700	\$52,800
Roofing	-	-	\$26,000	-	-	\$26,000
Interiors	-	\$10,300	-	\$31,900	\$13,900	\$56,100
Fire Suppression	-	\$22,300	\$400	-	\$500	\$23,200
HVAC	-	-	-	\$22,600	\$65,000	\$87,600
Electrical	-	-	\$10,600	\$45,200	\$116,000	\$171,900
Fire Alarm & Comm	-	-	\$19,500	-	-	\$19,500
TOTALS	-	\$43,500	\$56,500	\$121,000	\$216,100	\$437,100

11. Building J



Building J: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	5,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Electric water heater	Fair

Building J: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$11,500	\$5,700	\$21,500	\$38,800
Roofing	-	-	\$34,300	-	-	\$34,300
Interiors	-	\$48,200	-	\$30,900	\$64,800	\$143,900
Plumbing	-	-	-	\$800	-	\$800
Fire Suppression	-	\$29,400	\$800	-	\$1,000	\$31,200
HVAC	-	-	-	\$89,300	\$46,000	\$135,200
Electrical	-	-	\$9,800	\$59,500	\$152,600	\$221,900
Fire Alarm & Comm	-	-	\$25,700	-	-	\$25,700
TOTALS	-	\$77,600	\$82,100	\$186,200	\$285,900	\$631,800

12. Building K



Building K: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	5,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Electric water heater	Fair

Building K: Systems Summary

HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$11,500	\$5,700	\$21,500	\$38,800
Roofing	-	-	\$34,300	-	-	\$34,300
Interiors	-	\$53,700	-	\$36,200	\$72,200	\$162,200
Plumbing	-	-	-	\$800	-	\$800
Fire Suppression	-	\$29,400	\$800	-	\$1,000	\$31,200
HVAC	-	-	-	\$29,800	\$126,800	\$156,600
Electrical	-	-	\$1,400	\$59,500	\$164,100	\$225,100
Fire Alarm & Comm	-	-	\$25,700	-	-	\$25,700
TOTALS	-	\$83,100	\$73,700	\$132,000	\$385,600	\$674,700

13. Building L



Building L: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	8,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Building L: Systems Summary

HVAC	Individual package unit Wall mounted heat pumps	Poor
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, many of the heat pumps have been recommended for replacement by the district energy manager due to age and performance.	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$11,500	\$5,700	\$21,500	\$38,800
Roofing	-	-	\$34,300	-	-	\$34,300
Interiors	-	\$53,700	-	\$36,200	\$72,200	\$162,200
Plumbing	-	-	-	\$800	-	\$800
Fire Suppression	-	\$29,400	\$800	-	\$1,000	\$31,200
HVAC	-	-	-	\$29,800	\$126,800	\$156,600
Electrical	-	-	\$1,400	\$59,500	\$164,100	\$225,100
Fire Alarm & Comm	-	-	\$25,700	-	-	\$25,700
TOTALS	-	\$83,100	\$73,700	\$132,000	\$385,600	\$674,700

14. Dining Area



Dining Area: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	4,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks	Good
Façade	Open walls with column wraps around frame	--
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: None Floors: Unfinished Ceilings: Painted board	Fair
Elevators	None	--
Plumbing	None	--

Dining Area: Systems Summary

HVAC	None	--
Fire Suppression	Hydrants	Fair
Electrical	Source & Distribution: Fed from kitchen building with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$3,500	-	-	\$4,700	\$8,300
Roofing	-	\$47,000	-	\$7,700	-	\$54,700
Interiors	-	\$9,400	-	-	\$12,600	\$22,000
Electrical	-	-	-	\$47,600	-	\$47,600
Site Development	-	-	-	-	\$134,400	\$134,400
TOTALS	-	\$59,900	-	\$55,300	\$151,700	\$267,000

15. Dining Area Restrooms



Dining Area Restrooms: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with steel doors	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Dining Area Restrooms: Systems Summary

HVAC	None	--
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$4,600	-	\$9,200	\$13,800
Roofing	-	-	\$5,500	-	-	\$5,500
Interiors	-	-	\$2,100	-	\$38,700	\$40,800
Plumbing	-	-	-	\$9,800	\$44,800	\$54,600
Fire Suppression	-	\$4,700	\$400	-	\$500	\$5,600
Electrical	-	-	\$600	\$9,500	\$24,900	\$35,000
Fire Alarm & Comm	-	-	\$4,100	-	-	\$4,100
TOTALS	-	\$4,700	\$17,300	\$19,300	\$118,100	\$159,400

16. Kitchen



Kitchen: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	2,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board & ceramic tile Floors: VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heater Toilets and sinks in all restrooms	Fair

Kitchen: Systems Summary

HVAC	Individual package units, air curtain	Fair
Fire Suppression	Hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$8,500	\$7,100	\$16,400	\$31,900
Roofing	-	-	-	\$21,000	-	\$21,000
Interiors	-	\$7,400	\$2,600	\$4,600	\$45,900	\$60,500
Plumbing	-	-	-	-	\$34,800	\$34,800
Fire Suppression	-	\$16,400	\$400	\$2,400	\$500	\$19,700
HVAC	-	-	-	\$27,400	\$40,900	\$68,200
Electrical	-	-	\$1,400	-	\$137,600	\$139,000
Fire Alarm & Comm	-	-	\$14,400	-	-	\$14,400
Equipment/Special	-	-	\$35,300	\$79,100	\$94,100	\$208,500
TOTALS	-	\$23,800	\$62,600	\$141,600	\$370,200	\$598,000

17. North Site Restrooms



North Site Restrooms: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	2003	
Building Size	500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with raised floor	Good
Façade	Wood siding with steel doors	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: FRP panels Floors: Linoleum Ceilings: FRP panels	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair

North Site Restrooms: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$3,800	-	\$5,200	\$9,000
Roofing	-	-	-	\$12,600	-	\$12,600
Interiors	-	-	-	\$1,800	\$35,100	\$36,900
Plumbing	-	-	\$9,200	-	\$50,600	\$59,800
Fire Suppression	-	\$2,900	\$400	-	\$500	\$3,800
Electrical	-	-	\$1,100	\$6,000	\$1,500	\$8,600
Fire Alarm & Comm	-	-	\$2,600	-	-	\$2,600
TOTALS	-	\$2,900	\$17,100	\$20,400	\$92,900	\$133,300

18. Outdoor Basketball Court



Outdoor Basketball Court: Systems Summary

Address	5051 Steve Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1993	
Building Size	6,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks	Good
Façade	Stucco	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	None	--

Outdoor Basketball Court: Systems Summary

HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Fed from MPR building with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$10,600	-	-	\$14,200	\$24,800
Roofing	-	-	\$46,000	-	-	\$46,000
Interiors	-	\$14,100	-	-	\$18,900	\$33,000
Electrical	-	-	\$1,400	\$11,900	\$3,400	\$16,700
Site Development	-	-	\$24,400	-	-	\$24,400
TOTALS	-	\$24,700	\$71,800	\$11,900	\$36,500	\$144,900

19. Site Summary



Site Information

Lot Size	23.7 acres (estimated)	
Parking Spaces	150 total spaces all in open lots; 7 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted, Property entrance signage, chain link fencing, CMU dumpster enclosures Playgrounds and sports courts with bleachers, fencing Heavily furnished picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features Irrigation present	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Key Issues and Findings	POC indicates inadequate irrigation coverage	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Plumbing	-	-	-	-	\$17,900	\$17,900
HVAC	-	-	-	\$50,500	\$1,773,300	\$1,823,800
Electrical	-	-	-	-	\$27,700	\$27,700
Fire Alarm & Comm	-	-	-	\$228,700	-	\$228,700
Site Development	-	\$32,600	\$146,300	\$163,500	\$630,600	\$973,000
Landscaping	-	\$2,466,300	-	-	-	\$2,466,300
Pavement	-	-	\$39,200	\$45,500	\$603,700	\$688,500
Site Lighting	-	-	-	-	\$67,800	\$67,800
TOTALS	-	\$2,498,900	\$185,500	\$488,200	\$3,121,000	\$6,293,700

20. ADA Accessibility

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

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

However, this does not:

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

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

The facility was originally constructed in 1993. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

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

Building A: Accessibility Issues

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

Building C: Accessibility Issues

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

Building D: Accessibility Issues

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

Building E: Accessibility Issues

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

Building E: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building F: Accessibility Issues

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

Building G: Accessibility Issues

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

Building H: Accessibility Issues

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

Building I: Accessibility Issues

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

Building J: Accessibility Issues

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

Building K: Accessibility Issues

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

Building L: Accessibility Issues

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

Building L: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dining Area: Accessibility Issues

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

Dining Area Restrooms: Accessibility Issues

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

Kitchen: Accessibility Issues

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

North Site Restrooms: Accessibility Issues

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

Basketball Court: Accessibility Issues

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

Site: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Path of Travel	<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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing

Reference Guide

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

21. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

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

22. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

23. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Mira Loma Middle School, 5051 Steve Avenue, Jurupa Valley, California 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: David Harrell, PE,
Project Manager

Reviewed by:



Kathleen Sullivan,
Technical Report Reviewer for
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Program Manager
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24. Appendices

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

Appendix A: Photographic Record



#1	BUILDING A
----	------------



#2	BUILDING B
----	------------



#3	BUILDING C
----	------------



#4	BUILDING D
----	------------



#5	BUILDING E
----	------------



#6	BUILDING F
----	------------



#7	BUILDING G
----	------------



#8	BUILDING I
----	------------



#9	BUILDING J
----	------------



#10	BUILDING K
-----	------------



#11	BUILDING L
-----	------------



#12	NORTH SITE RESTROOMS
-----	----------------------



#13	WINDOW, ALUMINUM DOUBLE-GLAZED
-----	--------------------------------



#14	WINDOW, ALUMINUM DOUBLE-GLAZED
-----	--------------------------------



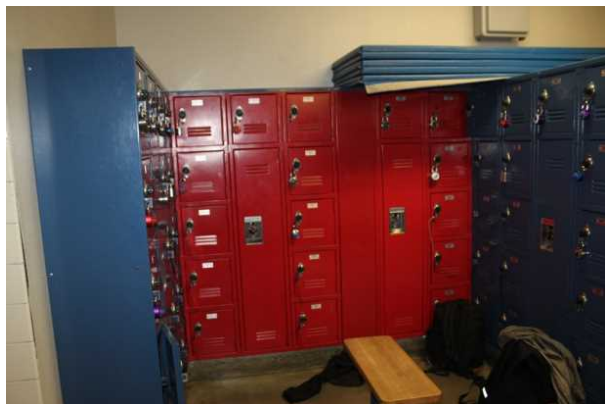
#15	EXTERIOR DOOR, STEEL
-----	----------------------



#16	ROOF, ASPHALT SHINGLE
-----	-----------------------



#17	ROOF, MODIFIED BITUMINOUS
-----	---------------------------



#18	LOCKERS, STEEL BAKED ENAMEL
-----	-----------------------------



#19 INTERIOR WALL FINISH, CERAMIC TILE



#20 INTERIOR FLOOR FINISH, QUARRY TILE



#21 INTERIOR FLOOR FINISH, VINYL TILE (VCT)



#22 INTERIOR FLOOR FINISH, CERAMIC TILE



#23 INTERIOR FLOOR FINISH, VINYL TILE (VCT)



#24 INTERIOR FLOOR FINISH, LINOLEUM



#25 INTERIOR FLOOR FINISH, CARPET COMMERCIAL STANDARD



#26 INTERIOR FLOOR FINISH, CARPET COMMERCIAL STANDARD



#27 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE FIBERGLASS (ACT)



#28 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE FIBERGLASS (ACT)



#29 TOILET, COMMERCIAL WATER CLOSET



#30 URINAL, STANDARD



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



#32	COMMERCIAL KITCHEN SINK, STAINLESS STEEL, 3-BOWL
-----	--------------------------------------------------



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



#34	DRINKING FOUNTAIN, INTERIOR
-----	-----------------------------



#35	BACKFLOW PREVENTER
-----	--------------------



#36	WATER HEATER, INSTANT HOT
-----	---------------------------



#37	WATER HEATER, GAS
-----	-------------------



#38	WATER HEATER, ELECTRIC
-----	------------------------



#39	SOLAR PANEL
-----	-------------



#40	DUCTLESS SPLIT SYSTEM, SINGLE ZONE
-----	------------------------------------



#41	MAKE-UP AIR UNIT
-----	------------------



#42	PACKAGED UNIT (RTU)
-----	---------------------



#43	HEAT PUMP, WALL-MOUNTED
-----	-------------------------



#44	AIR CURTAIN
-----	-------------



#45	FIRE EXTINGUISHER
-----	-------------------



#46	FIRE SUPPRESSION SYSTEM, COMMERCIAL KITCHEN
-----	---------------------------------------------



#47	SECONDARY TRANSFORMER
-----	-----------------------



#48	MAIN SWITCHBOARD
-----	------------------



#49 LIGHT FIXTURE, EXTERIOR FLOOD



#50 FIRE ALARM CONTROL PANEL, ADDRESSABLE



#51 LABORATORY EXHAUST HOOD



#52 DEFIBRILLATOR (AED), CABINET MOUNTED



#53 COMMERCIAL KITCHEN, WARMER/WARMING DRAWERS



#54 COMMERCIAL KITCHEN, EXHAUST HOOD



#55 COMMERCIAL KITCHEN, FREEZER, 2-DOOR REACH-IN



#56 COMMERCIAL KITCHEN, RANGE/OVEN, 6-BURNER



#57 COMMERCIAL KITCHEN, CONVECTION OVEN, DOUBLE



#58 PARKING LOTS, ASPHALT PAVEMENT



#59 PARKING LOTS, ASPHALT PAVEMENT



#60 FENCES AND GATES, CHAIN LINK



#61	FENCES AND GATES, CHAIN LINK
-----	------------------------------



#62	SIGNAGE, PROPERTY, MONUMENT
-----	-----------------------------



#63	SITE FURNISHINGS, PICNIC TABLE, PLASTIC-COATED METAL
-----	------------------------------------------------------



#64	DUMPSTER ACCESSORIES, ENCLOSURES, CONCRETE BLOCK (CMU)
-----	--------------------------------------------------------



#65	IRRIGATION SYSTEM
-----	-------------------



#66	SITE POLE LIGHT, 20' HIGH
-----	---------------------------

Appendix B: Site and Floor Plans

Aerial Site Plan



SOURCE:

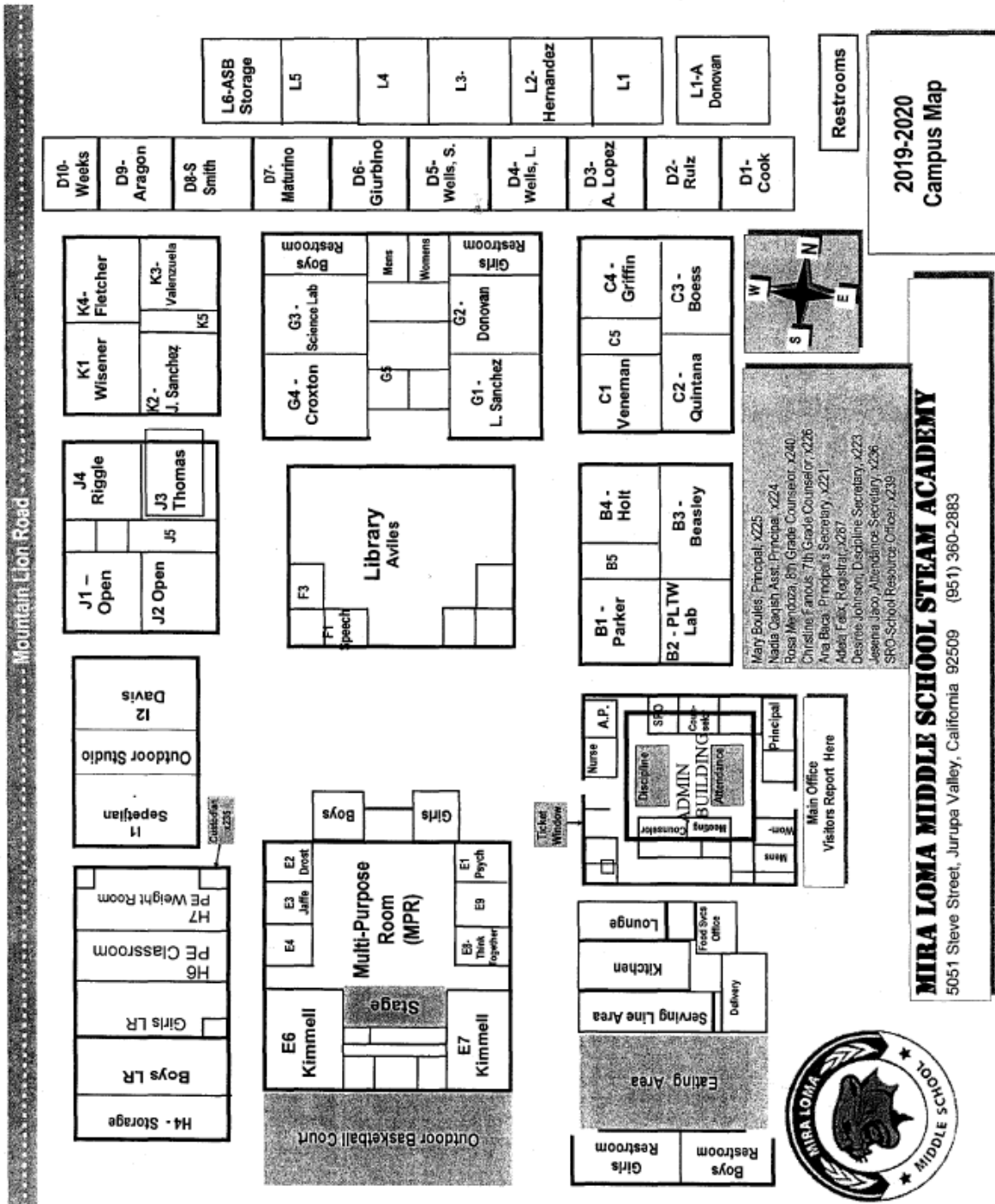
Google Maps



ON-SITE DATE:

September 10, 2019

Floor Plan



2019-2020
Campus Map

MIRA LOMA MIDDLE SCHOOL STEAM ACADEMY
5051 Steve Street, Jurupa Valley, California 92509 (951) 360-2883

Mary Boules, Principal, x225
Nadia Carlsen, Asst. Principal, x224
Rosa Mendoza, 8th Grade Counselor, x240
Christine Farnous, 7th Grade Counselor, x226
Ana Baca, Principal's Secretary, x221
Adele Fox, Registrar, x267
Debbie Johnson, Discipline Secretary, x223
Jeanna Jacob, Attendance Secretary, x226
SRO School Resource Officer, x239



SOURCE:
Jurupa Unified School District



ON-SITE DATE:
September 10, 2019

Appendix C: Pre-Survey Questionnaire



A Bureau Veritas Group Company

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: Mira Loma Middle

No. of Buildings: 13 bldg.'s/ 18 portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

Length of Association With the Property: 3yrs./ 19 yrs.

Phone Number: 909 758-6447

SITE INFORMATION

Year of Construction: <u>1993</u>	Built:	Renovated:	Historical: N
No. of Stories: single		Floor(s)	
Total Site Area:		Acres	
Total Building Area: 90,774		Sq. ft.	
Building Replacement Value:	\$ NA		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators		2019	Stage lift only
2. HVAC	None	PM 2019	
3. Plumbing System/Fixtures	None		
4. Electrical System/Lighting	2015		Lighting only LED
5. Life-Safety/Fire	None		
6. Roofs	None		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Repave asphalt <i>May</i>
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	26 yrs.
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	None

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

QUESTION	Y	N	UNK	NA	COMMENTS
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ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES

1					Are there any unresolved building, fire, or zoning code issues?	N
2					Is there any pending litigation concerning the property?	N
3					Are there any other significant issues/hazards with the property?	UN



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
4 Are there any unresolved construction defects at the property?		N			
5 Has any part of the property ever contained visible suspect mold growth?		N			
6 Have there been indoor air quality or mold related complaints from occupants?	Y				Rm. E3 & E4, air test can up clear
7 Is there a mold Operations and Maintenance Plan?		N			
8 Are there any Asbestos Containing Building Materials in the building?			UK		None visible
9 Is there an Asbestos Operations and Maintenance Plan? (AHERA?)	Y				
10 Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?			UN		Stage
GENERAL SITE					
11 Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		N			
12 Are there any problems with the landscape irrigation systems?	Y				Coverage in not adequate
BUILDING STRUCTURE					
13 Are there any problems with foundations or structures?		N			
14 Is there any water infiltration in basements or crawl spaces?		N			
15 Has a termite/wood boring insect inspection been performed within the last year?		N			
16 Are there any wall, or window leaks?		N			
BUILDING ENVELOPE					
17 Are there any roof leaks?	Y				8-10 leaks various locations
18 Is the roofing covered by a warranty or bond?		N			



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
19 Are there any poorly insulated areas?		N			
20 Is Fire Retardant Treated (FRT) plywood used?		N			
21 Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
BUILDING HVAC & ELECTRICAL					
22 Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23 Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24 Does any part of the electrical system use aluminum wiring?		N			
25 Are there any problems with the utilities, such as inadequate capacities?		N			
PLUMBING					
26 Is the property served by private water well?		N			City Water Edison Power So Cal Gas
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		N			
29 Is polybutylene piping used?		N			
30 Is galvanized piping used?					
31 Are there any plumbing leaks or water pressure problems?		N			
ADA					
32 Has the management previously completed an ADA review?			UN		
33 Have any ADA improvements been made to the property?		N			
34 Does a Barrier Removal Plan exist for 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
35 Has the Barrier Removal Plan been approved by an arms-length third party?		N			
36 Has building ownership or management received any ADA related complaints?		N			
37 Does elevator equipment require upgrades to meet ADA standards?				NA	

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1
- 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 type="checkbox"/> x	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

9/6/19
Date

Appendix D: Component Condition Report

Component Condition Report

Mira Loma Middle School / Building A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	5	1463104
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	12	10	1463086
B2032	Building Exterior	Fair	Exterior Door, Steel	8	14	1463105
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	5,800 SF	4	1463091
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	8,700 SF	5	1463110
C3012	Interior	Fair	Interior Wall Finish, Ceramic Tile	25 SF	14	1463069
C3024	Interior	Fair	Interior Floor Finish, Ceramic Tile	18 SF	14	1463068
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,654 SF	7	1462772
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	698 SF	5	1463066
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	500 SF	5	1463100
C3032	Interior	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	240 SF	5	1462960
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	1,932 SF	10	1462963
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	6	15	1463071
D2012	Common area restrooms	Fair	Urinal, Standard	1	15	1463073
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	15	1463072
D2018	Interior	Fair	Drinking Fountain, Interior	1	7	1463070
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	5	1462771
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,800 SF	14	1463092
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,800 SF	2	1463119
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1463074
HVAC						
D3032	IT room	Failed	Ductless Split System, Single Zone, 0.75 to 1 Ton	1	0	1464940
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,800 SF	10	1463101
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [A RECEP]	1	13	1448082
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [A LOUNGE]	1	13	1448081
D3052	Roof	Fair	Packaged Unit (RTU), 5 Ton [A OFFICE]	1	13	1448083
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 30 kVA [38554]	1	4	1448080
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	14	1463106
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,800 SF	10	1463094
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464973

Mira Loma Middle School / Building A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,800 SF	5	1463103
D5037	Electrical room	Fair	Fire Alarm Control Panel, Addressable	1	2	1462442
Equipment/Special						
E1028	Nurse's station	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1462770

Mira Loma Middle School / Building B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	5	1464031
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	16	10	1464057
B2032	Building Exterior	Fair	Exterior Door, Steel	6	14	1464030
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	5,000 SF	4	1464050
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	7,500 SF	3	1464042
C3024	Interior	Good	Interior Floor Finish, Vinyl Tile (VCT)	336 SF	10	1464040
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	2,100 SF	3	1464041
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	5,000 SF	10	1464038
Plumbing						
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	10	1464056
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,000 SF	2	1464053
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1464034
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,000 SF	10	1464035
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [B1]	1	13	1448084
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [B3]	1	13	1448086
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [B2]	1	13	1448085
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [B4]	1	13	1448087
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,000 SF	14	1464029
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	10	1464045
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464974
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,000 SF	5	1464033

Mira Loma Middle School / Building C

Mira Loma Middle School / Building C				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	3	1464899
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	16	10	1464910
B2032	Building Exterior	Fair	Exterior Door, Steel	5	14	1464898
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	5,000 SF	4	1464908
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	7,500 SF	5	1464906
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	5,000 SF	2	1464905
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	3,976 SF	10	1464903
Plumbing						
D2023	C5	Good	Water Heater, Instant Hot, Electric	1	13	1464935
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,000 SF	2	1464909
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1464901
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,000 SF	10	1464902
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [C1]	1	13	1448088
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [C3]	1	13	1448090
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [C4]	1	13	1448092
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [C2]	1	13	1448091
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 30 kVA [38552]	1	4	1448089
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,000 SF	14	1464897
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	10	1464907
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464975
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,000 SF	5	1464900
Mira Loma Middle School / Building D						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,500 SF	3	1465095
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	20	10	1465112
B2032	Building Exterior	Fair	Exterior Door, Steel	20	14	1465094
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	9,000 SF	5	1465108

Mira Loma Middle School / Building D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	11,220 SF	3	1465102
C3025	Interior	Good	Interior Floor Finish, Carpet Commercial Tile	7,480 SF	8	1465101
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	7,480 SF	10	1465100
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,000 SF	2	1465110
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	1465097
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	9,000 SF	10	1465099
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D3]	1	16	1448561
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D5]	1	16	1448563
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D9]	1	16	1448567
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D1]	1	16	1448559
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D8]	1	16	1448566
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D10]	1	16	1448568
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D7]	1	16	1448565
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D2]	1	16	1448560
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D6]	1	16	1448564
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [D4]	1	16	1448562
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	9,000 SF	14	1465098
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	9,000 SF	10	1465103
D5092	Building	Fair	Exit Sign Light Fixture, LED	10	5	1464976
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	9,000 SF	5	1465096

Mira Loma Middle School / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,780 SF	5	1467088
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	10	10	1467105
B2032	Building Exterior	Fair	Exterior Door, Steel	14	14	1467087
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,200 SF	4	1467125
B3011	Main roof	Fair	Roof, Asphalt Shingle 30-Year	7,800 SF	4	1467101
Interiors						
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	960 SF	20	1467123
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	18,000 SF	5	1467095

Mira Loma Middle School / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	640 SF	20	1467124
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,998 SF	7	1467106
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	3,860 SF	5	1467094
C3032	Interior	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	5,868 SF	10	1467093
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	4	15	1467575
D2012	Common area restrooms	Fair	Urinal, Standard	2	15	1467576
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	1467574
D2018	Building	Fair	Drinking Fountain, Interior	2	5	1467567
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	2	1467573
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	12,000 SF	14	1505494
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	12,000 SF	2	1467103
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	1467090
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	12,000 SF	10	1467092
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [E6]	1	13	1448074
D3052	Roof	Fair	Packaged Unit (RTU), 21 to 25 Ton [MPRN]	1	13	1448075
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [E7]	1	13	1448073
D3052	Roof	Fair	Packaged Unit (RTU), 21 to 25 Ton [MPRS]	1	13	1448076
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	12,000 SF	14	1467091
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	12,000 SF	10	1467096
D5092	Building	Fair	Exit Sign Light Fixture, LED	10	5	1464977
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	12,000 SF	5	1467089

Mira Loma Middle School / Building F

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,200 SF	5	1468957
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	14	15	1468978
B2032	Building Exterior	Fair	Exterior Door, Steel	7	14	1468956
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	5,800 SF	4	1468976
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	8,700 SF	5	1468964
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	5,000 SF	5	1468963

Mira Loma Middle School / Building F

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3031	Interior	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,800 SF	3	1468979
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	100 SF	10	1468962
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,800 SF	2	1468977
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1468959
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,800 SF	10	1468961
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton	1	6	1468982
D3052	Roof	Poor	Packaged Unit (RTU), 8 to 10 Ton	1	0	1468981
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,800 SF	14	1468960
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,800 SF	10	1468965
D5092	Building	Fair	Exit Sign Light Fixture, LED	3	5	1464978
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,800 SF	5	1468958

Mira Loma Middle School / Building G

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,350 SF	5	1469097
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	6	4	1469111
B2032	Building Exterior	Fair	Exterior Door, Steel	8	14	1469096
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	7,000 SF	4	1469109
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	10,500 SF	5	1469105
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,200 SF	20	1469172
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,576 SF	7	1469104
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	800 SF	20	1469171
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	6,264 SF	10	1469102
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	22	15	1469173
D2012	Common area restrooms	Fair	Urinal, Standard	8	15	1469175
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	15	1469174
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	4	10	1469176
D2019	Lab	Fair	Emergency Eye Wash	1	10	1469247
D2023	Mechanical closet	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	5	1469250
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,000 SF	14	1505500

Mira Loma Middle School / Building G

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	7,000 SF	2	1469110
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	5	1469099
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,000 SF	10	1469101
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM	1	5	1448096
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [G3]	1	11	1448095
D3052	Roof	Fair	Packaged Unit (RTU), 2.5 Ton	1	10	1448094
D3052	Roof	Poor	Packaged Unit (RTU), 5 Ton	1	1	1448093
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA [T8]	1	4	1469249
D5012	Electrical room	Fair	Building/Main Switchboard, 277/480 V, 3,000 Amp	1	14	1469248
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,000 SF	14	1469100
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,000 SF	10	1469106
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464979
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	7,000 SF	5	1469098
Equipment/Special						
E1027	Lab	Fair	Laboratory Exhaust Hood, 4 LF	1	10	1469246

Mira Loma Middle School / Building H

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,800 SF	3	1469815
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	6	10	1469837
B2032	Building Exterior	Fair	Exterior Door, Steel	12	14	1469814
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	7,150 SF	4	1469830
Interiors						
C1033	Locker rooms	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	200	10	1469839
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,000 SF	20	1469806
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	10,725 SF	3	1469823
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	640 SF	20	1469805
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	84 SF	5	1469807
C3024	Interior	Fair	Interior Floor Finish, Linoleum	2,436 SF	5	1469808
C3031	Interior	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,724 SF	5	1505508
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,664 SF	10	1469804
Plumbing						

Mira Loma Middle School / Building H

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	7	15	1469834
D2012	Common area restrooms	Fair	Urinal, Standard	2	15	1469835
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	15	1469832
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,150 SF	14	1505511
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	7,150 SF	2	1469833
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1469817
HVAC						
D3032	Roof	Fair	Ductless Split System, Single Zone, 0.75 to 1 Ton	1	5	1448212
D3032	Roof	Fair	Ductless Split System, Single Zone, 0.75 to 1 Ton	1	5	1448213
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	7,150 SF	10	1469819
D3041	Roof	Poor	Make-Up Air Unit, 2,000 to 6,000 CFM [Girls Locker]	1	1	1462441
D3041	Roof	Poor	Make-Up Air Unit, 2,000 to 6,000 CFM [Boys Locker]	1	1	1448214
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [H6]	1	11	1448208
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [H7]	1	11	1448209
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 30 kVA [38558]	1	4	1448207
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,150 SF	14	1469818
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,150 SF	10	1469826
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464980
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	7,150 SF	5	1469816

Mira Loma Middle School / Building I

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	3	1469845
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	22	10	1469862
B2032	Building Exterior	Fair	Exterior Door, Steel	6	14	1469844
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	3,800 SF	4	1469859
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	5,700 SF	3	1469853
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,128 SF	7	1469851
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	2,128 SF	10	1469850
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,800 SF	2	1469860
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1469847

Mira Loma Middle School / Building I

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	3,800 SF	10	1469849
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [I2]	1	13	1469841
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [I1]	1	13	1469840
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 45 kVA [T2]	1	4	1469842
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,800 SF	14	1469848
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,800 SF	10	1469854
D5092	Building	Fair	Exit Sign Light Fixture, LED	4	5	1464981
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	3,800 SF	5	1469846

Mira Loma Middle School / Building J

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	5	1469949
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	10	1469966
B2032	Building Exterior	Fair	Exterior Door, Steel	6	14	1469948
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	5,000 SF	4	1469963
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	8,190 SF	3	1469957
C3024	Interior	Good	Interior Floor Finish, Vinyl Tile (VCT)	100 SF	10	1469955
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	3,680 SF	3	1469956
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	3,680 SF	10	1469954
Plumbing						
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	10	1469965
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,000 SF	2	1469964
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1469951
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,000 SF	10	1469953
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton	1	11	1448117
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton	1	11	1448206
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton	1	10	1448116
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton	1	10	1469970
Electrical						
D5012	Roof	Fair	Secondary Transformer, Dry, 30 kVA [38557]	1	4	1448115

Mira Loma Middle School / Building J

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,000 SF	14	1469952
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	10	1469958
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1469947

Fire Alarm & Comm

D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,000 SF	5	1469950
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Mira Loma Middle School / Building K

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	5	1470788
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	10	1470806
B2032	Building Exterior	Fair	Exterior Door, Steel	6	14	1470787

Roofing

B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	5,000 SF	4	1470802
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Interiors

C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	7,500 SF	3	1470796
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	4,424 SF	3	1470794
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT)	4,424 SF	10	1470793

Plumbing

D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	10	1470805
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Fire Suppression

D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,000 SF	2	1470804
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1470790

HVAC

D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	5,000 SF	10	1470792
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [K3]	1	11	1448097
D3052	Roof	Fair	Packaged Unit (RTU), 8 to 10 Ton [K4]	1	11	1448113
D3052	Roof	Good	Packaged Unit (RTU), 8 to 10 Ton [K1]	1	17	1448100
D3052	Roof	Good	Packaged Unit (RTU), 8 to 10 Ton [K2]	1	17	1448114

Electrical

D5012	Roof	Fair	Secondary Transformer, Dry, 30 kVA [38556]	1	15	1448099
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,000 SF	14	1470791
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,000 SF	10	1470797
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1470786

Fire Alarm & Comm

D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	5,000 SF	5	1470789
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Mira Loma Middle School / Building L

Mira Loma Middle School / Building L				Quantity	RUL	ID
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Main entrance	Fair	Exterior Stairs, Wood	600 SF	10	1470815
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	4,700 SF	2	1470816
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	14	10	1470827
B2032	Building Exterior	Fair	Exterior Door, Steel	8	20	1470814
Roofing						
B3011	Roof	Fair	Roof, Metal	8,500 SF	20	1470808
Interiors						
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	12,750 SF	3	1470828
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	800 SF	5	1470811
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Standard	1,600 SF	2	1470809
C3025	Interior	Good	Interior Floor Finish, Carpet Commercial Tile	3,200 SF	7	1470812
C3032	Interior	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,600 SF	10	1470810
Fire Suppression						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	8,500 SF	2	1470826
HVAC						
D3052	Exterior wall	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [L5]	1	1	1448546
D3052	Roof	Good	Packaged Unit (RTU), 5 Ton [L1A]	1	19	1448216
D3052	Exterior wall	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [L2]	1	1	1448543
D3052	Exterior wall	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [L1]	1	1	1448217
D3052	Exterior wall	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [L6]	1	1	1448547
D3052	Exterior wall	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [L4]	1	1	1448544
D3052	Exterior wall	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton [L3]	1	1	1448541
Electrical						
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	8,500 SF	20	1470818
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	10	1470823
D5029	Throughout	Fair	Lighting System, Interior, Low Density & Standard Fixtures	8,500 SF	10	1470824
D5092	Building	Fair	Exit Sign Light Fixture, LED	8	5	1464984
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	8,500 SF	5	1470817
Mira Loma Middle School / Dining Area						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	2	1467584
Roofing						

Mira Loma Middle School / Dining Area

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Modified Bituminous	4,000 SF	2	1467582
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	4	10	1467583
Interiors						
C3031		Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	4,000 SF	2	1467586
Electrical						
D5029	Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,000 SF	10	1467585
Site Development						
G2045	Dining Area	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	48	20	1467581

Mira Loma Middle School / Dining Area Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,200 SF	5	1467620
B2032	Building Exterior	Fair	Exterior Door, Steel	3	14	1467621
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	800 SF	4	1467611
Interiors						
C3012	Interior	Fair	Interior Wall Finish, Ceramic Tile	600 SF	20	1467598
C3024	Interior	Fair	Interior Floor Finish, Ceramic Tile	400 SF	20	1467597
C3031	Interior	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	800 SF	5	1467616
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	8	15	1467599
D2012	Common area restrooms	Fair	Urinal, Standard	2	15	1467600
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	1467601
D2018	Exterior	Fair	Drinking Fountain, Outside/Site Style	2	7	1467602
D2023	Mechanical closet	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	12	1467604
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	800 SF	14	1505636
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	800 SF	2	1467610
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1467618
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	800 SF	14	1467622
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	800 SF	10	1467612
D5092	Building	Fair	Exit Sign Light Fixture, LED	2	5	1467607
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	800 SF	5	1467619

Mira Loma Middle School / Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	2,200 SF	5	1463196
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	5	10	1463178
B2032	Building Exterior	Fair	Exterior Door, Steel	5	14	1463197
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	2,800 SF	7	1463183
Interiors						
C3012	Interior	Fair	Interior Wall Finish, Ceramic Tile	889 SF	20	1463124
C3012	Interior	Fair	Interior Wall Finish, any surface, Prep & Paint	4,200 SF	2	1463486
C3024	Commercial kitchen	Fair	Interior Floor Finish, Quarry Tile	776 SF	24	1463123
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	18 SF	14	1463190
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	384 SF	7	1463122
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	5	1463192
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	384 SF	10	1463191
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	1	15	1463162
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	1463163
D2014	Commercial kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	15	1463145
D2023	Mechanical closet	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	14	1463165
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,800 SF	14	1463184
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	2,800 SF	2	1463487
D4031	Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1463161
D4091	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood)	4 LF	10	1463149
HVAC						
D3041	Throughout building	Fair	HVAC System Ductwork, Medium Density	2,800 SF	10	1463193
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [STAFF DINING]	1	12	1448079
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton	1	16	1448078
D3094	Commercial kitchen	Good	Air Curtain, 1,000 CFM	1	10	1463139
D3094	Commercial kitchen	Good	Air Curtain, 1,000 CFM	1	10	1463141
D3094	Commercial kitchen	Good	Air Curtain, 1,000 CFM	1	10	1463143
D3094	Commercial kitchen	Good	Air Curtain, 1,000 CFM	1	10	1463142
Electrical						
D5012	Mechanical closet	Fair	Secondary Transformer, Dry, 30 kVA [T9]	1	15	1463166
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	2,800 SF	14	1463198
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	2,800 SF	16	1463186
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464986

Mira Loma Middle School / Kitchen

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	2,800 SF	5	1463195
Equipment/Special						
E1093	Commercial kitchen	Good	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	1	10	1463130
E1093	Commercial kitchen	Good	Commercial Kitchen, Mixer, Freestanding	1	15	1463125
E1093	Commercial kitchen	Fair	Commercial Kitchen, Exhaust Hood, 3 to 6 LF	1	5	1463152
E1093	Commercial kitchen	Fair	Commercial Kitchen, Icemaker, Freestanding	1	5	1463159
E1093	Commercial kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	7	1463148
E1093	Commercial kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	7	1463146
E1093	Commercial kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1463158
E1093	Commercial kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner	1	5	1463151
E1093	Commercial kitchen	Good	Commercial Kitchen, Convection Oven, Double [4]	1	6	1463150
E1093	Commercial kitchen	Good	Commercial Kitchen, Food Warmer	1	10	1463126
E1093	Commercial kitchen	Fair	Commercial Kitchen, Walk-In Freezer	1	10	1463131
E1093	Commercial kitchen	Fair	Commercial Kitchen, Steamer, Tabletop	1	5	1463153
E1093	Commercial kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In [1]	1	5	1463147
E1093	Commercial kitchen	Fair	Commercial Kitchen, Freezer, Chest	1	5	1463154

Mira Loma Middle School / North Site Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	5	1471761
B2032	Building Exterior	Fair	Exterior Door, Steel	4	24	1471760
Roofing						
B3011	Roof	Fair	Roof, Single-Ply TPO/PVC Membrane	500 SF	10	1471769
Interiors						
C3012	Interior	Fair	Interior Wall Finish, Laminated Paneling (FRP)	750 SF	14	1471767
C3024	Interior	Fair	Interior Floor Finish, Linoleum	340 SF	10	1471766
C3032	Interior	Fair	Interior Ceiling Finish, Fiberglass Panel	500 SF	20	1471765
Plumbing						
D2011	Common area restrooms	Fair	Toilet, Commercial Water Closet	8	14	1471772
D2012	Common area restrooms	Fair	Urinal, Standard	2	14	1471773
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	1471770
D2018	Exterior	Fair	Drinking Fountain, Outside/Site Style	2	5	1471758
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	500 SF	24	1505637
Fire Suppression						
D4019	Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	500 SF	2	1471771

Mira Loma Middle School / North Site Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1471763
Electrical						
D5019	Throughout building	Fair	Full Electrical System Upgrade, Medium Density/Complexity	500 SF	24	1471764
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	500 SF	10	1471768
D5092	Building	Fair	Exit Sign Light Fixture, LED	4	5	1471759
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	500 SF	5	1471762

Mira Loma Middle School / Outdoor Basketball Court

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,000 SF	2	1468943
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	6,000 SF	4	1468940
B3021	Roof	Fair	Roof Skylight, per unit (9-20 SF)	3	4	1468937
Interiors						
C3031	Interior	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	6,000 SF	2	1468941
Electrical						
D5022	Ceiling	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	17	1468938
D5029	Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	1,000 SF	10	1468942
D5092	Building	Fair	Exit Sign Light Fixture, LED	5	5	1464987
Site Development						
G2047	Basketball court	Fair	Sports Apparatus, Basketball Backstop	2	5	1468953

Mira Loma Middle School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2021	Site	Fair	Backflow Preventer, Domestic, 3"	2	15	1472082
HVAC						
D3016	Parking lot	Fair	Solar Inverter, 7500 Watts	4	8	1472066
D3016	Parking lot	Good	Solar Panel, 24 SF	316	13	1472064
D3016	Softball field	Good	Solar Panel, 24 SF	290	13	1472062
D3016	Softball field	Fair	Solar Inverter, 7500 Watts	2	8	1472063
Electrical						
D5022	Site	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	70	18	1472081
Fire Alarm & Comm						
D5032	Site	Fair	Public Address/Announcement (PA) System, Facility Wide	93,150 SF	10	1464994
Pavement						

Mira Loma Middle School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2022	Parking lot	Good	Parking Lots, Asphalt Pavement, Mill & Overlay	70,000 SF	20	1464999
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	70,000 SF	4	1465000
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	3,000 LF	14	1465002
G2041	Basketball court	Fair	Fences & Gates, Chain Link, 8' High	1,000 LF	14	1472057
G2044	Site	Fair	Signage, Property, Monument/Pylon	1	10	1472056
G2047	Basketball court	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	60,000 SF	15	1464995
G2047	Playground	Fair	Sports Apparatus, Basketball Backstop	12	5	1464991
G2047	Basketball court	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	60,000 SF	3	1464997
G2047	Softball field	Fair	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats	500	10	1472346
G2049	Kitchen	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High	20 LF	20	1472345
Landscaping						
G2057	Landscaping	Poor	Irrigation System, Replace/Install	600,000 SF	2	1465001
Site Lighting						
G4021	Site	Good	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	9	18	1464992

Appendix E: Replacement Reserves



Replacement Reserves Report

11/5/2019

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

Mira Loma Middle School / Building A

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1463104	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3000	SF	\$3.32 \$9,963						\$9,963										\$9,963							\$19,926
B2021	Building Exterior	1463086	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	12	EA	\$1,051.65 \$12,620											\$12,620												\$12,620
B2032	Building Exterior	1463105	Exterior Door, Steel, Replace	40	26	14	8	EA	\$664.20 \$5,314															\$5,314								\$5,314
B3011	Roof	1463091	Roof, Asphalt Shingle 30-Year, Replace	30	26	4	5800	SF	\$6.09 \$35,313					\$35,313																		\$35,313
C3012	Interior	1463110	Interior Wall Finish, any surface, Prep & Paint	10	5	5	8700	SF	\$1.66 \$14,446						\$14,446										\$14,446							\$28,893
C3012	Interior	1463069	Interior Wall Finish, Ceramic Tile, Replace	40	26	14	25	SF	\$19.93 \$498															\$498								\$498
C3024	Interior	1462772	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	1654	SF	\$5.54 \$9,155							\$9,155																\$9,155
C3024	Interior	1463068	Interior Floor Finish, Ceramic Tile, Replace	40	26	14	18	SF	\$19.93 \$359															\$359								\$359
C3025	Interior	1463066	Interior Floor Finish, Carpet Commercial Standard, Replace	10	5	5	698	SF	\$8.30 \$5,795						\$5,795									\$5,795								\$11,590
C3031	Throughout	1463100	Interior Ceiling Finish, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.21 \$1,107						\$1,107									\$1,107								\$2,214
C3032	Interior	1462960	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	20	5	240	SF	\$3.87 \$930						\$930																	\$930
C3032	Interior	1462963	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	1932	SF	\$6.09 \$11,763											\$11,763												\$11,763
D2011	Common area restrooms	1463071	Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,439.10 \$8,635															\$8,635								\$8,635
D2012	Common area restrooms	1463073	Urinal, Standard, Replace	30	15	15	1	EA	\$1,217.70 \$1,218															\$1,218								\$1,218
D2014	Common area restrooms	1463072	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	7	EA	\$1,660.50 \$11,624															\$11,624								\$11,624
D2018	Interior	1463070	Drinking Fountain, Interior, Replace	15	8	7	1	EA	\$2,103.30 \$2,103							\$2,103																\$2,103
D2023	Mechanical closet	1462771	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	10	5	1	EA	\$608.85 \$609						\$609													\$609				\$1,218
D2029	Throughout	1463092	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	26	14	5800	SF	\$5.54 \$32,103														\$32,103									\$32,103
D3032	IT room	1464940	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	15	0	1	EA	\$3,874.50 \$3,875	\$3,875														\$3,875								\$7,749
D3041	Throughout building	1463101	HVAC System Ductwork, Medium Density, Replace	30	20	10	5800	SF	\$4.43 \$25,682											\$25,682												\$25,682
D3052	Roof	1448082	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	7	13	1	EA	\$22,140.00 \$22,140														\$22,140									\$22,140
D3052	Roof	1448081	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	7	13	1	EA	\$16,605.00 \$16,605														\$16,605									\$16,605
D3052	Roof	1448083	Packaged Unit (RTU), 5 Ton, Replace	20	7	13	1	EA	\$12,177.00 \$12,177														\$12,177									\$12,177
D4019	Building	1463119	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	5800	SF	\$5.54 \$32,103			\$32,103																				\$32,103
D4031	Interior	1463074	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$166.05 \$332						\$332									\$332								\$664
D5012	Roof	1448080	Secondary Transformer, Dry, 30 kVA, Replace	30	26	4	1	EA	\$7,416.90 \$7,417					\$7,417																		\$7,417
D5019	Throughout building	1463106	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	5800	SF	\$19.93 \$115,571														\$115,571									\$115,571
D5029	Throughout building	1463094	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5800	SF	\$8.86 \$51,365											\$51,365												\$51,365
D5037	Electrical room	1462442	Fire Alarm Control Panel, Addressable, Replace	15	13	2	1	EA	\$16,605.00 \$16,605			\$16,605														\$16,605						\$33,210
D5037	Throughout building	1463103	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	5800	SF	\$4.43 \$25,682						\$25,682																	\$25,682
D5092	Building	1464973	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54 \$1,218						\$1,218									\$1,218								\$2,435
E1028	Nurse's station	1462770	Defibrillator (AED), Cabinet Mounted, Replace	10	5	5	1	EA	\$1,660.50 \$1,661						\$1,661									\$1,661								\$3,321
Totals, Unescalated										\$3,875	\$0	\$48,708	\$0	\$42,730	\$61,743	\$0	\$11,258	\$0	\$0	\$101,430	\$0	\$0	\$50,922	\$153,844	\$59,872	\$0	\$16,605	\$0	\$0	\$609	\$551,596	
Totals, Escalated (3.0% inflation, compounded annually)										\$3,875	\$0	\$51,674	\$0	\$48,093	\$71,577	\$0	\$13,846	\$0	\$0	\$136,313	\$0	\$0	\$74,781	\$232,703	\$93,279	\$0	\$27,446	\$0	\$0	\$1,100	\$754,686	

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

Mira Loma Middle School / Building B

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1464031	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3000	SF	\$3.32 \$9,963					\$9,963											\$9,963							\$19,926
B2021	Building Exterior	1464057	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	20	10	16	EA	\$719.55 \$11,513											\$11,513												\$11,513
B2032	Building Exterior	1464030	Exterior Door, Steel, Replace	40	26	14	6	EA	\$664.20 \$3,985															\$3,985								\$3,985
B3011	Roof	1464050	Roof, Asphalt Shingle 30-Year, Replace	30	26	4	5000	SF	\$6.09 \$30,443					\$30,443																		\$30,443
C3012	Interior	1464042	Interior Wall Finish, any surface, Prep & Paint	10	7	3	7500	SF	\$1.66 \$12,454				\$12,454										\$12,454									\$24,908
C3024	Interior	1464040	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	336	SF	\$5.54 \$1,860											\$1,860												\$1,860
C3025	Interior	1464041	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	2100	SF	\$8.30 \$17,435				\$17,435										\$17,435									\$34,871
C3032	Interior	1464038	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	5000	SF	\$6.09 \$30,443											\$30,443												\$30,443
D2023	Mechanical closet	1464056	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	5	10	1	EA	\$608.85 \$609											\$609												\$609
D3041	Throughout building	1464035	HVAC System Ductwork, Medium Density, Replace	30	20	10	5000	SF	\$4.43 \$22,140											\$22,140												\$22,140



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
D3052	Roof	1448084	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	7	13	1	EA	\$16,605.00	\$16,605													\$16,605							\$16,605		
D3052	Roof	1448086	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	7	13	1	EA	\$16,605.00	\$16,605													\$16,605							\$16,605		
D3052	Roof	1448085	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	7	13	1	EA	\$16,605.00	\$16,605													\$16,605							\$16,605		
D3052	Roof	1448087	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140													\$22,140							\$22,140		
D4019	Building	1464053	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	5000	SF	\$5.54	\$27,675		\$27,675																		\$27,675		
D4031	Interior	1464034	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$166.05	\$664					\$664										\$664					\$1,328		
D5019	Throughout building	1464029	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	5000	SF	\$19.93	\$99,630													\$99,630							\$99,630		
D5029	Throughout building	1464045	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5000	SF	\$8.86	\$44,280										\$44,280										\$44,280		
D5037	Throughout building	1464033	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	5000	SF	\$4.43	\$22,140					\$22,140															\$22,140		
D5092	Building	1464974	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54	\$1,218					\$1,218										\$1,218					\$2,435		
Totals, Unescalated											\$0	\$0	\$27,675	\$29,889	\$30,443	\$33,985	\$0	\$0	\$0	\$0	\$110,844	\$0	\$0	\$101,844	\$103,615	\$11,845	\$0	\$0	\$0	\$0	\$0	\$450,139
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$29,360	\$32,661	\$34,263	\$39,398	\$0	\$0	\$0	\$0	\$148,965	\$0	\$0	\$149,561	\$156,727	\$18,454	\$0	\$0	\$0	\$0	\$0	\$609,390

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

Mira Loma Middle School / Building C

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1464899	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	3000	SF	\$3.32	\$9,963			\$9,963										\$9,963							\$19,926		
B2021	Building Exterior	1464910	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	20	10	16	EA	\$719.55	\$11,513										\$11,513										\$11,513		
B2032	Building Exterior	1464898	Exterior Door, Steel, Replace	40	26	14	5	EA	\$664.20	\$3,321														\$3,321						\$3,321		
B3011	Roof	1464908	Roof, Asphalt Shingle 30-Year, Replace	30	26	4	5000	SF	\$6.09	\$30,443				\$30,443																\$30,443		
C3012	Interior	1464906	Interior Wall Finish, any surface, Prep & Paint	10	5	5	7500	SF	\$1.66	\$12,454				\$12,454											\$12,454					\$24,908		
C3025	Interior	1464905	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	5000	SF	\$8.30	\$41,513		\$41,513									\$41,513									\$83,025		
C3032	Interior	1464903	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	3976	SF	\$6.09	\$24,208										\$24,208										\$24,208		
D2023	C5	1464935	Water Heater, Instant Hot, Electric, Replace	15	2	13	1	EA	\$553.50	\$554															\$554					\$554		
D3041	Throughout building	1464902	HVAC System Ductwork, Medium Density, Replace	30	20	10	5000	SF	\$4.43	\$22,140										\$22,140										\$22,140		
D3052	Roof	1448088	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	7	13	1	EA	\$16,605.00	\$16,605														\$16,605						\$16,605		
D3052	Roof	1448090	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140						\$22,140		
D3052	Roof	1448092	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140						\$22,140		
D3052	Roof	1448091	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	7	13	1	EA	\$22,140.00	\$22,140														\$22,140						\$22,140		
D4019	Building	1464909	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	5000	SF	\$5.54	\$27,675		\$27,675																		\$27,675		
D4031	Interior	1464901	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$166.05	\$664					\$664										\$664					\$1,328		
D5012	Roof	1448089	Secondary Transformer, Dry, 30 kVA, Replace	30	26	4	1	EA	\$7,416.90	\$7,417			\$7,417																	\$7,417		
D5019	Throughout building	1464897	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	5000	SF	\$19.93	\$99,630													\$99,630							\$99,630		
D5029	Throughout building	1464907	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5000	SF	\$8.86	\$44,280										\$44,280										\$44,280		
D5037	Throughout building	1464900	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	5000	SF	\$4.43	\$22,140					\$22,140															\$22,140		
D5092	Building	1464975	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54	\$1,218					\$1,218										\$1,218					\$2,435		
Totals, Unescalated											\$0	\$0	\$69,188	\$9,963	\$37,859	\$36,476	\$0	\$0	\$0	\$0	\$102,141	\$0	\$41,513	\$93,542	\$102,951	\$14,336	\$0	\$0	\$0	\$0	\$0	\$507,967
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$73,401	\$10,887	\$42,611	\$42,285	\$0	\$0	\$0	\$0	\$137,269	\$0	\$59,187	\$137,369	\$155,723	\$22,334	\$0	\$0	\$0	\$0	\$0	\$681,066

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

Mira Loma Middle School / Building D

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building Exterior	1465095	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	5500	SF	\$3.32	\$18,266			\$18,266										\$18,266								\$36,531
B2021	Building Exterior	1465112	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	20	EA	\$1,051.65	\$21,033										\$21,033										\$21,033	
B2032	Building Exterior	1465094	Exterior Door, Steel, Replace	40	26	14	20	EA	\$664.20	\$13,284														\$13,284						\$13,284	
B3011	Roof	1465108	Roof, Modified Bituminous, Replace	20	15	5	9000	SF	\$11.07	\$99,630				\$99,630																\$99,630	
C3012	Interior	1465102	Interior Wall Finish, any surface, Prep & Paint	10	7	3	11220	SF	\$1.66	\$18,631			\$18,631										\$18,631							\$37,262	
C3025	Interior	1465101	Interior Floor Finish, Carpet Commercial Tile, Replace	10	2	8	7480	SF	\$7.20	\$53,822								\$53,822								\$53,822				\$107,645	
C3032	Interior	1465100	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	7480	SF	\$6.09	\$45,542										\$45,542										\$45,542	
D3041	Throughout building	1465099	HVAC System Ductwork, Medium Density, Replace	30	20	10	9000	SF	\$4.43	\$39,852										\$39,852										\$39,852	
D3052	Roof	1448561	Packaged Unit (RTU), 5 Ton, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																\$12,177				\$12,177	
D3052	Roof	1448563	Packaged Unit (RTU), 5 Ton, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																\$12,177				\$12,177	
D3052	Roof	1448567	Packaged Unit (RTU), 5 Ton, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																\$12,177				\$12,177	
D3052	Roof	1448559	Packaged Unit (RTU), 5 Ton, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																\$12,177				\$12,177	
D3052	Roof	1448566	Packaged Unit (RTU), 5 Ton, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																\$12,177				\$12,177	
D305																															

Table with columns: Uniformat Code, Location, Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, Deficiency Repair Estimate. Totals: Unescalated \$879,445; Escalated \$1,216,888.

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

Mira Loma Middle School / Building E

Table with columns: Uniformat Code, Location, Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost, Subtotal, 2019-2039, Deficiency Repair Estimate. Totals: Unescalated \$1,092,839; Escalated \$1,508,185.

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

Mira Loma Middle School / Building F

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

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											
D3041	Throughout building	1468961	HVAC System Ductwork, Medium Density, Replace	30	20	10	5800	SF	\$4.43	\$25,682										\$25,682											\$25,682											
D3052	Roof	1468981	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	20	0	1	EA	\$22,140.00	\$22,140	\$22,140																		\$22,140		\$44,280											
D3052	Roof	1468982	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	14	6	1	EA	\$22,140.00	\$22,140					\$22,140																\$22,140											
D4019	Building	1468977	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	5800	SF	\$5.54	\$32,103		\$32,103																			\$32,103											
D4031	Interior	1468959	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$166.05	\$332				\$332										\$332							\$664											
D5019	Throughout building	1468960	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	5800	SF	\$19.93	\$115,571													\$115,571								\$115,571											
D5029	Throughout building	1468965	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5800	SF	\$8.86	\$51,365										\$51,365											\$51,365											
D5037	Throughout building	1468958	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	5800	SF	\$4.43	\$25,682				\$25,682																	\$25,682											
D5092	Building	1464978	Exit Sign Light Fixture, LED, Replace	10	5	5	3	EA	\$243.54	\$731				\$731									\$731								\$1,461											
Totals, Unescalated											\$22,140	\$0	\$32,103	\$12,841	\$35,313	\$93,331	\$22,140	\$0	\$0	\$0	\$77,656	\$0	\$0	\$12,841	\$120,220	\$77,722	\$0	\$0	\$0	\$0	\$0	\$0	\$22,140	\$528,449								
Totals, Escalated (3.0% inflation, compounded annually)											\$22,140	\$0	\$34,058	\$14,032	\$39,745	\$108,196	\$26,436	\$0	\$0	\$0	\$104,363	\$0	\$0	\$18,858	\$181,844	\$121,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,987	\$710,749

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

Mira Loma Middle School / Building G

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	1469097	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3350	SF	\$3.32	\$11,125				\$11,125											\$11,125						\$22,251										
B2021	Building Exterior	1469111	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	26	4	6	EA	\$719.55	\$4,317			\$4,317																		\$4,317										
B2032	Building Exterior	1469096	Exterior Door, Steel, Replace	40	26	14	8	EA	\$664.20	\$5,314													\$5,314								\$5,314										
B3011	Roof	1469109	Roof, Asphalt Shingle 30-Year, Replace	30	26	4	7000	SF	\$6.09	\$42,620			\$42,620																		\$42,620										
C3012	Interior	1469105	Interior Wall Finish, any surface, Prep & Paint	10	5	5	10500	SF	\$1.66	\$17,435				\$17,435											\$17,435						\$34,871										
C3012	Common area restrooms	1469172	Interior Wall Finish, Ceramic Tile, Replace	40	20	20	1200	SF	\$19.93	\$23,911																			\$23,911		\$23,911										
C3024	Interior	1469104	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	8	7	5576	SF	\$5.54	\$30,863						\$30,863															\$30,863										
C3024	Common area restrooms	1469171	Interior Floor Finish, Ceramic Tile, Replace	40	20	20	800	SF	\$19.93	\$15,941																			\$15,941		\$15,941										
C3032	Interior	1469102	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	6264	SF	\$6.09	\$38,138									\$38,138												\$38,138										
D2011	Common area restrooms	1469173	Toilet, Commercial Water Closet, Replace	30	15	15	22	EA	\$1,439.10	\$31,660														\$31,660							\$31,660										
D2012	Common area restrooms	1469175	Urinal, Standard, Replace	30	15	15	8	EA	\$1,217.70	\$9,742														\$9,742							\$9,742										
D2014	Common area restrooms	1469174	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	16	EA	\$1,660.50	\$26,568														\$26,568							\$26,568										
D2018	Building exterior	1469176	Drinking Fountain, Outside/Site Style, Replace	15	5	10	4	EA	\$3,985.20	\$15,941									\$15,941												\$15,941										
D2019	Lab	1469247	Emergency Eye Wash, Replace	20	10	10	1	EA	\$1,660.50	\$1,661									\$1,661												\$1,661										
D2023	Mechanical closet	1469250	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	10	5	1	EA	\$1,439.10	\$1,439				\$1,439															\$1,439		\$2,878										
D2029	Building	1505500	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	26	14	7000	SF	\$5.54	\$38,745														\$38,745							\$38,745										
D3041	Throughout building	1469101	HVAC System Ductwork, Medium Density, Replace	30	20	10	7000	SF	\$4.43	\$30,996										\$30,996											\$30,996										
D3042	Roof	1448096	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,328.40	\$1,328				\$1,328																	\$1,328										
D3052	Roof	1448093	Packaged Unit (RTU), 5 Ton, Replace	20	19	1	1	EA	\$12,177.00	\$12,177	\$12,177																					\$12,177									
D3052	Roof	1448094	Packaged Unit (RTU), 2.5 Ton, Replace	20	10	10	1	EA	\$7,195.50	\$7,196									\$7,196												\$7,196										
D3052	Roof	1448095	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	9	11	1	EA	\$16,605.00	\$16,605										\$16,605											\$16,605										
D4019	Building	1469110	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	7000	SF	\$5.54	\$38,745		\$38,745																			\$38,745										
D4031	Interior	1469099	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	5	EA	\$166.05	\$830				\$830										\$830							\$1,661										
D5012	Roof	1469249	Secondary Transformer, Dry, 45 kVA, Replace	30	26	4	1	EA	\$8,413.20	\$8,413			\$8,413																		\$8,413										
D5012	Electrical room	1469248	Building/Main Switchboard, 277/480 V, 3,000 Amp, Replace	40	26	14	1	EA	\$132,840.00	\$132,840													\$132,840								\$132,840										
D5019	Throughout building	1469100	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	7000	SF	\$19.93	\$139,482													\$139,482								\$139,482										
D5029	Throughout building	1469106	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	7000	SF	\$8.86	\$61,992										\$61,992											\$61,992										
D5037	Throughout building	1469098	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	7000	SF	\$4.43	\$30,996				\$30,996																	\$30,996										
D5092	Building	1464979	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54	\$1,218				\$1,218									\$1,218								\$2,435										
E1027	Lab	1469246	Laboratory Exhaust Hood, 4 LF, Replace	15	5	10	1	EA	\$3,154.95	\$3,155										\$3,155											\$3,155										
Totals, Unescalated											\$0	\$12,177	\$38,745	\$0	\$55,350	\$64,372	\$0	\$30,863	\$0	\$0	\$159,078	\$16,605	\$0	\$0	\$316,381	\$98,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,291	\$833,440				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$12,542	\$41,105	\$0	\$62,297	\$74,625	\$0	\$37,958	\$0	\$0	\$213,788	\$22,985	\$0	\$0	\$478,554	\$153,582	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,576	\$1,172,012

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

Mira Loma Middle School / Building 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	1469815	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	3800	SF	\$3.32	\$12,620			\$12,620									\$12,620									\$25,240
B2021	Building Exterior	1469837	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	20	10	6	EA	\$719.55	\$4,317										\$4,317											\$4,317
B2032	Building Exterior	1469814																													

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										
C3012	Interior	1469957	Interior Wall Finish, any surface, Prep & Paint	10	7	3	8190	SF	\$1.66	\$13,599					\$13,599									\$13,599									\$27,199										
C3024	Interior	1469955	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	100	SF	\$5.54	\$554													\$554										\$554										
C3025	Interior	1469956	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	3680	SF	\$8.30	\$30,553					\$30,553										\$30,553								\$61,106										
C3032	Interior	1469954	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	3680	SF	\$6.09	\$22,406												\$22,406											\$22,406										
D2023	Mechanical closet	1469965	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	5	10	1	EA	\$608.85	\$609													\$609										\$609										
D3041	Throughout building	1469953	HVAC System Ductwork, Medium Density, Replace	30	20	10	5000	SF	\$4.43	\$22,140													\$22,140										\$22,140										
D3052	Roof	1448116	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	10	10	1	EA	\$22,140.00	\$22,140													\$22,140										\$22,140										
D3052	Roof	1469970	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	10	10	1	EA	\$22,140.00	\$22,140													\$22,140										\$22,140										
D3052	Roof	1448117	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	9	11	1	EA	\$16,605.00	\$16,605														\$16,605									\$16,605										
D3052	Roof	1448206	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	9	11	1	EA	\$16,605.00	\$16,605													\$16,605										\$16,605										
D4019	Building	1469964	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	5000	SF	\$5.54	\$27,675				\$27,675																			\$27,675										
D4031	Interior	1469951	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$166.05	\$664							\$664										\$664						\$1,328										
D5012	Roof	1448115	Secondary Transformer, Dry, 30 kVA, Replace	30	26	4	1	EA	\$7,416.90	\$7,417					\$7,417																		\$7,417										
D5019	Throughout building	1469952	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	5000	SF	\$19.93	\$99,630															\$99,630								\$99,630										
D5029	Throughout building	1469958	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5000	SF	\$8.86	\$44,280													\$44,280										\$44,280										
D5037	Throughout building	1469950	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	5000	SF	\$4.43	\$22,140						\$22,140																	\$22,140										
D5092	Building	1469947	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54	\$1,218						\$1,218										\$1,218							\$2,435										
Totals, Unescalated												\$0	\$0	\$27,675	\$44,153	\$37,859	\$33,985	\$0	\$0	\$0	\$0	\$138,475	\$33,210	\$0	\$44,153	\$103,615	\$11,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$474,969	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$29,360	\$48,247	\$42,611	\$39,398	\$0	\$0	\$0	\$0	\$186,098	\$45,970	\$0	\$64,840	\$156,727	\$18,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$631,706

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

Mira Loma Middle School / Building K

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	1470788	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	3000	SF	\$3.32	\$9,963						\$9,963											\$9,963						\$19,926										
B2021	Building Exterior	1470806	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	4	EA	\$1,051.65	\$4,207													\$4,207										\$4,207										
B2032	Building Exterior	1470787	Exterior Door, Steel, Replace	40	26	14	6	EA	\$664.20	\$3,985																\$3,985							\$3,985										
B3011	Roof	1470802	Roof, Asphalt Shingle 30-Year, Replace	30	26	4	5000	SF	\$6.09	\$30,443					\$30,443																		\$30,443										
C3012	Interior	1470796	Interior Wall Finish, any surface, Prep & Paint	10	7	3	7500	SF	\$1.66	\$12,454					\$12,454										\$12,454								\$24,908										
C3025	Interior	1470794	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	4424	SF	\$8.30	\$36,730					\$36,730										\$36,730								\$73,461										
C3032	Interior	1470793	Interior Ceiling Finish, Suspended Acoustical Tile Fiberglass (ACT), Replace	25	15	10	4424	SF	\$6.09	\$26,936													\$26,936										\$26,936										
D2023	Mechanical closet	1470805	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	5	10	1	EA	\$608.85	\$609													\$609										\$609										
D3041	Throughout building	1470792	HVAC System Ductwork, Medium Density, Replace	30	20	10	5000	SF	\$4.43	\$22,140													\$22,140										\$22,140										
D3052	Roof	1448097	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	20	9	11	1	EA	\$16,605.00	\$16,605														\$16,605									\$16,605										
D3052	Roof	1448113	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	9	11	1	EA	\$22,140.00	\$22,140														\$22,140									\$22,140										
D3052	Roof	1448100	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140					\$22,140										
D3052	Roof	1448114	Packaged Unit (RTU), 8 to 10 Ton, Replace	20	3	17	1	EA	\$22,140.00	\$22,140																		\$22,140					\$22,140										
D4019	Building	1470804	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	5000	SF	\$5.54	\$27,675				\$27,675																			\$27,675										
D4031	Interior	1470790	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$166.05	\$664							\$664											\$664					\$1,328										
D5012	Roof	1448099	Secondary Transformer, Dry, 30 kVA, Replace	30	15	15	1	EA	\$7,416.90	\$7,417																	\$7,417						\$7,417										
D5019	Throughout building	1470791	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	26	14	5000	SF	\$19.93	\$99,630															\$99,630								\$99,630										
D5029	Throughout building	1470797	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	5000	SF	\$8.86	\$44,280													\$44,280										\$44,280										
D5037	Throughout building	1470789	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	5000	SF	\$4.43	\$22,140						\$22,140																	\$22,140										
D5092	Building	1470786	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54	\$1,218						\$1,218											\$1,218						\$2,435										
Totals, Unescalated												\$0	\$0	\$27,675	\$49,184	\$30,443	\$33,985	\$0	\$0	\$0	\$0	\$98,171	\$38,745	\$0	\$49,184	\$103,615	\$19,262	\$0	\$44,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$494,543		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$29,360	\$53,745	\$34,263	\$39,398	\$0	\$0	\$0	\$0	\$131,934	\$53,632	\$0	\$72,228	\$156,727	\$30,009	\$0	\$73,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$674,485

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

Mira Loma Middle School / Building L

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1015	Main entrance	1470815	Exterior Stairs, Wood, Replace	15	5	10	600	SF	\$44.28	\$26,568												\$26,568										\$26,568	
B2011	Building Exterior	1470816	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	4700	SF	\$3.32	\$15,609			\$15,609											\$15,609									\$31,217
B2021	Building Exterior	1470827	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	14	EA	\$1,051.65	\$14,723													\$14,723										\$14,723
B2032	Building Exterior	1470814	Exterior Door, Steel, Replace	40	20	20	8	EA	\$664.20	\$5,314																						\$5,314	\$5,314
B3011	Roof	1470808	Roof, Metal, Replace	40	20	20	8500	SF	\$14.39	\$122,324																					\$122,324	\$122,324	
C3012	Interior	1470828	Interior Wall Finish, any surface, Prep & Paint	10	7	3	12750	SF	\$1.66	\$21,171					\$21,171										\$21,171								\$42,343
C3024	Interior	1470811	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	800	SF	\$5.54	\$4,428							\$4,428														\$4,428	\$8,856	
C3025	Interior	1470809	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	1600	SF	\$8.30	\$13,284			\$13,284											\$13,284									\$26,568

Table with columns: Unifomat 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. Includes rows for C3025, C3032, D3052, D4019, D5019, D5022, D5029, D5037, D5092, and Totals (Unescalated and Escalated).

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

Mira Loma Middle School / Dining Area

Table with columns: Unifomat 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. Includes rows for B2011, B3011, B3021, C3031, D5029, G2045, and Totals (Unescalated and Escalated).

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

Mira Loma Middle School / Dining Area Restrooms

Table with columns: Unifomat 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. Includes rows for B2011, B2032, B3011, C3012, C3024, C3031, D2011, D2012, D2014, D2018, D2023, D2029, D4019, D4031, D5019, D5029, D5037, D5092, and Totals (Unescalated and Escalated).

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

Mira Loma Middle School / Kitchen

Uniformat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate		
B2011		Building Exterior	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1463196		10	5	5	5	2200	SF	\$3.32	\$7,306						\$7,306																\$7,306	\$14,612		
B2021		Building Exterior	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	1463178		30	20	10	5	EA	\$1,051.65	\$5,258											\$5,258													\$5,258	\$5,258	
B2032		Building Exterior	Exterior Door, Steel, Replace	1463197		40	26	14	5	EA	\$664.20	\$3,321														\$3,321										\$3,321	\$3,321	
B3011		Roof	Roof, Asphalt Shingle 30-Year, Replace	1463183		30	23	7	2800	SF	\$6.09	\$17,048								\$17,048																\$17,048	\$17,048	
C3012		Interior	Interior Wall Finish, any surface, Prep & Paint	1463486		10	8	2	4200	SF	\$1.66	\$6,974			\$6,974										\$6,974											\$6,974	\$13,948	
C3012		Interior	Interior Wall Finish, Ceramic Tile, Replace	1463124		40	20	20	889	SF	\$19.93	\$17,714																							\$17,714	\$17,714		
C3024		Interior	Interior Floor Finish, Vinyl Tile (VCT), Replace	1463122		15	8	7	384	SF	\$5.54	\$2,125									\$2,125															\$2,125	\$2,125	
C3024		Common area restrooms	Interior Floor Finish, Ceramic Tile, Replace	1463190		40	26	14	18	SF	\$19.93	\$359															\$359									\$359	\$359	
C3031		Throughout	Interior Ceiling Finish, any flat surface, Prep & Paint	1463192		10	5	5	1000	SF	\$2.21	\$2,214								\$2,214																\$2,214	\$4,428	
C3032		Throughout	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	1463191		25	15	10	384	SF	\$3.87	\$1,488												\$1,488												\$1,488	\$1,488	
D2011		Common area restrooms	Toilet, Commercial Water Closet, Replace	1463162		30	15	15	1	EA	\$1,439.10	\$1,439																								\$1,439	\$1,439	
D2014		Common area restrooms	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	1463163		30	15	15	1	EA	\$1,660.50	\$1,661																								\$1,661	\$1,661	
D2014		Commercial kitchen	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	1463145		30	15	15	1	EA	\$2,767.50	\$2,768																								\$2,768	\$2,768	
D2023		Mechanical closet	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	1463165		15	1	14	1	EA	\$1,439.10	\$1,439															\$1,439									\$1,439	\$1,439	
D2029		Throughout	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	1463184		40	26	14	2800	SF	\$5.54	\$15,498																\$15,498								\$15,498	\$15,498	
D3041		Throughout building	HVAC System Ductwork, Medium Density, Replace	1463193		30	20	10	2800	SF	\$4.43	\$12,398												\$12,398												\$12,398	\$12,398	
D3052		Roof	Packaged Unit (RTU), 4 Ton, Replace	1448079		20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963											\$9,963	\$9,963	
D3052		Roof	Packaged Unit (RTU), 6 to 7.5 Ton, Replace	1448078		20	4	16	1	EA	\$16,605.00	\$16,605																								\$16,605	\$16,605	
D3094		Commercial kitchen	Air Curtain, 1,000 CFM, Replace	1463139		20	10	10	1	EA	\$1,992.60	\$1,993												\$1,993												\$1,993	\$1,993	
D3094		Commercial kitchen	Air Curtain, 1,000 CFM, Replace	1463141		20	10	10	1	EA	\$1,992.60	\$1,993												\$1,993												\$1,993	\$1,993	
D3094		Commercial kitchen	Air Curtain, 1,000 CFM, Replace	1463143		20	10	10	1	EA	\$1,992.60	\$1,993												\$1,993												\$1,993	\$1,993	
D3094		Commercial kitchen	Air Curtain, 1,000 CFM, Replace	1463142		20	10	10	1	EA	\$1,992.60	\$1,993												\$1,993												\$1,993	\$1,993	
D4019		Building	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1463487		40	38	2	2800	SF	\$5.54	\$15,498			\$15,498																					\$15,498	\$15,498	
D4031		Building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	1463161		10	5	5	2	EA	\$166.05	\$332							\$332																	\$332	\$664	
D4091		Commercial kitchen	Fire Suppression System, Commercial Kitchen (per LF of Hood), Replace	1463149		20	10	10	4	LF	\$442.80	\$1,771												\$1,771												\$1,771	\$1,771	
D5012		Mechanical closet	Secondary Transformer, Dry, 30 kVA, Replace	1463166		30	15	15	1	EA	\$7,416.90	\$7,417																								\$7,417	\$7,417	
D5019		Throughout building	Full Electrical System Upgrade, Medium Density/Complexity, Replace	1463198		40	26	14	2800	SF	\$19.93	\$55,793															\$55,793										\$55,793	\$55,793
D5029		Throughout building	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	1463186		20	4	16	2800	SF	\$8.86	\$24,797																								\$24,797	\$24,797	
D5037		Throughout building	Fire Alarm System, Standard Addressable, Upgrade	1463195		20	15	5	2800	SF	\$4.43	\$12,398								\$12,398																\$12,398	\$12,398	
D5092		Building	Exit Sign Light Fixture, LED, Replace	1464986		10	5	5	5	EA	\$243.54	\$1,218																								\$1,218	\$2,435	
E1093		Commercial kitchen	Commercial Kitchen, Exhaust Hood, 3 to 6 LF, Replace	1463152		15	10	5	1	EA	\$3,653.10	\$3,653																								\$3,653	\$7,306	
E1093		Commercial kitchen	Commercial Kitchen, Icemaker, Freestanding, Replace	1463159		15	10	5	1	EA	\$7,416.90	\$7,417																								\$7,417	\$14,834	
E1093		Commercial kitchen	Commercial Kitchen, Range/Oven, 6-Burner, Replace	1463151		15	10	5	1	EA	\$6,642.00	\$6,642																								\$6,642	\$13,284	
E1093		Commercial kitchen	Commercial Kitchen, Steamer, Tabletop, Replace	1463153		10	5	5	1	EA	\$7,749.00	\$7,749																								\$7,749	\$15,498	
E1093		Commercial kitchen	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	1463147		15	10	5	1	EA	\$2,988.90	\$2,989																								\$2,989	\$5,978	
E1093		Commercial kitchen	Commercial Kitchen, Freezer, Chest, Replace	1463154		15	10	5	1	EA	\$1,992.60	\$1,993																								\$1,993	\$3,985	
E1093		Commercial kitchen	Commercial Kitchen, Convection Oven, Double, Replace	1463150		10	4	6	1	EA	\$10,516.50	\$10,517								\$10,517																\$10,517	\$21,033	
E1093		Commercial kitchen	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	1463148		15	8	7	1	EA	\$5,645.70	\$5,646													\$5,646												\$5,646	\$5,646
E1093		Commercial kitchen	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	1463146		15	8	7	1	EA	\$4,206.60	\$4,207													\$4,207												\$4,207	\$4,207
E1093		Commercial kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	1463158		15	8	7	1	EA	\$5,092.20	\$5,092													\$5,092												\$5,092	\$5,092
E1093		Commercial kitchen	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace	1463130		15	5	10	1	EA	\$6,309.90	\$6,310														\$6,310											\$6,310	\$6,310
E1093		Commercial kitchen	Commercial Kitchen, Food Warmer, Replace	1463126		15	5	10	1	EA	\$1,881.90	\$1,882														\$1,882											\$1,882	\$1,882
E1093		Commercial kitchen	Commercial Kitchen, Walk-In Freezer, Replace	1463131		20	10	10	1	EA	\$27,675.00	\$27,675														\$27,675											\$27,675	\$27,675
E1093		Commercial kitchen	Commercial Kitchen, Mixer, Freestanding, Replace	1463125		25	10	15	1	EA	\$15,498.00	\$15,498																									\$15,498	\$15,498
Totals, Unescalated														\$0	\$0	\$22,472	\$0	\$0	\$53,911	\$10,517	\$34,118	\$0	\$0	\$64,753	\$0	\$16,937	\$0	\$76,410	\$47,601	\$51,918	\$0	\$0	\$0	\$40,408	\$419,044			
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$23,841	\$0	\$0	\$62,498	\$12,557	\$41,961	\$0	\$0	\$87,022	\$0	\$24,148	\$0	\$115,576	\$74,161	\$83,314	\$0	\$0	\$0	\$72,981	\$598,058			

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

Mira Loma Middle School / North Site Restrooms

Uniformat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate		
B2011		Building Exterior	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1471761		10	5	5	1000	SF	\$3.32	\$3,321																							\$3,321	\$6,642		
B3011		Roof	Roof, Single-Ply TPO/PVC Membrane, Replace	1471769		20	10	10	500	SF	\$18.82	\$9,410												\$9,410													\$9,410	\$9,410
C3012		Interior	Interior Wall Finish, Laminated Paneling (FRP), Replace	1471767		30	16	14	750	SF	\$17.71	\$13,284															\$13,284										\$13,284	\$13,284
C3024		Interior	Interior Floor Finish, Linoleum, Replace	1471766		15	5	10	340	SF	\$3.87	\$1,317																										

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
D2014	Common area restrooms	1471770	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	6	EA	\$1,660.50	\$9,963														\$9,963								\$9,963	
D2018	Exterior	1471758	Drinking Fountain, Outside/Site Style, Replace	15	10	5	2	EA	\$3,985.20	\$7,970					\$7,970																	\$7,970	\$15,941
D4019	Building	1471771	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	38	2	500	SF	\$5.54	\$2,768		\$2,768																					\$2,768
D4031	Interior	1471763	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$166.05	\$332					\$332										\$332								\$664
D5029	Throughout building	1471768	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	500	SF	\$8.86	\$4,428											\$4,428												\$4,428
D5037	Throughout building	1471762	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	500	SF	\$4.43	\$2,214					\$2,214																		\$2,214
D5092	Building	1471759	Exit Sign Light Fixture, LED, Replace	10	5	5	4	EA	\$243.54	\$974					\$974										\$974								\$1,948
Totals, Unescalated											\$0	\$0	\$2,768	\$0	\$0	\$14,812	\$0	\$0	\$0	\$0	\$15,155	\$0	\$0	\$0	\$37,195	\$4,627	\$0	\$0	\$0	\$0	\$16,273	\$90,829	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$2,936	\$0	\$0	\$17,171	\$0	\$0	\$0	\$0	\$20,367	\$0	\$0	\$0	\$56,261	\$7,209	\$0	\$0	\$0	\$0	\$29,391	\$133,335	

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

Mira Loma Middle School / Outdoor Basketball Court

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	Exterior	1468943	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	3000	SF	\$3.32	\$9,963			\$9,963												\$9,963								\$19,926	
B3011	Roof	1468940	Roof, Asphalt Shingle 30-Year, Replace	30	26	4	6000	SF	\$6.09	\$36,531					\$36,531																			\$36,531
B3021	Roof	1468937	Roof Skylight, per unit (9-20 SF), Replace	30	26	4	3	EA	\$1,439.10	\$4,317					\$4,317																			\$4,317
C3031	Interior	1468941	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	6000	SF	\$2.21	\$13,284			\$13,284												\$13,284									\$26,568
D5022	Ceiling	1468938	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	3	17	4	EA	\$232.47	\$930																		\$930						\$930
D5029	Building	1468942	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$8.86	\$8,856											\$8,856													\$8,856
D5092	Building	1464987	Exit Sign Light Fixture, LED, Replace	10	5	5	5	EA	\$243.54	\$1,218					\$1,218										\$1,218									\$2,435
G2047	Basketball court	1468953	Sports Apparatus, Basketball Backstop, Replace	25	20	5	2	EA	\$10,516.50	\$21,033					\$21,033																			\$21,033
Totals, Unescalated											\$0	\$0	\$23,247	\$0	\$40,848	\$22,251	\$0	\$0	\$0	\$0	\$8,856	\$0	\$23,247	\$0	\$0	\$1,218	\$0	\$930	\$0	\$0	\$0	\$120,597		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$24,663	\$0	\$45,975	\$25,795	\$0	\$0	\$0	\$0	\$11,902	\$0	\$33,145	\$0	\$0	\$1,897	\$0	\$1,537	\$0	\$0	\$0	\$144,913		

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

Mira Loma 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
D2021	Site	1472082	Backflow Preventer, Domestic, 3", Replace	30	15	15	2	EA	\$5,756.40	\$11,513																	\$11,513						\$11,513	
D3016	Parking lot	1472066	Solar Inverter, 7500 Watts, Replace	15	7	8	4	EA	\$6,642.00	\$26,568											\$26,568													\$26,568
D3016	Softball field	1472063	Solar Inverter, 7500 Watts, Replace	15	7	8	2	EA	\$6,642.00	\$13,284											\$13,284													\$13,284
D3016	Parking lot	1472064	Solar Panel, 24 SF, Replace	20	7	13	316	EA	\$1,992.60	\$629,662															\$629,662									\$629,662
D3016	Softball field	1472062	Solar Panel, 24 SF, Replace	20	7	13	290	EA	\$1,992.60	\$577,854															\$577,854									\$577,854
D5022	Site	1472081	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	2	18	70	EA	\$232.47	\$16,273																			\$16,273					\$16,273
D5032	Site	1464994	Public Address/Announcement (PA) System, Facility Wide, Replace	20	10	10	93150	SF	\$1.83	\$170,143												\$170,143												\$170,143
G2022	Parking lot	1465000	Parking Lots, Asphalt Pavement, Seal & Stripe	5	1	4	70000	SF	\$0.50	\$34,871					\$34,871						\$34,871									\$34,871				\$139,482
G2022	Parking lot	1464999	Parking Lots, Asphalt Pavement, Mill & Overlay	25	5	20	70000	SF	\$3.87	\$271,215																					\$271,215			\$271,215
G2041	Site	1465002	Fences & Gates, Chain Link, 8' High, Replace	40	26	14	3000	LF	\$27.68	\$83,025															\$83,025									\$83,025
G2041	Basketball court	1472057	Fences & Gates, Chain Link, 8' High, Replace	40	26	14	1000	LF	\$27.68	\$27,675															\$27,675									\$27,675
G2044	Site	1472056	Signage, Property, Monument/Pylon, Replace	20	10	10	1	EA	\$10,516.50	\$10,517												\$10,517												\$10,517
G2047	Basketball court	1464997	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	60000	SF	\$0.50	\$29,823				\$29,823							\$29,823					\$29,823			\$29,823					\$119,290
G2047	Playground	1464991	Sports Apparatus, Basketball Backstop, Replace	25	20	5	12	EA	\$10,516.50	\$126,198					\$126,198																			\$126,198
G2047	Softball field	1472346	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace	25	15	10	500	EA	\$166.05	\$83,025												\$83,025												\$83,025
G2047	Basketball court	1464995	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	10	15	60000	SF	\$3.87	\$232,470																\$232,470								\$232,470
G2049	Kitchen	1472345	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace	40	20	20	20	LF	\$177.12	\$3,542																						\$3,542		\$3,542
G2057	Landscaping	1465001	Irrigation System, , Replace/Install	25	23	2	600000	SF	\$3.87	\$2,324,700			\$2,324,700																					\$2,324,700
G4021	Site	1464992	Site Pole Light, 20' High, 400 W (LED Lamp Replacement), Replace	20	2	18	9	EA	\$4,428.00	\$39,852																			\$39,852					\$39,852
Totals, Unescalated											\$0	\$0	\$2,324,700	\$29,823	\$34,871	\$126,198	\$0	\$0	\$69,675	\$34,871	\$263,685	\$0	\$0	\$1,237,338	\$145,571	\$243,983	\$0	\$0	\$85,947	\$34,871	\$274,757	\$4,906,288		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$2,466,274	\$32,588	\$39,247	\$146,298	\$0	\$0	\$88,262	\$45,498	\$354,370	\$0	\$0	\$1,817,073	\$220,188	\$380,117	\$0	\$0	\$146,320	\$61,146	\$496,242	\$6,293,624		

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

Appendix F: Equipment Inventory List

D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1472082	D2021	Backflow Preventer		Mira Loma Middle School / Site	Site	Inaccessible	Inaccessible	Inaccessible			2
2	1470805	D2023	Water Heater	6 gal	Mira Loma Middle School / Building K	Mechanical closet	Bradford White	ELJF6J261161S06	Inaccessible			
3	1467604	D2023	Water Heater	6 gal	Mira Loma Middle School / Dining Area Restrooms	Mechanical closet	Bradford White	RE16U61NAL	PM40647687			
4	1464056	D2023	Water Heater	6 gal	Mira Loma Middle School / Building B	Mechanical closet	Bradford White	Inaccessible	Inaccessible			
5	1469965	D2023	Water Heater	6 gal	Mira Loma Middle School / Building J	Mechanical closet	Bradford White	Inaccessible	Inaccessible			
6	1462771	D2023	Water Heater	6 gal	Mira Loma Middle School / Building A	Mechanical closet	Bradford White	Illegible	Illegible			
7	1467573	D2023	Water Heater	12 gal	Mira Loma Middle School / Building E	Mechanical closet	Lochinvar	JRC012E1	HD9490898			
8	1463165	D2023	Water Heater	50 gal	Mira Loma Middle School / Kitchen	Mechanical closet	Bradford White	U45036FRN	KD18146278	2018		
9	1469250	D2023	Water Heater	40 gal	Mira Loma Middle School / Building G	Mechanical closet	A. O. Smith	GVR40100	H07J010507			
10	1464935	D2023	Water Heater		Mira Loma Middle School / Building C	C5	Eemax	Inaccessible	Illegible			
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1472066	D3016	Solar Inverter		Mira Loma Middle School / Site	Parking lot				2012		4
2	1472063	D3016	Solar Inverter		Mira Loma Middle School / Site	Softball field				2012		2
3	1472064	D3016	Solar Panel		Mira Loma Middle School / Site	Parking lot				2012		316
4	1472062	D3016	Solar Panel		Mira Loma Middle School / Site	Softball field				2012		290
5	1448212	D3032	Ductless Split System	3/4 ton	Mira Loma Middle School / Building H	Roof	Panasonic	CUE9NKUA				
6	1464940	D3032	Ductless Split System		Mira Loma Middle School / Building A	IT room	No tag/plate found	No tag/plate found	No tag/plate found			
7	1448213	D3032	Ductless Split System	1 ton	Mira Loma Middle School / Building H	Roof	COAIRE	COH12M1Z		2009		
8	1448214	D3041	Make-Up Air Unit [Boys Locker]	2000 cfm	Mira Loma Middle School / Building H	Roof	Reznor	HCRGB175S2J	EARF65H5N28334	1992		
9	1462441	D3041	Make-Up Air Unit [Girls Locker]	2000 cfm	Mira Loma Middle School / Building H	Roof	Reznor	HCRGB175S2J	EARF65H5N28333	1992		
10	1448096	D3042	Exhaust Fan	500 cfm	Mira Loma Middle School / Building G	Roof	Carnes	Illegible	Illegible	1993		
11	1448217	D3052	Heat Pump [L1]	3.5 ton	Mira Loma Middle School / Building L	Exterior wall	Eubank	HW42C600B1F01A	021P10111			
12	1448543	D3052	Heat Pump [L2]	4 ton	Mira Loma Middle School / Building L	Exterior wall	Crispaire	AVP48HPA10NB	DJ7362			
13	1448541	D3052	Heat Pump [L3]	4 ton	Mira Loma Middle School / Building L	Exterior wall	Crispaire	AVP48HPA10NB	DJ7347			
14	1448544	D3052	Heat Pump [L4]	4 ton	Mira Loma Middle School / Building L	Exterior wall	Crispaire	AVP48HPA10NB	DJ8691			
15	1448546	D3052	Heat Pump [L5]	4 ton	Mira Loma Middle School / Building L	Exterior wall	Crispaire	AVP48HPA10NB	EJ11572			
16	1448547	D3052	Heat Pump [L6]	4 ton	Mira Loma Middle School / Building L	Exterior wall	Crispaire	AVP48HPA10NB	DJ9585			
17	1448094	D3052	Packaged Unit (RTU)	2.5 ton	Mira Loma Middle School / Building G	Roof	York	D3NZ030N	N0M9352634	2009		
18	1448093	D3052	Packaged Unit (RTU)	5 ton	Mira Loma Middle School / Building G	Roof	International Comfort Products	RGS060LLCA0AAAA	C160256921	2002		
19	1448117	D3052	Packaged Unit (RTU)	6 ton	Mira Loma Middle School / Building J	Roof	Carrier	48TCLA06A2A	1310G30241	2010		
20	1448206	D3052	Packaged Unit (RTU)	6 ton	Mira Loma Middle School / Building J	Roof	Carrier	48TCLA06A2A	1310G50234	2010		
21	1448078	D3052	Packaged Unit (RTU)	7.5 ton	Mira Loma Middle School / Kitchen	Roof	Trane	YHC092F4ELA	152112819L	2015		
22	1468982	D3052	Packaged Unit (RTU)	10 ton	Mira Loma Middle School / Building F	Roof	Carrier	48HJD012671	Inaccessible	2005		
23	1448116	D3052	Packaged Unit (RTU)	8 ton	Mira Loma Middle School / Building J	Roof	Carrier	48TCDD08A2G	4709G50486	2009		
24	1468981	D3052	Packaged Unit (RTU)	10 ton	Mira Loma Middle School / Building F	Roof	Carrier	48HJD012671	0805G40540			
25	1469970	D3052	Packaged Unit (RTU)	8 ton	Mira Loma Middle School / Building J	Roof	Carrier	48TCDD08A2G	No tag/plate found	2009		
26	1448081	D3052	Packaged Unit (RTU) [A LOUNGE]	6 ton	Mira Loma Middle School / Building A	Roof	Carrier	48HCLA06A2A	1612C80221	2012		
27	1448083	D3052	Packaged Unit (RTU) [A OFFICE]	5 ton	Mira Loma Middle School / Building A	Roof	Carrier	48HCLA05A2A	5111C2475	2012		
28	1448082	D3052	Packaged Unit (RTU) [A RECEP]	8 ton	Mira Loma Middle School / Building A	Roof	Carrier	48HCDD08A2A	1312G20327	2012		
29	1448084	D3052	Packaged Unit (RTU) [B1]	6 ton	Mira Loma Middle School / Building B	Roof	Carrier	48HCLA06A2A	0612C84682	2012		
30	1448085	D3052	Packaged Unit (RTU) [B2]	6 ton	Mira Loma Middle School / Building B	Roof	Carrier	48HCLA06A2A	0112C86824	2012		
31	1448086	D3052	Packaged Unit (RTU) [B3]	6 ton	Mira Loma Middle School / Building B	Roof	Carrier	48HCLA06A2A	Inaccessible	2012		
32	1448087	D3052	Packaged Unit (RTU) [B4]	8 ton	Mira Loma Middle School / Building B	Roof	Carrier	48HCDD08A2A	1312G20325	2012		
33	1448088	D3052	Packaged Unit (RTU) [C1]	6 ton	Mira Loma Middle School / Building C	Roof	Carrier	48HCLA06A2A	0412C83980	2012		
34	1448091	D3052	Packaged Unit (RTU) [C2]	8 ton	Mira Loma Middle School / Building C	Roof	Carrier	48HCDD08A2A	1712G50133	2012		
35	1448090	D3052	Packaged Unit (RTU) [C3]	8 ton	Mira Loma Middle School / Building C	Roof	Carrier	48HCDD08A2A	1712G50135	2012		
36	1448092	D3052	Packaged Unit (RTU) [C4]	8 ton	Mira Loma Middle School / Building C	Roof	Carrier	48HCDD08A2A	1712G50137	2012		
37	1448559	D3052	Packaged Unit (RTU) [D1]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152112057L	2015		
38	1448568	D3052	Packaged Unit (RTU) [D10]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	144710291L	2015		
39	1448560	D3052	Packaged Unit (RTU) [D2]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152111957L	2015		
40	1448561	D3052	Packaged Unit (RTU) [D3]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152112029L	2015		
41	1448562	D3052	Packaged Unit (RTU) [D4]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152112001L	2015		
42	1448563	D3052	Packaged Unit (RTU) [D5]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	143912492L	2015		
43	1448564	D3052	Packaged Unit (RTU) [D6]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152112864L	2015		
44	1448565	D3052	Packaged Unit (RTU) [D7]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152111971L	2015		
45	1448566	D3052	Packaged Unit (RTU) [D8]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152111987L	2015		
46	1448567	D3052	Packaged Unit (RTU) [D9]	5 ton	Mira Loma Middle School / Building D	Roof	Trane	4WCZ6048B1000AA	152112083L	2015		
47	1448074	D3052	Packaged Unit (RTU) [E6]	6 ton	Mira Loma Middle School / Building E	Roof	Carrier	48HCLA06A2A6A	1312C78610	2012		
48	1448073	D3052	Packaged Unit (RTU) [E7]	6 ton	Mira Loma Middle School / Building E	Roof	Carrier	48HCLA06A2A6A	1312C78611	2012		
49	1448095	D3052	Packaged Unit (RTU) [G3]	6 ton	Mira Loma Middle School / Building G	Roof	Carrier	48TCLA06A2A	1010G50232	2010		
50	1448208	D3052	Packaged Unit (RTU) [H6]	8 ton	Mira Loma Middle School / Building H	Roof	Carrier	48TCDD08A2G	0910G50433	2010		
51	1448209	D3052	Packaged Unit (RTU) [H7]	8 ton	Mira Loma Middle School / Building H	Roof	Carrier	48TCDD08A2G	1210G30475	2010		
52	1469840	D3052	Packaged Unit (RTU) [I1]	8 ton	Mira Loma Middle School / Building I	Roof	Carrier	48HCDD08A2A	1512G40141	2012		

53	1469841	D3052	Packaged Unit (RTU) [I2]	8 ton	Mira Loma Middle School / Building I	Roof	Carrier	48HCDD08A2A	1312G20328	2012
54	1448100	D3052	Packaged Unit (RTU) [K1]	8 ton	Mira Loma Middle School / Building K	Roof	Carrier	48TCDD08A2A	4416P40684	2016
55	1448114	D3052	Packaged Unit (RTU) [K2]	8 ton	Mira Loma Middle School / Building K	Roof	Carrier	48TCDD08A2A	3316P70085	2016
56	1448097	D3052	Packaged Unit (RTU) [K3]	6 ton	Mira Loma Middle School / Building K	Roof	Carrier	48TCLA06A2A	1110G50196	2010
57	1448113	D3052	Packaged Unit (RTU) [K4]	8 ton	Mira Loma Middle School / Building K	Roof	Carrier	48TCDD08A2G	0910G50439	2010
58	1448216	D3052	Packaged Unit (RTU) [L1A]	5 ton	Mira Loma Middle School / Building L	Roof	Trane	4WCC4060A1000AA	180810615L	2018
59	1448075	D3052	Packaged Unit (RTU) [MPRN]	25 ton	Mira Loma Middle School / Building E	Roof	Trane	YCD301F4LOAB	121710377D	2012
60	1448076	D3052	Packaged Unit (RTU) [MPRS]	25 ton	Mira Loma Middle School / Building E	Roof	Trane	YCD301F4LOAB	121710485D	2012
61	1448079	D3052	Packaged Unit (RTU) [STAFF DINING]	4 ton	Mira Loma Middle School / Kitchen	Roof	Carrier	48HCMA04A2A	2511C50559	2011
62	1463139	D3094	Air Curtain	1000 cfm	Mira Loma Middle School / Kitchen	Commercial kitchen	Mars Air Systems	36C	9210PF36CL	
63	1463141	D3094	Air Curtain	1000 cfm	Mira Loma Middle School / Kitchen	Commercial kitchen	Mars Air Systems	36C	9304PE72CHLP	
64	1463143	D3094	Air Curtain	1000 cfm	Mira Loma Middle School / Kitchen	Commercial kitchen	Mars Air Systems	36C	9304PE48CHLP	
65	1463142	D3094	Air Curtain	1000 cfm	Mira Loma Middle School / Kitchen	Commercial kitchen	Mars Air Systems	36C	9210PF36CL	

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1464034	D4031	Fire Extinguisher		Mira Loma Middle School / Building B	Interior						4
2	1463074	D4031	Fire Extinguisher		Mira Loma Middle School / Building A	Interior						2
3	1469847	D4031	Fire Extinguisher		Mira Loma Middle School / Building I	Interior						2
4	1467090	D4031	Fire Extinguisher		Mira Loma Middle School / Building E	Interior						10
5	1465097	D4031	Fire Extinguisher		Mira Loma Middle School / Building D	Interior						10
6	1467618	D4031	Fire Extinguisher		Mira Loma Middle School / Dining Area Restrooms	Interior						2
7	1463161	D4031	Fire Extinguisher		Mira Loma Middle School / Kitchen	Building						2
8	1468959	D4031	Fire Extinguisher		Mira Loma Middle School / Building F	Interior						2
9	1469817	D4031	Fire Extinguisher		Mira Loma Middle School / Building H	Interior						2
10	1469951	D4031	Fire Extinguisher		Mira Loma Middle School / Building J	Interior						4
11	1470790	D4031	Fire Extinguisher		Mira Loma Middle School / Building K	Interior						4
12	1469099	D4031	Fire Extinguisher		Mira Loma Middle School / Building G	Interior						5
13	1464901	D4031	Fire Extinguisher		Mira Loma Middle School / Building C	Interior						4
14	1471763	D4031	Fire Extinguisher		Mira Loma Middle School / North Site Restrooms	Interior						2

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1469248	D5012	Building/Main Switchboard	2500 amp	Mira Loma Middle School / Building G	Electrical room	Square D		C917739	1993		
2	1448089	D5012	Secondary Transformer [38552]	30 kva	Mira Loma Middle School / Building C	Roof	Square D	30T3H	None	1993		
3	1448080	D5012	Secondary Transformer [38554]	30 kva	Mira Loma Middle School / Building A	Roof	Illegible	Illegible	Illegible	1993		
4	1448099	D5012	Secondary Transformer [38556]	30 kva	Mira Loma Middle School / Building K	Roof	Square D	30T3H		1993		
5	1448115	D5012	Secondary Transformer [38557]	30 kva	Mira Loma Middle School / Building J	Roof	Hammond Power	NMK030KB		1993		
6	1448207	D5012	Secondary Transformer [38558]	30 kva	Mira Loma Middle School / Building H	Roof	Square D	Illegible	Illegible	1993		
7	1469842	D5012	Secondary Transformer [T2]	45 kva	Mira Loma Middle School / Building I	Roof	Square D		38559	1993		
8	1469249	D5012	Secondary Transformer [T8]	45 kva	Mira Loma Middle School / Building G	Roof	Square D		38551	1993		
9	1463166	D5012	Secondary Transformer [T9]	30 kva	Mira Loma Middle School / Kitchen	Mechanical closet	Square D	S	None			
10	1472081	D5022	Light Fixture		Mira Loma Middle School / Site	Site						70
11	1468938	D5022	Light Fixture		Mira Loma Middle School / Outdoor Basketball Court	Ceiling						4
12	1470823	D5022	Light Fixture		Mira Loma Middle School / Building L	Building exterior						8
13	1462442	D5037	Fire Alarm Control Panel		Mira Loma Middle School / Building A	Electrical room	Honeywell	System 5000	No tag/plate found	1993		
14	1464978	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building F	Building						3
15	1464976	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building D	Building						10
16	1464980	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building H	Building						5
17	1464975	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building C	Building						5
18	1464986	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Kitchen	Building						5
19	1467607	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Dining Area Restrooms	Building						2
20	1464977	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building E	Building						10
21	1464979	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building G	Building						5
22	1464987	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Outdoor Basketball Court	Building						5
23	1464981	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building I	Building						4
24	1464974	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building B	Building						5
25	1469947	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building J	Building						5
26	1464984	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building L	Building						8
27	1464973	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building A	Building						5
28	1471759	D5092	Exit Sign Light Fixture		Mira Loma Middle School / North Site Restrooms	Building						4
29	1470786	D5092	Exit Sign Light Fixture		Mira Loma Middle School / Building K	Building						5

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1469246	E1027	Laboratory Exhaust Hood		Mira Loma Middle School / Building G	Lab	No tag/plate found	No tag/plate found	No tag/plate found			
2	1462770	E1028	Defibrillator (AED)		Mira Loma Middle School / Building A	Nurse's station						
3	1463152	E1093	Commercial Exhaust Hood, 3 to 6 LF		Mira Loma Middle School / Kitchen	Commercial kitchen				1993		
4	1463126	E1093	Commercial Food Warmer		Mira Loma Middle School / Kitchen	Commercial kitchen	Vulcan	Inaccessible	Inaccessible			
5	1463148	E1093	Commercial Freezer, 2-Door Reach-In		Mira Loma Middle School / Kitchen	Commercial kitchen	True	T35	1361870		6391	
6	1463154	E1093	Commercial Freezer, Chest		Mira Loma Middle School / Kitchen	Commercial kitchen	True	TMC58	8168633	1993		

7	1463146	E1093	Commercial Garbage Disposal, 1 to 3 HP	1 hp	Mira Loma Middle School / Kitchen	Commercial kitchen	InSinkErator	Inaccessible	Inaccessible	
8	1463159	E1093	Commercial Icemaker, Freestanding		Mira Loma Middle School / Kitchen	Commercial kitchen	Hoshizaki	Inaccessible	Inaccessible	3643
9	1463125	E1093	Commercial Mixer, Freestanding		Mira Loma Middle School / Kitchen	Commercial kitchen	Hobart	H600T	111038254	
10	1463151	E1093	Commercial Range/Oven, 6-Burner		Mira Loma Middle School / Kitchen	Commercial kitchen	Wolf	No tag/plate found	No tag/plate found	
11	1463158	E1093	Commercial Refrigerator, 2-Door Reach-In		Mira Loma Middle School / Kitchen	Commercial kitchen	True	T49	7902893	21322
12	1463153	E1093	Commercial Steamer, Tabletop		Mira Loma Middle School / Kitchen	Commercial kitchen	Wells	No tag/plate found	No tag/plate found	
13	1463131	E1093	Commercial Walk-In Freezer		Mira Loma Middle School / Kitchen	Commercial kitchen	Bally	347831PC	DX20032001	1993
14	1463130	E1093	Commercial Warmer/Warming Drawers, Set of 4		Mira Loma Middle School / Kitchen	Commercial kitchen	Vulcan	VBP15114	521007784	
15	1463147	E1093	Commercial Refrigerator, 1-Door Reach-In [1]		Mira Loma Middle School / Kitchen	Commercial kitchen	True	TR31	12598298	14051
16	1463150	E1093	Commercial Convection Oven, Double [4]		Mira Loma Middle School / Kitchen	Commercial kitchen	Montague	No tag/plate found	No tag/plate found	3636

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1464992	G4021	Site Pole Light		Mira Loma Middle School / Site	Site						9