



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
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Ontario, California 91764



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EMG PROJECT #:

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DATE OF REPORT:

November 14, 2019

ON SITE DATE:

November 14, 2019

MISSION MIDDLE SCHOOL
5961 Mustang Lane
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	Mission Middle School 5961 Mustang Lane Jurupa Valley, California 92509
Site Developed	1966 Renovated 2006
Property Type	Middle School
Current Occupants	100%
Building Area	68,831 SF
Number of Buildings	17
Date(s) of Visit	10/3/2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Tony Worthy
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
1	Main Office Building	1966	9118
2	MPR/Kitchen Building	1966	11739
3	Classroom Building 4-6	1966	5969

Building Summary

Building	Use	Constructed	Area (SF)
4	Classroom Building 7-10	1966	3596
5	Classroom Building 11-12/ Locker Rooms	1966	8909
6	Classroom Building 13-20	1966	8842
7	Classroom Building 21-23/ Library	1966	8842
8	Classroom Building 26-29	1966	3596
9	Portable Building 32	1966	960
10	Portable Building 33	1966	960
11	Portable Building 34	1966	960
12	Portable Building 35	1966	960
13	Portable Building 36	1966	960
14	Portable Building 37	1966	960
15	Portable Building 38	1966	960
16	Portable Building 39	1966	960
17	Site Restroom	2003	540
TOTAL			68831

Unit Allocation

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

Areas Observed

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

Areas Observed

Key Spaces Not Observed

All key areas of the property were accessible and observed.

Plan Types

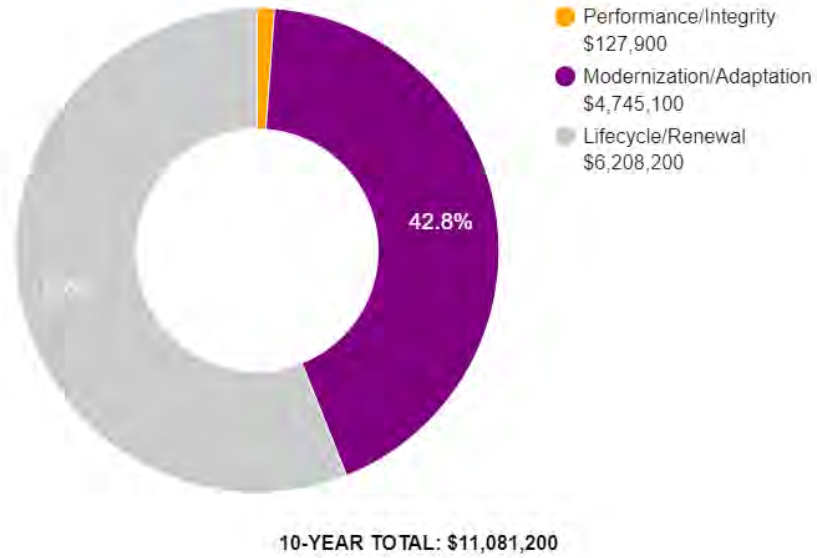
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

Plan Type Distribution (by Cost)



Campus Findings and Deficiencies

Historical Summary

The Mission Middle School campus was constructed in 1966 and renovated in 2006, with the Site Restroom Building constructed in 2003. Most of the buildings throughout the campus has had some upgrades and additions since the original construction. Overall the buildings show evidence of well construction and maintenance practices during the building's operation.

Architectural

The buildings throughout the campus are constructed of wood and block frame, brick, stucco and wood façade. New roofs throughout the campus was install in 2017. The overall conditions of the building's structures are fair with some minor issues that are being addressed by the maintenance team. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components have been well-maintained since original construction. Most of the MEPF portfolio has been upgraded. Some roof-top equipment was upgraded between 2010 and 2015, however most equipment t is outdated and will need to be upgraded. Most wall mounted units in the Portables are outdated and recommend replacement.

Lighting throughout the campus buildings were upgraded to LED fixtures in 2015.

Site

Composed of regular landscaping and common area parking lots with pedestrian walkways, athletic fields and playgrounds the buildings sites are in fair overall condition throughout the campus. The parking lot, playground and walkway asphalt throughout the campus are in fair to good condition and to be addressed. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

Recommended Additional Studies

The site drainage is in poor condition. There is erosion during heavy rains at the north side of property and the west side of campus behind portable buildings. The area of erosion behind the portable buildings is starting to undermine the foundations of Portable buildings #32-33. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The irrigation is in poor condition. The client has reported that the existing irrigation system has coverage issues throughout the property. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair is also included

Facility Condition Index (FCI)

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

FCI Ranges and Description

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:

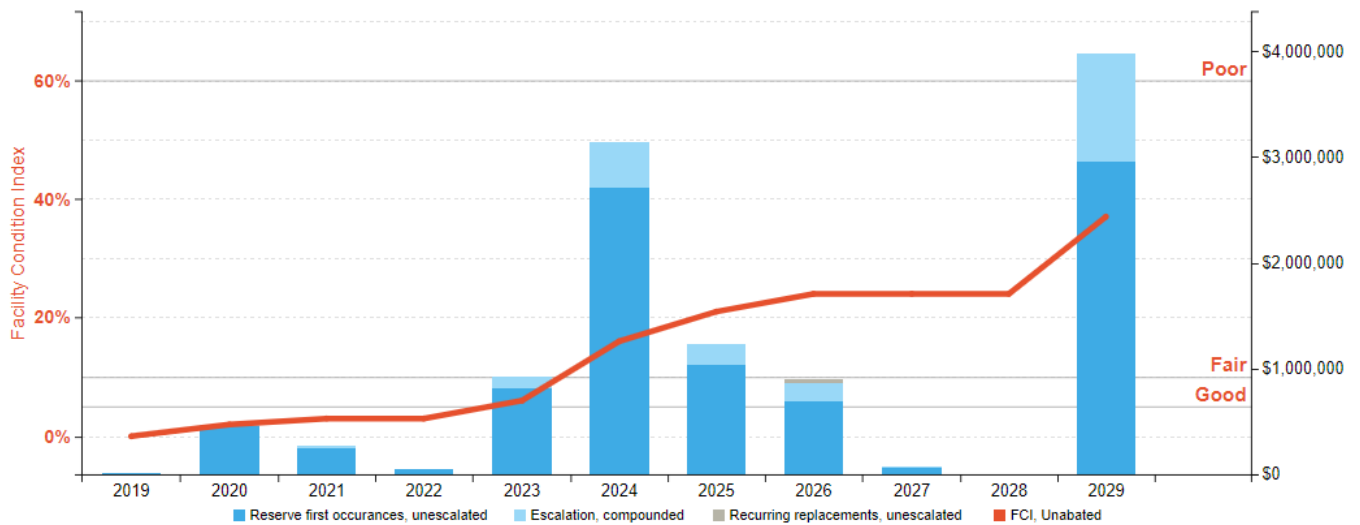
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Mission Middle School / Classroom Building #11-12/ Locker Rooms	\$450	8,909	\$4,009,050	0.0%	4.0%	6.0%	39.3%
Mission Middle School / Classroom Building #13-20	\$450	8,842	\$3,978,900	0.0%	1.2%	2.6%	9.3%
Mission Middle School / Classroom Building #21-24/ Library	\$4,509	8,842	\$39,868,578	0.0%	0.2%	0.4%	1.5%
Mission Middle School / Classroom Building #26-29	\$450	3,596	\$1,618,200	0.0%	2.6%	4.2%	15.0%
Mission Middle School / Classroom Building #4-6	\$450	5,969	\$2,686,050	0.0%	2.7%	8.2%	16.8%
Mission Middle School / Classroom Building #7-10	\$450	3,596	\$1,618,200	0.0%	1.9%	2.9%	11.3%
Mission Middle School / Main Office Building	\$450	9,118	\$4,103,100	0.0%	1.9%	3.2%	14.6%
Mission Middle School / MPR/ Kitchen Building	\$450	11,739	\$5,282,550	0.0%	0.5%	4.0%	19.9%
Mission Middle School / Portable Building #32	\$175	960	\$168,000	0.0%	3.8%	3.8%	29.7%
Mission Middle School / Portable Building #33	\$175	960	\$168,000	0.0%	3.8%	3.8%	29.5%
Mission Middle School / Portable Building #34	\$175	960	\$168,000	0.0%	3.8%	3.8%	29.5%
Mission Middle School / Portable Building #35	\$175	960	\$168,000	0.0%	0.0%	0.0%	25.7%
Mission Middle School / Portable Building #36	\$175	960	\$168,000	0.0%	3.8%	3.8%	23.3%
Mission Middle School / Portable Building #37	\$175	960	\$168,000	0.0%	3.8%	3.8%	29.5%
Mission Middle School / Portable Building #38	\$175	960	\$168,000	0.0%	3.8%	3.8%	29.6%
Mission Middle School / Portable Building #39	\$175	960	\$168,000	0.0%	3.8%	3.8%	30.0%
Mission Middle School / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Mission Middle School / Site Restrooms	\$175	540	\$94,500	2.9%	5.3%	11.5%	47.9%

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: Mission Middle School

Replacement Value: \$ 29,623,950; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Mission Middle School	3	\$18,266
Total	3	\$18,266

Mission Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1474376	Mission Middle School / Site Restrooms	Site Restrooms	C3024	Interior Floor Finish, Linoleum, Repair	Poor	Performance/Integrity	\$2,768
1481278	Mission Middle School / Site	Site	P000X	Engineer, Civil, Landscaping	Poor	Performance/Integrity	\$7,749
1477474	Mission Middle School / Site	Site	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	Poor	Performance/Integrity	\$7,749
Total (3 items)							\$18,266

Key Findings



Exhaust Fan in Poor condition.

125 CFM
MPR/ Kitchen Building MPR/ Kitchen Building-
Roof

Uniformat Code: D3042
Recommendation: **Replace in 2020**

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Unit is severely damaged. - AssetCALC ID: 1474529



Interior Floor Finish in Poor condition.

Linoleum
Site Restrooms Site Restrooms

Uniformat Code: C3024
Recommendation: **Repair in 2019**

Priority Score: **84.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Will need to fix and reinforce the floor joints to prevent any future damage. - AssetCALC ID: 1474376



Irrigation System in Poor condition.

Site Site

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

Priority Score: **83.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$102,100

\$\$\$\$

There are coverage issues with the existing irrigation system. - AssetCALC ID: 1474195

Recommended Follow-up Study: Civil, Landscaping

Civil, Landscaping
Site Site

Uniformat Code: P000X
Recommendation: **Perform Study in 2019**

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

The client has reported that the existing irrigation system has coverage issues throughout the property. - AssetCALC ID: 1481278



Recommended Follow-up Study: Civil, Site/Storm Drainage

Civil, Site/Storm Drainage
Site Site

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

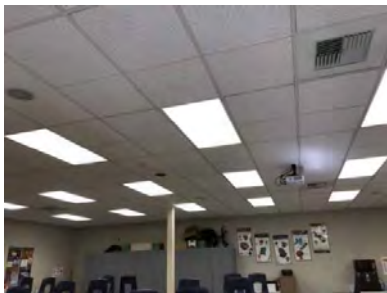
Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Upper north side of property has erodes issue during heavy rains and west side of campus behind portable buildings. The area behind the portable buildings is starting to encroach the foundation of portable buildings #32-33. - AssetCALC ID: 1477474



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classroom Building #11-12/ Locker Rooms
Classroom Building 11-12/ Locker Rooms

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

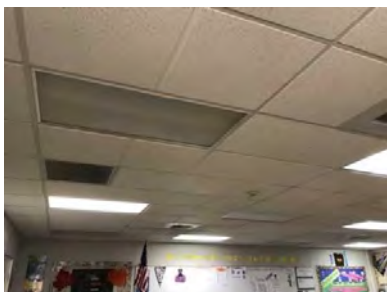
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$49,300

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474306



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classroom Building #21-24/ Library Classroom
Building #21-24/ Library

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$48,900

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474472



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #32 Portable Building #32

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474291



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classroom Building #13-20 Classroom Building #13-20

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

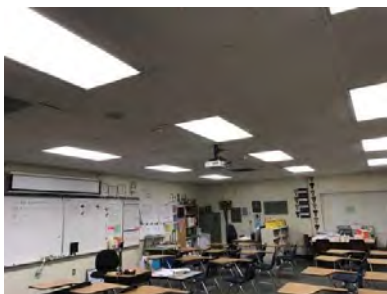
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$48,900

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There is no sprinkler system installed in this building. - AssetCALC ID: 1474389



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #35 Portable Building #35

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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There is no sprinkler system installed in this building. - AssetCALC ID: 1474305



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #37 Portable Building #37

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

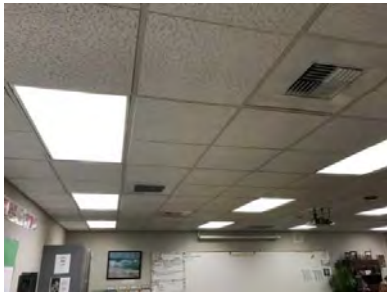
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474536



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classroom Building #7-10 Classroom Building #7-10

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

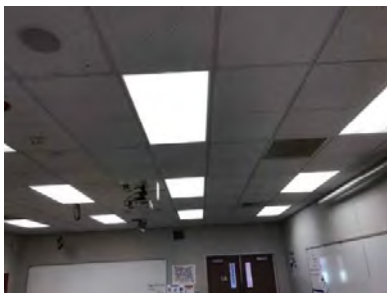
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$19,900

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474223



Sprinkler System

Full Retrofit, Medium Density/Complexity
Main Office Building Main Office Building

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

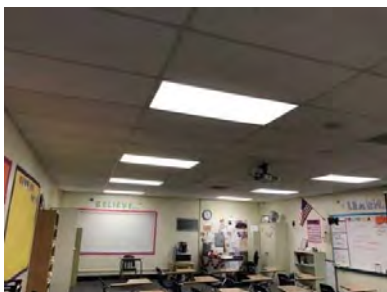
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$50,500

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474308



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #39 Portable Building #39

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

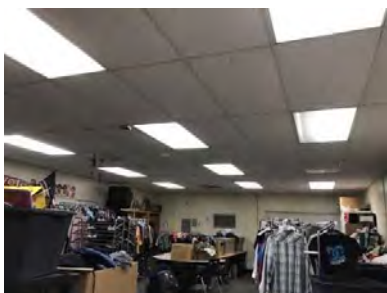
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474377



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #34 Portable Building #34

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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There is no sprinkler system installed in this building. - AssetCALC ID: 1474202



Sprinkler System

Full Retrofit, Medium Density/Complexity
Classroom Building #26-29 Classroom Building #26-29

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

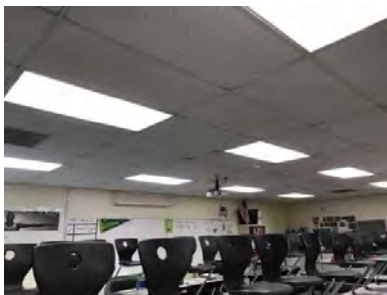
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$19,900

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There is no sprinkler system installed in this building. - AssetCALC ID: 1474387



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #36 Portable Building #36

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

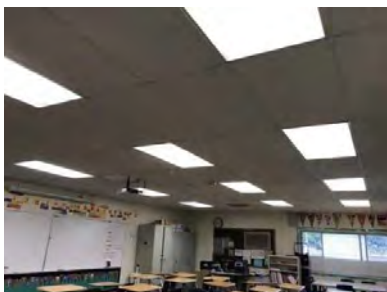
Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

\$\$\$\$

There is no sprinkler system installed in this building. - AssetCALC ID: 1474471



Sprinkler System

Full Retrofit, Low Density/Complexity
Portable Building #33 Portable Building #33

Uniformat Code: D4019
Recommendation: **Renovate in 2024**

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$3,200

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There is no sprinkler system installed in this building. - AssetCALC ID: 1474288

2. Main Office Building



Main Office Building: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	9118 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, fiber board, ceramic tile Floors: Carpet, ceramic tile, vinyl sheeting, rubber composite tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

Main Office Building: Systems Summary		
HVAC	Rooftop package units, condensing unit, air handler Supplemental components: ductless split-systems Rooftop Exhaust fans	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Fire control panel, smoke detectors, alarms, strobes, pull station, exit signs	Good
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, Due to the condition and age of rooftop condensing unit, ductless split system and packaged units the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$40,500	\$764,500	-	\$805,000
Roofing	-	-	-	-	\$219,700	\$219,700
Interiors	-	\$6,500	\$17,500	\$68,500	\$169,600	\$262,000
Plumbing	-	-	\$187,900	\$1,900	\$4,200	\$194,100
Fire Suppression	-	-	\$58,500	\$2,400	\$3,200	\$64,100
HVAC	-	\$73,600	\$3,000	\$22,900	\$48,800	\$148,300
Electrical	-	-	\$55,100	-	\$99,400	\$154,400
Fire Alarm & Comm	-	-	-	-	\$90,400	\$90,400
Equipment/Special	-	-	-	\$34,700	\$2,700	\$37,300
TOTALS	-	\$80,100	\$362,500	\$894,900	\$638,000	\$1,975,300

3. MPR/ Kitchen Building



MPR/ Kitchen Building: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	11739 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, fiberboard, ceramic tile, hard tile Floors: Carpet, VCT, ceramic tile, linoleum, wood, rubber thread Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, urinals, and sinks in all restrooms	Fair

MPR/ Kitchen Building: Systems Summary		
HVAC	Rooftop package units Rooftop Exhaust fans Interior door air curtains	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers, kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel, 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, damaged rooftop exhaust fan	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$9,000	\$764,500	\$24,100	\$797,600
Roofing	-	-	-	-	\$361,800	\$361,800
Interiors	-	\$10,600	\$128,700	\$78,800	\$177,300	\$395,500
Elevators	-	-	\$22,900	-	-	\$22,900
Plumbing	-	\$2,200	\$243,200	\$130,700	\$35,500	\$411,700
Fire Suppression	-	\$400	\$74,600	\$600	\$1,300	\$76,800
HVAC	-	\$3,500	-	\$14,800	\$211,400	\$229,700
Electrical	-	-	\$72,300	\$3,500	\$175,200	\$251,000
Fire Alarm & Comm	-	-	-	-	\$85,900	\$85,900
Equipment/Special	-	\$23,000	\$163,700	\$18,500	\$138,900	\$344,100
Site Development	-	-	-	-	\$26,500	\$26,500
TOTALS	-	\$39,700	\$714,400	\$1,011,400	\$1,237,900	\$3,003,500

4. Classroom Building #4-6



Classroom Building #4-6: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	5969 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, fiberboard, ceramic tile Floors: VCT, ceramic tile, linoleum Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply No hot water Toilets and sinks in all restrooms	Fair

Classroom Building #4-6: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel, exit sign	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, Due to the condition and age of the rooftop package units the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$55,300	\$302,800	-	\$358,100
Roofing	-	-	-	-	\$139,900	\$139,900
Interiors	-	\$38,200	-	\$1,200	\$79,800	\$119,200
Plumbing	-	-	\$125,000	-	\$14,500	\$139,400
Fire Suppression	-	-	\$37,200	\$600	\$800	\$38,600
HVAC	-	\$37,600	\$1,200	-	-	\$38,800
Electrical	-	-	\$60,800	-	\$87,000	\$147,800
Fire Alarm & Comm	-	-	-	-	\$43,700	\$43,700
Equipment/Special	-	-	\$72,400	-	-	\$72,400
TOTALS	-	\$75,800	\$351,900	\$304,600	\$365,700	\$1,097,900

5. Classroom Building #7-10



Classroom Building #7-10: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	3596 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Classroom Building #7-10: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the rooftop package units the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$14,900	\$302,800	-	\$317,700
Roofing	-	-	-	-	\$114,600	\$114,600
Interiors	-	-	-	\$36,700	\$69,200	\$105,900
Fire Suppression	-	-	\$23,100	\$800	\$1,100	\$25,000
HVAC	-	\$30,800	\$12,900	-	-	\$43,700
Electrical	-	-	\$18,500	-	\$51,100	\$69,600
Fire Alarm & Comm	-	-	-	-	\$26,300	\$26,300
Equipment/Special	-	-	-	\$35,900	-	\$35,900
TOTALS	-	\$30,800	\$69,400	\$376,200	\$262,300	\$738,700

6. Classroom Building #11-12/ Locker Rooms



Classroom Building #11-12/ Locker Rooms: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	8909 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, fiber board, ceramic tile Floors: VCT, ceramic tile, Unfinished Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters Toilets, urinals, showers and sinks in all restrooms	Fair

Classroom Building #11-12/ Locker Rooms: Systems Summary		
HVAC	Rooftop package units Supplemental components: ductless split-systems, make-up air units Rooftop Exhaust Fans	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel, emergency lights, exit sign	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, Due to the condition and age of the ductless split system, rooftop make-up units and rooftop package units the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$7,700	\$764,500	-	\$772,200
Roofing	-	-	-	-	\$250,700	\$250,700
Interiors	-	\$16,200	\$156,200	\$720,300	\$84,600	\$977,300
Plumbing	-	-	\$175,900	\$108,200	\$16,400	\$300,500
Fire Suppression	-	-	\$57,200	\$1,600	\$2,100	\$60,900
HVAC	-	\$142,500	\$1,800	\$16,900	\$12,400	\$173,700
Electrical	-	-	\$55,100	-	\$130,300	\$185,400
Fire Alarm & Comm	-	-	-	-	\$65,200	\$65,200
Equipment/Special	-	\$1,800	-	\$40,800	\$2,700	\$45,300
TOTALS	-	\$160,500	\$453,900	\$1,652,300	\$564,400	\$2,831,200

7. Classroom Building #13-20



Classroom Building #13-20: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	8842 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Classroom Building #13-20: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel, exit sign	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, Due to the condition and age of the rooftop package units the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$52,700	\$382,300	-	\$435,000
Roofing	-	-	-	-	\$209,000	\$209,000
Interiors	-	-	\$1,800	\$90,300	\$170,200	\$262,300
Fire Suppression	-	\$1,600	\$56,700	-	\$2,200	\$60,600
HVAC	-	\$45,600	\$2,300	-	\$49,000	\$96,900
Electrical	-	-	\$45,900	-	\$131,000	\$176,900
Fire Alarm & Comm	-	-	-	-	\$64,700	\$64,700
Equipment/Special	-	-	-	\$57,200	-	\$57,200
TOTALS	-	\$47,200	\$159,400	\$529,800	\$626,100	\$1,362,600

8. Classroom Building #21-24/ Library



Classroom Building #21-24/ Library: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	8842 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Fiberboard Floors: Carpet, rubber composite tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply No water heaters	Fair

Classroom Building #21-24/ Library: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel, exit sign	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, Due to the condition and age of the rooftop package units the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$69,000	\$382,300	-	\$451,300
Roofing	-	-	-	-	\$209,000	\$209,000
Interiors	-	\$8,400	-	\$86,700	\$178,400	\$273,500
Plumbing	-	-	\$158,900	-	\$5,500	\$164,300
Fire Suppression	-	\$1,100	\$56,700	-	\$1,500	\$59,300
HVAC	-	\$61,600	\$2,300	-	-	\$63,900
Electrical	-	-	\$47,000	-	\$127,900	\$174,900
Fire Alarm & Comm	-	-	-	-	\$64,700	\$64,700
Equipment/Special	-	-	-	\$65,400	-	\$65,400
TOTALS	-	\$71,100	\$333,900	\$534,400	\$587,000	\$1,526,300

9. Classroom Building #26-29



Classroom Building #26-29: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	3596 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Brick with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Fiber board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Sinks	Fair

Classroom Building #26-29: Systems Summary		
HVAC	Rooftop package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel, exit sign	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, Due to the condition and age of the rooftop package units the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$23,400	\$302,800	-	\$326,200
Roofing	-	-	-	-	\$114,600	\$114,600
Interiors	-	-	-	-	\$48,200	\$48,200
Plumbing	-	-	\$64,600	-	\$5,500	\$70,100
Fire Suppression	-	\$700	\$23,100	-	\$1,000	\$24,800
HVAC	-	\$41,000	\$1,200	-	-	\$42,300
Electrical	-	-	\$19,600	-	\$52,600	\$72,100
Fire Alarm & Comm	-	-	-	-	\$26,300	\$26,300
Equipment/Special	-	-	-	\$57,200	-	\$57,200
TOTALS	-	\$41,700	\$131,900	\$360,000	\$248,200	\$781,800

10. Portable Building #32



Portable Building #32: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #32: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$4,400	\$18,000	\$7,200	\$29,600
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$13,200	\$23,000
Fire Suppression	-	-	\$3,700	\$400	\$500	\$4,600
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$13,000	\$28,200	\$59,700	\$107,300

11. Portable Building #33



Portable Building #33: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #33: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$4,400	\$17,900	\$7,000	\$29,300
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$18,500	\$28,300
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$13,000	\$27,900	\$64,600	\$111,900

12. Portable Building #34



Portable Building #34: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #34: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	-	\$22,400	\$7,000	\$29,400
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$18,500	\$28,300
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$8,600	\$32,400	\$64,600	\$112,000

13. Portable Building #35



Portable Building #35: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #35: Systems Summary		
HVAC	Wall Mounted Heat Pump	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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	-	-	\$4,400	\$17,900	\$7,000	\$29,300
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$18,500	\$28,300
Fire Suppression	-	-	\$3,700	\$400	\$500	\$4,700
HVAC	-	-	-	-	\$9,200	\$9,200
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	-	\$13,000	\$28,100	\$74,000	\$115,300

14. Portable Building #36



Portable Building #36: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Rubber composite tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #36: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$4,400	\$17,900	\$7,000	\$29,300
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	-	\$18,900	\$18,900
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$13,000	\$18,100	\$65,000	\$102,500

15. Portable Building #37



Portable Building #37: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #37: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$4,400	\$18,000	\$7,200	\$29,600
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$18,500	\$28,300
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$13,000	\$28,000	\$64,800	\$112,200

16. Portable Building #38



Portable Building #38: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #38: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$4,400	\$18,000	\$7,200	\$29,600
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$18,500	\$28,300
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$13,000	\$28,000	\$64,800	\$112,200

17. Portable Building #39



Portable Building #39: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	1966/ 2006	
Building Size	960 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted Fiberboard Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable Building #39: Systems Summary		
HVAC	Wall Mounted Heat Pump	Poor
Fire Suppression	Fire extinguisher	Fair
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, Due to the condition and age of the wall mounted heat pump unit the district is advising replacement of units for energy efficiency purposes	

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	-	-	\$4,400	\$18,800	\$7,200	\$30,400
Roofing	-	-	-	-	\$21,300	\$21,300
Interiors	-	-	-	\$9,800	\$18,500	\$28,300
Fire Suppression	-	-	\$3,700	\$200	\$300	\$4,200
HVAC	-	\$6,300	-	-	-	\$6,300
Electrical	-	-	\$4,900	-	\$10,500	\$15,500
Fire Alarm & Comm	-	-	-	-	\$7,000	\$7,000
TOTALS	-	\$6,300	\$13,000	\$28,800	\$64,800	\$113,000

18. Site Restrooms



Site Restrooms: Systems Summary

Address	5961 Mustang Lane, Jurupa Valley, California 92509	
Constructed/Renovated	2003	
Building Size	540 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Fair
Façade	Wood siding with No windows Stucco with No windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: FRP Floors: Linoleum Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply Toilets, urinals, and sinks in all restrooms	Fair

Site Restrooms: Systems Summary		
HVAC	None	--
Fire Suppression	None	--
Electrical	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main Office Building fire alarm panel	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, linoleum flooring is in poor condition	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$17,300	\$8,100	\$25,400
Roofing	-	-	-	-	\$10,200	\$10,200
Interiors	\$2,800	\$2,200	\$5,600	\$2,700	\$27,900	\$41,200
Plumbing	-	-	\$9,700	-	\$36,200	\$45,900
Electrical	-	-	\$2,800	-	\$1,200	\$4,000
Fire Alarm & Comm	-	-	-	-	\$4,000	\$4,000
TOTALS	\$2,800	\$2,200	\$18,100	\$20,000	\$87,600	\$130,700

19. Site Summary



Site Information

Lot Size	19.1 acres (estimated)	
Parking Spaces	17 total spaces all in open lots; 4 of which are accessible 56 spaces under car port	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps	Fair
Site Development	Building-mounted and Property entrance signage, chain link and metal tube fencing, CMU dumpster enclosures Playgrounds and sports courts Heavily furnished picnic tables, trash receptacles	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED	Fair
Ancillary Structures	Prefabricated structure	Fair
Key Issues and Findings	Inadequate lot drainage, campus irrigation coverage issues	

See Appendix D for the Component Condition Table.

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$600	-	-	\$900	\$1,500
Facade	-	\$3,800	\$318,200	-	\$122,200	\$444,200
Plumbing	-	\$30,500	\$6,700	-	\$47,500	\$84,600
HVAC	-	\$21,100	-	-	\$9,222,000	\$9,243,100
Electrical	-	-	\$49,800	\$7,700	\$23,400	\$81,000
Site Development	-	\$43,700	\$931,900	\$184,700	\$634,500	\$1,794,800
Pavement	-	\$1,100	\$11,900	\$95,500	\$3,100	\$111,500
Site Lighting	-	-	\$44,900	\$11,400	-	\$56,400
Utilities	-	-	-	-	\$9,200	\$9,200
Landscaping	-	\$108,300	-	-	-	\$108,300
Follow-up Studies	\$15,500	-	-	-	-	\$15,500
TOTALS	\$15,500	\$209,100	\$1,363,400	\$299,300	\$10,062,800	\$11,950,100

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 1966. The facility was significantly renovated in 2006. 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.

Main Office Building: Accessibility Issues

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

MPR/ Kitchen Building: Accessibility Issues

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

MPR/ Kitchen Building: Accessibility Issues

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

Classroom Building 4-6: 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"/>

Classroom Building 7-10: 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"/>

Classroom Building 11-12/ Locker Rooms: 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"/>

Classroom Building 13-20: 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"/>

Classroom Building 13-20: Accessibility Issues

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

Classroom Building 21-24/ Library: 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"/>

Classroom Building 26-29: 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"/>

Portable Building 32: 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"/>

Portable Building 33: 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"/>

Portable Building 34: 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"/>

Portable Building 35: 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"/>

Portable Building 36: 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"/>

Portable Building 37: 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"/>

Portable Building 38: 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"/>

Portable Building 39: 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"/>

Site Restroom Building: Accessibility Issues

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

Site: Accessibility Issues

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

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
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 door knobs 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 Mission Middle School, 5961 Mustang Lane, 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: Tony Worthy,
Project Manager

Reviewed by:



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Technical Report Reviewer for
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24. Appendices

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

Appendix A: Photographic Record



#1

FRONT ELEVATION



#2

LEFT ELEVATION



#3

REAR ELEVATION



#4

RIGHT ELEVATION



#5

PROPERTY SIGNAGE



#6

PROPERTY BUILDING SIGNAGE



#7	PROPERTY BUILDING MOUNTED SIGNAGE
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#8	EXTERIOR METAL DOOR, WOOD FACADE
----	----------------------------------



#9	EXTERIOR PARTIALLY GLAZED DOOR, METAL FRAME WINDOW
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#10	FLAGPOLE
-----	----------



#11	BIKE RACKS
-----	------------



#12	MODIFIED BITUMINOUS ROOFING
-----	-----------------------------



#13	TEACHER WORK ROOM
-----	-------------------



#14	MULTI-PURPOSE ROOM
-----	--------------------



#15	LOCKER ROOM
-----	-------------



#16	CLASSROOM
-----	-----------



#17	RESTROOM
-----	----------



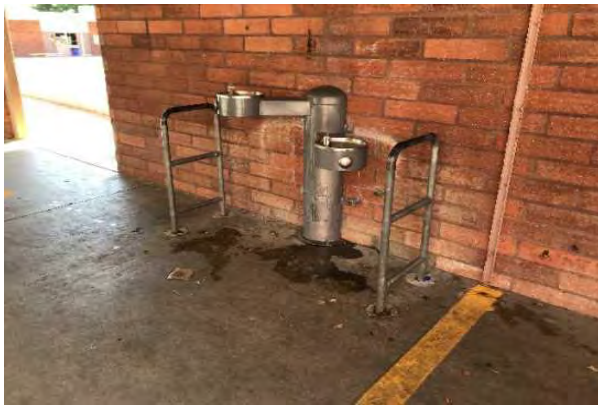
#18	KITCHEN
-----	---------



#19	WATER HEATER
-----	--------------



#20	WALL HUNG SERVICE SINK
-----	------------------------



#21	EXTERIOR DRINKING FOUNTAIN
-----	----------------------------



#22	INTERIOR DRINKING FOUNTAIN
-----	----------------------------



#23	TANKLESS TOILET
-----	-----------------



#24	VITREOUS CHINA URINAL
-----	-----------------------



#25	VITREOUS CHINA SINK
-----	---------------------



#26	VANDALISM RESISTANT SINK
-----	--------------------------



#27	STAINLESS STEEL SINK, CABINET
-----	----------------------------------



#28	BACKFLOW PREVENTER
-----	--------------------



#29	AIR CURTAIN UNIT
-----	------------------



#30	MAKE-UP UNIT
-----	--------------



#31	ROOFTOP PACKAGE UNIT
-----	----------------------



#32	AIR HANDLER
-----	-------------



#33	DUCTLESS SPLIT SYSTEM UNIT
-----	----------------------------



#34	WALL MOUNT HEAT PUMP
-----	----------------------



#35	ROOFTOP EXHAUST FAN
-----	---------------------



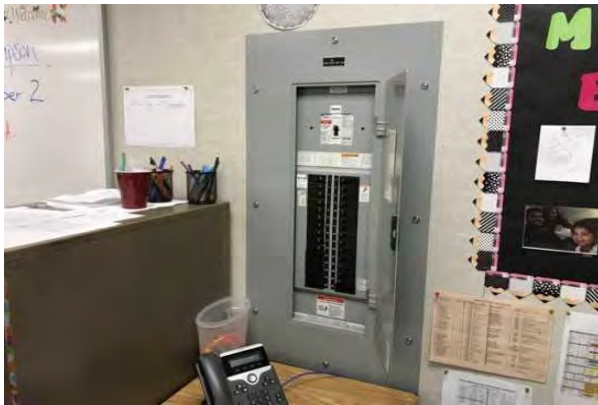
#36	ROOFTOP CONDENSING UNIT
-----	-------------------------



#37	FREEZE CONDENSER
-----	------------------



#38	BUILDING EXTERIOR LED FIXTURE
-----	-------------------------------



#39	INTERIOR ELECTRICAL PANEL
-----	---------------------------



#40	SWITCHBOARD
-----	-------------



#41	EXTERIOR MAIN ELECTRICAL PANEL
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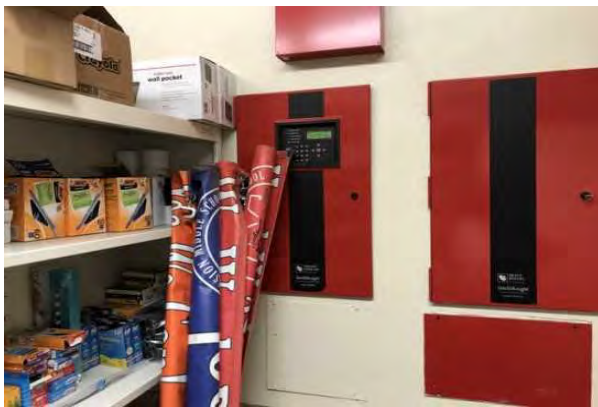
#42	TRANSFORMER
-----	-------------



#43	INTERIOR LIGHTING
-----	-------------------



#44	EXTERIOR POLE LIGHTING
-----	------------------------



#45	FIRE CONTROL PANEL
-----	--------------------



#46	KITCHEN FIRE SUPPRESSION SYSTEM
-----	---------------------------------



#47	FIRE PULL STATION
-----	-------------------



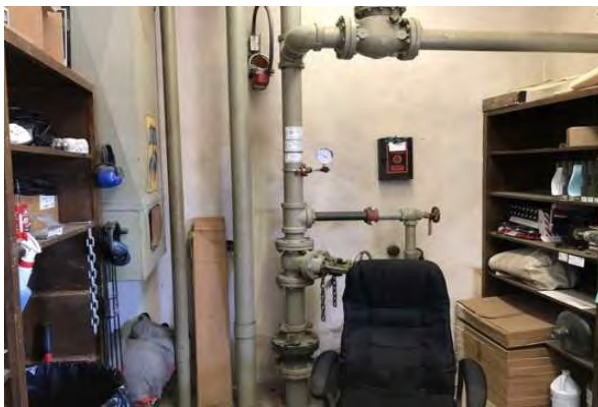
#48	FIRE EXTINGUISHER
-----	-------------------



#49	DEFIBRILLATOR
-----	---------------



#50	FIRE HYDRANT
-----	--------------



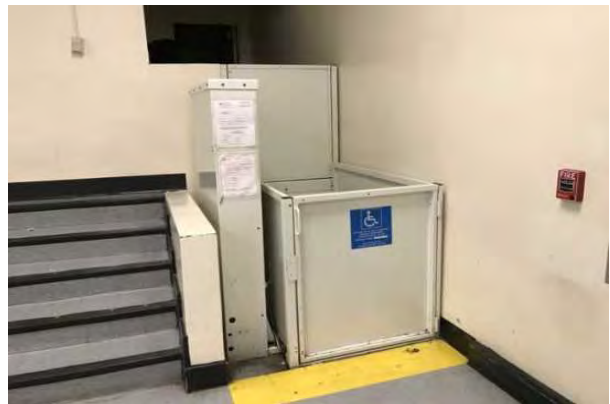
#51	FIRE RISER
-----	------------



#52	EXTERIOR SPRINKLER SYSTEM
-----	---------------------------



#53	INTERIOR SPRINKLER SYSTEM
-----	---------------------------



#54	CHAIR LIFT
-----	------------



#55	EXIT SIGN
-----	-----------



#56	MISSION MIDDLE SCHOOL (PHOTOLOG)
-----	-------------------------------------



#57	2-DOOR FREEZER
-----	----------------



#58	FOOD WARMER, 2-DOOR REFRIGERATOR
-----	-------------------------------------



#59	ICE MAKER
-----	-----------



#60	DOUBLE CONVECTION OVEN
-----	------------------------



#61	FLOOR MIXER
-----	-------------



#62	6-BURNER W/ GRIDDLE
-----	---------------------



#63	3-BOWL STAINLESS SINK
-----	-----------------------



#64	EXTERIOR FREEZER/ REFRIGERATOR COMBO
-----	---



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



#66	EXTERIOR RAMP W/ RAILING
-----	--------------------------



#67	PLAYGROUND
-----	------------



#68	EXTERIOR METAL TABLES
-----	-----------------------



#69	COURTYARD
-----	-----------



#70	PARKING LOT
-----	-------------



#71	PROPERTY DRAINAGE ISSUES
-----	--------------------------



#72	PORTABLE FOUNTAIN ISSUES
-----	--------------------------

Appendix B: Site Plan

Site Plan



SOURCE:

Google Earth



ON-SITE DATE:

10/3/2019

Appendix C: Pre-Survey Questionnaire



Facility Condition Assessment Pre-Survey Questionnaire

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

NAME OF INSTITUTION: JURUPA UNIFIED SCHOOL DISTRICT

Name of School/Facility: Mission Middle School No. of Buildings: (8) bldg.'s (10) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

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

SITE INFORMATION

Year of Construction: 1966	Built:	Renovated: 2006	Historical: N
No. of Stories: Single		Floor(s)	
Total Site Area: 19.1		Acres	
Total Building Area: 68,831		Sq. ft.	
Building Replacement Value:	\$ UNK		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	None		
2. HVAC	2010	PM 2019	
3. Plumbing System/Fixtures	None	None	
4. Electrical System/Lighting	2015	None	LED lighting
5. Life-Safety/Fire	2016	2019	New FA panel
6. Roofs	2017	None	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	New roofs all bldg.'s; new portable roofs; painted portables; patch, seal, stripe asphalt playground/parking lot,
Planned Capital Expenditure For Next Year?	Possible paint exteriors
Age of the Roof?	2 years
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

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

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



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
4	Are there any unresolved construction defects at the property?		N			
5	Has any part of the property ever contained visible suspect mold growth?		N			
6	Have there been indoor air quality or mold related complaints from occupants?	Y				
7	Is there a mold Operations and Maintenance Plan?		N			
8	Are there any Asbestos Containing Building Materials in the building?			UN		
9	Is there an Asbestos Operations and Maintenance Plan? (AHERA?)	Y				
10	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		N			
GENERAL SITE						
11	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	Y				Upper bank at north side erodes during heavy rains
12	Are there any problems with the landscape irrigation systems?	Y				Coverage issues
BUILDING STRUCTURE						
13	Are there any problems with foundations or structures?		N			
14	Is there any water infiltration in basements or crawl spaces?		N			
15	Has a termite/wood boring insect inspection been performed within the last year?		N			
16	Are there any wall, or window leaks?		N			
BUILDING ENVELOPE						
17	Are there any roof leaks?		N			
18	Is the roofing covered by a warranty or bond?	Y				New roofs 2017



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
BUILDING ENVELOPE						
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 AND ELECTRICAL						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?		N			
PLUMBING						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments		N			
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?		N			
31	Are there any plumbing leaks or water pressure problems?		N			
ADA						
32	Has the management previously completed an ADA review?		N			
33	Have any ADA improvements been made to the property?		N			
34	Does a Barrier Removal Plan exist for the property?		N			



Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
ADA					
35		N			Has the Barrier Removal Plan been approved by an arms-length third party?
36		N			Has building ownership or management received any ADA related complaints?
37				NA	Does elevator equipment require upgrades to meet ADA standards?

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

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

Dana Toland/ Pablo Ponce

 Signature of person interviewed or completing form

9/25/19

 Date

Appendix D: Component Condition Report

≡ Component Condition Report

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Building #11-12/ Locker Rooms Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	9,696 SF	10	1522844
B2031	Classroom Building 11-12/ Locker Room	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	2	4	1480956
B2032	Classroom Building 11-12/ Locker Rooms	Fair	Exterior Door, Steel	6	4	1480971
Roofing						
B3011	Classroom Building #11-12/ Locker Rooms Roof	Good	Roof, Modified Bituminous	13,300 SF	18	1521679
Interiors						
C1011	Classroom Building #11-12/ Locker Rooms	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	2,673 SF	37	1474187
C1017	Classroom Building 11-12/ Locker Rooms	Fair	Interior Window, 24 SF	10	6	1474348
C1021	Classroom Building 11-12/ Locker Rooms	Fair	Interior Door, Steel	14	6	1474537
C1021	Classroom Building 11-12/ Locker Rooms	Fair	Interior Door, Wood Solid-Core	14	4	1474467

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1031	Classroom Building 11-12/ Locker Rooms	Fair	Toilet Partitions, Metal	7	5	1474358
C1033	Classroom Building 11-12/ Locker Rooms	Fair	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H	1,056	6	1474476
C3012	Classroom Building #11- 12/ Locker Rooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,682 SF	4	1474352
C3012	Classroom Building #11- 12/ Locker Rooms	Fair	Interior Wall Finish, Ceramic Tile	4,009 SF	5	1474204
C3024	Classroom Building #11- 12/ Locker Rooms	Fair	Interior Floor Finish, Ceramic Tile	356 SF	5	1474285
C3024	Classroom Building #11- 12/ Locker Rooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	891 SF	4	1474514
C3024	Classroom Building 11-12/ Locker Rooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	2,762 SF	2	1474298
C3031	Classroom Building 11-12/ Locker Rooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	7,038 SF	4	1474489
C3032	Classroom Building #11- 12/ Locker Rooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,871 SF	12	1474486
Plumbing						
D2011	Classroom Building 11-12/ Locker Rooms	Fair	Toilet, Commercial Water Closet	8	6	1474543

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Classroom Building 11-12/ Locker Rooms	Fair	Urinal, Standard	7	6	1474556
D2014	Classroom Building 11-12/ Locker Rooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	6	1474190
D2014	Classroom Building 11-12/ Locker Rooms-Boiler room	Fair	Service Sink, Laundry	1	17	1474422
D2014	Classroom Building 11-12/ Locker Rooms-Janitorial Closet	Fair	Service Sink, Wall-Hung	1	6	1474382
D2014	Classroom Building 11-12/ Locker Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	6	1474235
D2017	Classroom Building 11-12/ Locker Rooms	Fair	Shower, Ceramic Tile	2	5	1474544
D2018	Classroom Building #11- 12/ Locker Rooms	Fair	Drinking Fountain, Interior	4	4	1474446
D2023	Classroom Building 11-12/ Locker Rooms-Boiler room	Fair	Water Heater, 200 GAL	1	7	1474333
D2029	Classroom Building 11-12/ Locker Rooms	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	8,909 SF	5	1480904

Fire Suppression

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4019	Classroom Building 11-12/ Locker Rooms	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	8,909 SF	5	1474306
D4031	Classroom Building 11-12/ Locker Rooms	Fair	Fire Extinguisher, Wet Chemical/CO2	4	6	1474442

HVAC

D3032	Classroom Building #11- 12/ Locker Room-Roof	Poor	Ductless Split System, 1 TON	1	1	1474447
D3032	Classroom Building 11-12/ Lockers	Poor	Ductless Split System, 1 TON	1	1	1474481
D3041	Classroom Building 11-12/ Locker Rooms-Roof	Poor	Make-Up Air Unit, 12,000 CFM [MAU-2]	1	1	1474430
D3041	Classroom Building 11-12/ Locker Rooms	Fair	HVAC System Ductwork, Medium Density	350 SF	5	1476430
D3041	Classroom Building 11-12/ Locker Rooms-Roof	Poor	Make-Up Air Unit, 12,000 CFM [MAU-1]	1	1	1474320
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474131
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474142

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 425 CFM	1	6	1474222
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474522
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474163
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474455
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 425 CFM [016178]	1	6	1474127
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 425 CFM [016178]	1	6	1474210
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 425 CFM [016113]	1	6	1474533
D3042	Classroom Building 11-12/ Locker Rooms-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474548
D3052	Classroom Building 11-12/ Locker Rooms-Roof	Poor	Packaged Unit (RTU), 5 TON [Room #11]	1	1	1474245
D3052	Classroom Building 11-12/ Locker Rooms-Roof	Poor	Packaged Unit (RTU), 5 TON [Room #12]	1	1	1474391

Electrical

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Classroom Building 11-12/ Locker Rooms-Electrical Room	Fair	Main Distribution Panel-400 AMP, 400 AMP [MCS-G]	1	4	1474164
D5012	Classroom Building 11-12/ Locker Rooms-Electrical Room	Good	Secondary Transformer, Dry, 75 kVA	1	27	1474361
D5019	Classroom Building 11-12/ Locker Rooms	Fair	Electrical Wiring & Switches, High Density/Complexity	8,909 SF	5	1480902
D5029	Classroom Building 11-12/ Locker Rooms	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,909 SF	16	1474440
D5092	Classroom Building 11-12/ Locker Rooms	Fair	Emergency Light, 2-Head w/ Battery	2	5	1474354
D5092	Classroom Building 11-12/ Locker Rooms	Fair	Exit Sign Light Fixture, LED	8	4	1474534

Fire Alarm & Comm

D5037	Classroom Building 11-12/ Locker Rooms	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	8,909 SF	17	1480903
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Equipment/Special

E1094	Classroom Building 11-12/ Locker Rooms-Boiler room	Fair	Residential Appliances, Clothes Dryer	1	2	1474351
-------	---	------	--	---	---	---------

Mission Middle School / Classroom Building #11-12/ Locker Rooms

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1094	Classroom Building 11-12/ Locker Rooms-Boiler room	Fair	Residential Appliances, Clothes Washer	1	2	1474174
E2012	Classroom Building 11-12/ Locker Rooms	Fair	Kitchen Cabinetry, Stock Hardwood	100 LF	7	1474225

Mission Middle School / Classroom Building #13-20

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Building #13-20 Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	4,848 SF	10	1522845
B2021	Classroom 13-20 Exterior	Fair	Window, 24 SF	18	4	1480957
B2031	Classroom Building 13-20 Exterior	Fair	Exterior Door, Aluminum-Framed Partially- Glazed	9	4	1480958
Roofing						
B3011	Classroom Building #13-20 Roof	Good	Roof, Modified Bituminous	11,088 SF	18	1521680
Interiors						
C1011	Classroom Building #13-20	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	13,263 SF	37	1474451

Mission Middle School / Classroom Building #13-20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	Classroom Building #13-20	Fair	Interior Door, Wood Solid-Core	2	5	1474464
C3025	Classroom Building #13-20	Fair	Interior Floor Finish, Carpet Commercial Standard	8,842 SF	7	1474535
C3032	Classroom Building #13-20	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,842 SF	12	1474490
Fire Suppression						
D4019	Classroom Building #13-20	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	8,842 SF	5	1474389
D4031	Classroom Building #13-20	Fair	Fire Extinguisher, Type ABC, up to 20 LB	9	3	1474232
HVAC						
D3041	Classroom Building #13-20	Fair	HVAC System Ductwork, Medium Density	452 SF	5	1476431
D3052	Classroom Building #13-20-Roof	Fair	Packaged Unit (RTU) #13, 4 TON [Room #13]	1	18	1474469
D3052	Classroom Building #13-20-Roof	Fair	Packaged Unit (RTU) #20, 4 TON [Room #20]	1	18	1474263
D3052	Classroom Building #13-20-Roof	Poor	Packaged Unit (RTU) #14, 4 TON [Room #14]	1	1	1474441

Mission Middle School / Classroom Building #13-20

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Classroom Building #13-20-Roof	Poor	Packaged Unit (RTU) #17, 5 TON [Room #17]	1	1	1474217
D3052	Classroom Building #13-20-Roof	Poor	Packaged Unit (RTU) #19, 5 Ton [Room #19]	1	1	1476428
D3052	Classroom Building #13-20-Roof	Poor	Packaged Unit (RTU) #15, 4 TON [Room #15]	1	1	1474309
D3052	Classroom Building #13-20-Roof	Fair	Packaged Unit (RTU) #16, 4 TON [Room #16]	1	14	1474424
Electrical						
D5012	Classroom Building #13-20	Fair	Main Distribution Panel-225 AMP, 225 AMP [DC]	1	17	1474497
D5019	Classroom Building 13-20	Fair	Electrical Wiring & Switches, High Density/Complexity	8,842 SF	5	1480905
D5029	Classroom Building #13-20	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,842 SF	16	1474290
D5092	Classroom Building #13-20	Fair	Exit Sign Light Fixture, LED	2	4	1474278
Fire Alarm & Comm						
D5037	Classroom Building 13-20	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	8,842 SF	17	1480906
Equipment/Special						

Mission Middle School / Classroom Building #13-20

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Classroom Building #13-20	Fair	Kitchen Cabinetry, Stock Hardwood	140 LF	7	1474449

Mission Middle School / Classroom Building #21-24/ Library

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Building #21-24/ Library Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	4,848 SF	10	1522846
B2021	Classroom Building 21-24/ Library	Fair	Window, 24 SF	28	4	1480959
B2031	Classroom Building 21-24/ Library	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	6	4	1480960

Roofing

B3011	Classroom Building #21-24/ Library Roof	Good	Roof, Modified Bituminous	11,088 SF	18	1521681
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Interiors

C1011	Classroom Building #21-24/ Library	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	13,263 SF	37	1474150
C1021	Classroom Building #21-24/ Library	Fair	Interior Door, Steel	3	27	1474374

Mission Middle School / Classroom Building #21-24/ Library

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Classroom Building #21-24/ Library	Fair	Interior Floor Finish, Rubber Tile	796 SF	2	1474511
C3025	Classroom Building #21-24/ Library	Fair	Interior Floor Finish, Carpet Commercial Standard	8,488 SF	7	1474136
C3032	Classroom Building #21-24/ Library	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,842 SF	12	1474207

Plumbing

D2014	Classroom Building #21-24/ Library	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	1474386
D2029	Classroom Building 21-24/ Library	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	8,842 SF	5	1480910

Fire Suppression

D4019	Classroom Building #21-24/ Library	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	8,842 SF	5	1474472
D4031	Classroom Building #21-24/ Library	Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	3	1474302

HVAC

D3041	Classroom Building #21-24/ Library	Fair	HVAC System Ductwork, Medium Density	452 SF	5	1476432
D3052	Classroom Building #21-24/ Library-Roof	Poor	Packaged Unit (RTU) #23, 4 TON [Room #23]	1	1	1474493

Mission Middle School / Classroom Building #21-24/ Library

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Classroom Building #21-24/ Library-Roof	Poor	Packaged Unit (RTU) LB#2, 4 TON [Library #2]	1	1	1474208
D3052	Classroom Building #21-24/ Library-Roof	Poor	Packaged Unit (RTU) LB#1, 4 TON [Library #1]	1	1	1474234
D3052	Classroom Building #21-24/ Library-Roof	Poor	Packaged Unit (RTU) #21, 4 TON [Room #21]	1	1	1474448
D3052	Classroom Building #21-24/ Library-Roof	Poor	Packaged Unit (RTU) #24, 4 TON [Room #24]	1	1	1474341
D3052	Classroom Building #21-24/ Library-Roof	Poor	Packaged Unit (RTU) #22, 4 TON [Room #22]	1	1	1474295
Electrical						
D5019	Classroom Building 21-24/ Library	Fair	Electrical Wiring & Switches, High Density/Complexity	8,842 SF	5	1480908
D5029	Classroom Building #21-24/ Library	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	8,842 SF	16	1474250
D5092	Classroom Building #21-24/ Library	Fair	Exit Sign Light Fixture, LED	6	4	1474179
Fire Alarm & Comm						
D5037	Classroom Building 21-24/ Library	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	8,842 SF	17	1480909
Equipment/Special						

Mission Middle School / Classroom Building #21-24/ Library

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Classroom Building #21-24/ Library	Fair	Kitchen Cabinetry, Stock Hardwood	160 LF	7	1474239

Mission Middle School / Classroom Building #26-29

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Building #26-29 Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	3,840 SF	10	1522847
B2021	Classroom Building 26-29	Fair	Window, 24 SF	8	4	1480961
B2031	Classroom Building 26-29	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	4	4	1480962
Roofing						
B3011	Classroom Building #26-29 Roof	Good	Roof, Modified Bituminous	6,080 SF	18	1521682
Interiors						
C1011	Classroom Building #26-29	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	5,394 SF	37	1474419
C3024	Classroom Building #26-29	Fair	Interior Floor Finish, Vinyl Tile (VCT)	3,596 SF	12	1474443

Mission Middle School / Classroom Building #26-29

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Classroom Building #26-29	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,596 SF	12	1474262
Plumbing						
D2014	Classroom Building #26-29	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	1474433
D2029	Classroom Building 26-29	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	3,596 SF	5	1480913
Fire Suppression						
D4019	Classroom Building #26-29	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,596 SF	5	1474387
D4031	Classroom Building #26-29	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	3	1474488
HVAC						
D3041	Classroom Building #26-29	Fair	HVAC System Ductwork, Medium Density	240 SF	5	1476433
D3052	Classroom Building #26-29-Roof	Poor	Packaged Unit (RTU) #28, 4 TON [Room #28]	1	1	1474178
D3052	Classroom Building #26-29-Roof	Poor	Packaged Unit (RTU) #27, 4 TON [Room #27]	1	1	1474230
D3052	Classroom Building #26-29-Roof	Poor	Packaged Unit (RTU) #26, 4 TON [Room #26]	1	1	1474395

Mission Middle School / Classroom Building #26-29

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Classroom Building #26-29-Roof	Poor	Packaged Unit (RTU) #29, 4 TON [Room #29]	1	1	1474515

Electrical

D5019	Classroom Building 26-29	Fair	Electrical Wiring & Switches, High Density/Complexity	3,596 SF	5	1480911
D5029	Classroom Building #26-29	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,596 SF	16	1474461
D5092	Classroom Building #26-29	Fair	Exit Sign Light Fixture, LED	4	4	1474509

Fire Alarm & Comm

D5037	Classroom Building 26-29	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,596 SF	17	1480912
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Equipment/Special

E2012	Classroom Building #26-29	Fair	Kitchen Cabinetry, Stock Hardwood	140 LF	7	1474121
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Mission Middle School / Classroom Building #4-6

UF

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

Mission Middle School / Classroom Building #4-6

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Classroom Building #4-6 Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	3,840 SF	10	1522848
B2021	Classroom Building 4-6	Fair	Window, 24 SF	22	4	1480963
B2031	Classroom Building 4-6	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	4	4	1480964
B2032	Classroom Building 4-6	Fair	Exterior Door, Steel	3	4	1480974

Roofing

B3011	Classroom Building #4-6	Good	Roof, Modified Bituminous	7,425 SF	18	1521683
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Interiors

C1011	Classroom Building #4-6	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	7,521 SF	37	1474518
C1021	Classroom Building #4-6	Fair	Interior Door, Wood Solid-Core	3	27	1474261
C1031	Classroom Building #4-6-Restroom	Fair	Toilet Partitions, Metal	1	7	1474339
C3012	Classroom Building #4-6-Restroom	Fair	Interior Wall Finish, Ceramic Tile	1,074 SF	27	1474273
C3012	Classroom Building #4-6	Fair	Interior Wall Finish, any surface, Prep & Paint	448 SF	3	1474475

Mission Middle School / Classroom Building #4-6

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Classroom Building #4-6	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,611 SF	2	1474346
C3024	Classroom Building #4-6-Restroom	Fair	Interior Floor Finish, Linoleum	26 SF	2	1474444
C3024	Classroom Building #4-6-Restroom	Fair	Interior Floor Finish, Ceramic Tile	298 SF	27	1474411
C3031	Classroom Building #4-6-Restroom	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,791 SF	3	1474287
C3032	Classroom Building #4-6	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,880 SF	12	1474147

Plumbing

D2011	Classroom Building #4-6-Restroom	Fair	Toilet, Commercial Water Closet	1	17	1474264
D2014	Classroom Building #4-6	Fair	Trough Style Sink, Solid Surface, Vandalism Resistant	5	4	1474332
D2014	Classroom Building #4-6	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	17	1474432
D2014	Classroom Building #4-6-Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	1474431
D2014	Classroom Building #4-6-Utility closet	Fair	Service Sink, Wall-Hung	1	5	1474528

Mission Middle School / Classroom Building #4-6

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2029	Classroom Building 4-6	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	5,969 SF	5	1480916

Fire Suppression

D4019	Classroom Building #4-6	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,969 SF	4	1474460
D4031	Classroom Building #4-6	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1474301

HVAC

D3041	Classroom Building #4-6	Fair	HVAC System Ductwork, Medium Density	232 SF	5	1476434
D3052	Classroom Building #4-6-Roof	Poor	Packaged Unit (RTU) #4, 5 TON [Room #4]	1	1	1474156
D3052	Classroom Building #4-6-Roof	Poor	Packaged Unit (RTU) #6, 5 TON [Room #6]	1	1	1474220
D3052	Classroom Building #4-6-Roof	Poor	Packaged Unit (RTU) #5, 5 TON [Room #5]	1	1	1474347

Electrical

D5012	Classroom Building #4-6-Mechanical room	Fair	Main Distribution Panel-400 AMP, 277/480 V, 400 Amp [MCS-BP]	1	4	1474538
D5012	Classroom Building #4-6-Mechanical room	Good	Secondary Transformer, 150 kVA	1	27	1474134

Mission Middle School / Classroom Building #4-6

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Classroom Building #4-6-Mechanical room	Fair	Secondary Transformer, 75 kVA	1	4	1474321
D5012	Classroom Building #4-6-Mechanical room	Fair	Secondary Transformer, 45 kVA	1	4	1474384
D5019	Classroom Building 4-6	Fair	Electrical Wiring & Switches, High Density/Complexity	5,969 SF	5	1480914
D5029	Classroom Building #4-6	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,969 SF	16	1474297
D5092	Classroom Building #4-6	Fair	Exit Sign Light Fixture, LED	6	4	1474128

Fire Alarm & Comm

D5037	Classroom Building 4-6	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	5,969 SF	17	1480915
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Equipment/Special

E2012	Classroom Building #4-6	Fair	Kitchen Cabinetry, Stock Hardwood	188 LF	5	1474560
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Mission Middle School / Classroom Building #7-10

UF

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

Mission Middle School / Classroom Building #7-10

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Classroom Building #7-10 Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	3,840 SF	10	1522849
B2021	Classroom Building 7-10	Fair	Window, 24 SF	4	4	1480965
B2031	Classroom Building 7-10	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	4	4	1480966

Roofing

B3011	Classroom Building #7-10	Good	Roof, Modified Bituminous	6,080 SF	18	1521684
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Interiors

C1011	Classroom Building #7-10	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	5,394 SF	37	1474119
C3025	Classroom Building #7-10	Fair	Interior Floor Finish, Carpet Commercial Standard	3,596 SF	7	1474505
C3032	Classroom Building #7-10	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,596 SF	12	1474557

Fire Suppression

D4019	Classroom Building #7-10	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,596 SF	5	1474223
D4031	Classroom Building #7-10	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	7	1474519

Mission Middle School / Classroom Building #7-10

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3041	Classroom Building #7-10	Fair	HVAC System Ductwork, Medium Density	269 SF	5	1476435
D3052	Classroom Building #7-10-Roof	Poor	Packaged Unit (RTU) #10, 4 TON [Room #10]	1	1	1474397
D3052	Classroom Building #7-10-Roof	Fair	Packaged Unit (RTU) #9, 4 TON [Room #9]	1	5	1474498
D3052	Classroom Building #7-10-Roof	Poor	Packaged Unit (RTU) #8, 4 TON [Room #8]	1	1	1474318
D3052	Classroom Building #7-10-Roof	Poor	Packaged Unit (RTU) #7, 4 TON [Room #7]	1	1	1474118
Electrical						
D5019	Classroom Building 7-10	Fair	Electrical Wiring & Switches, High Density/Complexity	3,596 SF	5	1480917
D5029	Classroom Building #7-10	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,596 SF	16	1474396
Fire Alarm & Comm						
D5037	Classroom Building 7-10	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	3,596 SF	17	1480918
Equipment/Special						

Mission Middle School / Classroom Building #7-10

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2012	Classroom Building #7-10	Fair	Kitchen Cabinetry, Stock Hardwood	88 LF	7	1474205

Mission Middle School / Main Office Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Building #11-12/ Locker Rooms	Fair	Exterior Wall, Brick, 1-2 Stories	9,696 SF	10	1522850
B2021	Main Office Building	Fair	Window, 24 SF	12	4	1480967
B2031	Main Office Building	Fair	Exterior Door, Aluminum-Framed Partially-Glazed	7	4	1480968
B2032	Main Office Building	Fair	Exterior Door, Steel	5	4	1480973
Roofing						
B3011	Main Office Building Roof	Good	Roof, Modified Bituminous	11,660 SF	18	1521685
Interiors						
C1011	Main Office Building	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	12,856 SF	37	1474437

Mission Middle School / Main Office Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1017	Main Office Building	Fair	Interior Window, 24 SF	3	6	1474409
C1021	Main Office Building	Fair	Interior Wood-Framed Partially-Glazed Door, Wood-Framed Partially-Glazed	9	27	1474233
C1021	Main Office Building	Fair	Interior Door, Wood Solid-Core	8	27	1474189
C1031	Main Office Building-Restroom	Fair	Toilet Partitions, Metal	1	3	1474390
C3012	Main Office Building	Fair	Interior Wall Finish, any surface, Prep & Paint	110 SF	3	1476498
C3012	Main Office Building-Restroom	Fair	Interior Wall Finish, Ceramic Tile	547 SF	5	1474214
C3024	Main Office Building	Fair	Interior Floor Finish, Rubber Tile	1,732 SF	11	1474224
C3024	Main Office Building-Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	638 SF	2	1474265
C3024	Main Office Building-Restroom	Fair	Interior Floor Finish, Ceramic Tile	182 SF	5	1474192
C3025	Main Office Building	Fair	Interior Floor Finish, Carpet Commercial Standard	6,565 SF	6	1474491
C3031	Main Office Building-Restroom	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	274 SF	4	1474454
C3032	Main Office Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,844 SF	12	1474500

Mission Middle School / Main Office Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2011	Main Office Building- Restroom	Fair	Toilet, Commercial Water Closet	5	5	1474280
D2012	Main Office Building- Restroom	Fair	Urinal, Standard	3	5	1474344
D2014	Main Office Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	17	1474151
D2014	Main Office Building- Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	1474166
D2014	Main Office Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	17	1474342
D2023	Main Office Building- Mechanical room	Fair	Water Heater, 40 GAL	1	10	1474355
D2029	Main Office Building	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	9,118 SF	5	1480922
Fire Suppression						
D4019	Main Office Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,118 SF	5	1474308
D4031	Main Office Building	Fair	Fire Extinguisher, Wet Chemical/CO2	6	6	1474276

HVAC

Mission Middle School / Main Office Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3022	Main Office Building-Mechanical room	Fair	Expansion Tank, 30 GAL	1	2	1474353
D3032	Main Office Building-Roof	Poor	Condensing Unit/Heat Pump, 2.5 TON	1	1	1474360
D3032	Main Office Building-Roof	Poor	Ductless Split System, 1 TON	1	1	1474180
D3041	Main Office Building	Fair	HVAC System Ductwork, Medium Density	580 SF	5	1476575
D3041	Main Office Building-Mechanical room	Fair	Air Handler (AHU), 1000 CFM	1	12	1474541
D3042	Main Office Building-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474551
D3042	Main Office Building-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474423
D3042	Main Office Building-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474402
D3042	Main Office Building-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474504
D3042	Main Office Building-Roof	Fair	Exhaust Fan, 225 CFM	1	6	1474495

Mission Middle School / Main Office Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Main Office Building-Roof	Poor	Packaged Unit (RTU) ADM#1, 5 TON [Admin #1]	1	1	1474271
D3052	Main Office Building-Roof	Fair	Packaged Unit (RTU), 5 TON [Room #18]	1	7	1474144
D3052	Main Office Building-Roof	Fair	Packaged Unit (RTU), 2 TON	1	11	1474463
D3052	Main Office Building-Roof	Poor	Packaged Unit (RTU) ADM#2, 5 TON [Admin #2]	1	1	1474479
D3052	Main Office Building-Roof	Fair	Packaged Unit (RTU), 3 TON	1	15	1474171
D3052	Main Office Building-Roof	Poor	Packaged Unit (RTU) #2, 5 TON [Room #2]	1	1	1474198
D3052	Main Office Building-Roof	Poor	Packaged Unit (RTU) 31, 5 TON [Room #1]	1	1	1474334
D3052	Main Office Building-Roof	Poor	Packaged Unit (RTU) #3, 5 TON [Room #3]	1	1	1474259

Electrical

D5012	Main Office Building-Mechanical room	Good	Secondary Transformer, 112.5 kVA	1	27	1474459
D5012	Main Office Building-Mechanical room	Fair	Main Distribution Panel, 277/480 V, 400 Amp	1	4	1474328

Mission Middle School / Main Office Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Site	Fair	Building/Main Switchboard-400 AMP, 400 AMP	1	27	1474123
D5012	Site	Fair	Building/Main Switchboard-400 AMP, 400 AMP	1	27	1474435
D5019	Main Office building	Fair	Electrical Wiring & Switches, High Density/Complexity	9,118 SF	5	1480920
D5029	Main Office Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	9,118 SF	16	1474483
D5092	Main Office Building	Fair	Exit Sign Light Fixture, LED	6	4	1474267

Fire Alarm & Comm

D5037	Main Office Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	9,118 SF	17	1480921
D5037	Main Office Building	Good	Fire Alarm Control Panel, Addressable	1	12	1474325

Equipment/Special

E1028	Main Office Building	Fair	Defibrillator (AED), Cabinet Mounted	1	6	1474227
E2012	Main Office Building	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	7	1474226

Mission Middle School / MPR/ Kitchen Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Mission Middle School / MPR/ Kitchen Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Classroom Building #11-12/ Locker Rooms	Fair	Exterior Wall, Brick, 1-2 Stories	9,696 SF	10	1522851
B2032	MPR/ Kitchen Building	Fair	Exterior Door, Steel	12	4	1480972
B2034	MPR/ Kitchen Building-Kitchen	Fair	Overhead/Dock Door, 144 SF	1	17	1474457
B2034	MPR/ Kitchen Building-Kitchen	Fair	Overhead/Dock Door, 144 SF	1	17	1474274
B2034	MPR/ Kitchen Building-Kitchen	Fair	Overhead/Dock Door, 144 SF	1	17	1474428
Roofing						
B3011	MPR/ Kitchen Building Roof	Good	Roof, Modified Bituminous	19,200 SF	18	1521686
Interiors						
C1011	MPR/ Kitchen Building	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	3,522 SF	8	1474266
C1017	MPR/ Kitchen Building	Fair	Interior Window, 24 SF	2	5	1474496

Mission Middle School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	MPR/ Kitchen Building	Fair	Interior Door, Wood-Framed Partially-Glazed	2	27	1474501
C1021	MPR/ Kitchen Building	Fair	Interior Door, Wood Solid-Core	12	27	1474216
C1021	MPR/ Kitchen Building	Fair	Interior Door, Steel	7	5	1474314
C1031	MPR/ Kitchen Building-Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	3	1474143
C2011	MPR/ Kitchen Building	Fair	Interior Stair/Ramp Rails, Metal, Refinish	80 LF	3	1474191
C2011	MPR/ Kitchen Building	Fair	Interior Stairs, Wood	310 SF	5	1474545
C3012	MPR/ Kitchen Building-Restrooms	Fair	Interior Wall Finish, Ceramic Tile	2,113 SF	5	1474336
C3012	MPR/ Kitchen Building	Fair	Interior Wall Finish, Hard Tile Fabric-Faced	528 SF	12	1474517
C3012	MPR/ Kitchen Building	Fair	Interior Wall Finish, any surface, Prep & Paint	11,446 SF	4	1474126
C3024	MPR/ Kitchen Building-Stage	Fair	Interior Floor Finish, Wood Strip, Refinish	939 SF	4	1474554

Mission Middle School / MPR/ Kitchen Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	MPR/ Kitchen Building	Fair	Interior Floor Finish, Rubber Thread	40 SF	2	1474268
C3024	MPR/ Kitchen Building-Restrooms	Fair	Interior Floor Finish, Ceramic Tile	822 SF	6	1474393
C3024	MPR/ Kitchen Building	Fair	Interior Floor Finish, Linoleum	235 SF	2	1474149
C3024	MPR/ Kitchen Building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,335 SF	12	1474513
C3025	MPR/ Kitchen Building	Fair	Interior Floor Finish, Carpet Commercial Standard	1,409 SF	4	1474293
C3031	MPR/ Kitchen Building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,761 SF	4	1474221
C3032	MPR/ Kitchen Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,043 SF	12	1474289
C3032	MPR/ Kitchen Building	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	2,935 SF	4	1474404

Elevators

D1013	MPR/ Kitchen Building	Fair	Wheelchair Lift, 5' Rise, Renovate	1	4	1474258
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Plumbing

Mission Middle School / MPR/ Kitchen Building

UF	Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
	D2011	MPR/ Kitchen Building-Restrooms	Fair	Toilet, Commercial Water Closet	10	17	1474122
	D2012	MPR/ Kitchen Building-Restrooms	Fair	Urinal, Standard	3	17	1474211
	D2014	MPR/ Kitchen Building-Utility Closet	Fair	Service Sink, Wall-Hung	1	5	1474252
	D2014	MPR/ Kitchen Building-Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	5	1474546
	D2014	MPR/ Kitchen Building-Custodians office	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	1474212
	D2014	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	5	1474160
	D2014	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	5	1474304
	D2014	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	5	1474340
	D2014	MPR/ Kitchen Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	17	1474416
	D2018	MPR/ Kitchen Building	Fair	Drinking Fountain, Interior	1	2	1474412

Mission Middle School / MPR/ Kitchen Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2023	MPR/ Kitchen Building-Mechanical room	Fair	Water Heater, 250 GAL	1	7	1474478
D2029	MPR/ Kitchen Building	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	11,739 SF	5	1480925

Fire Suppression

D4019	MPR/ Kitchen Building	Fair	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	8,961 SF	5	1474542
D4019	MPR/ Kitchen Building and Exterior	Fair	Sprinkler Heads (per SF)	6,800 SF	5	1474480
D4019	MPR/ Kitchen Building-Custodians office	Fair	Fire Riser	1	27	1474520
D4031	MPR/ Kitchen Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	1474215
D4031	MPR/ Kitchen Building-Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	1474327
D4091	MPR/ Kitchen Building-Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	8 LF	4	1474553

HVAC

Mission Middle School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	MPR/ Kitchen Building	Fair	HVAC System Ductwork, Medium Density	704 SF	6	1474425
D3042	MPR/ Kitchen Building-Roof	Poor	Exhaust Fan, 125 CFM	1	1	1474529
D3042	MPR/ Kitchen Building-Roof	Fair	Exhaust Fan, 2000 CFM	1	7	1474141
D3042	MPR/ Kitchen Building-Roof	Fair	Exhaust Fan, 495 CFM	1	17	1474484
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU) MPR#3, 10 TON [MPR#3]	1	16	1474408
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU), 5 TON	1	13	1474524
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU) #25, 10 TON [Room #25]	1	16	1474414
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU) MPR#1, 10 TON [MPR #1]	1	16	1474338
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU) Stage, 7.5 TON [Stage]	1	16	1474508
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU), 3 TON	1	11	1474365

Mission Middle School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	MPR/ Kitchen Building-Roof	Fair	Packaged Unit (RTU) MPR#2, 10 TON [MPR #2]	1	16	1474335
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	11	1474257
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	9	1474458
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	3	1474165
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	9	1474383
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	11	1474200
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	11	1474307
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	9	1474135
D3094	MPR/ Kitchen Building	Fair	Air Curtain, 1000 CFM	1	11	1474427

Electrical

Mission Middle School / MPR/ Kitchen Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	MPR/ Kitchen Building-Electrical room	Fair	Main Distribution Panel-200 AMP, 200 AMP [MCS-H]	1	4	1474317
D5012	MPR/ Kitchen Building-Electrical room	Fair	Main Distribution Panel-225 AMP, 225 AMP	1	17	1474162
D5012	MPR/ Kitchen Building-Electrical room	Fair	Secondary Transformer, 30 kVA	1	4	1474453
D5019	MPR/ Kitchen Building	Fair	Electrical Wiring & Switches, High Density/Complexity	11,739 SF	5	1480923
D5029	MPR/ Kitchen Building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	11,739 SF	16	1474406
D5092	MPR/ Kitchen Building	Fair	Exit Sign Light Fixture, LED	12	6	1474379
Fire Alarm & Comm						
D5037	MPR/ Kitchen Building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	11,739 SF	17	1480924
Equipment/Special						
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	4	1474477

Mission Middle School / MPR/ Kitchen Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Steam Kettle	1	5	1474350
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	12	1474401
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Mixer, Tabletop	1	5	1474240
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	12	1474559
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1474434
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Mixer, Freestanding	1	6	1474283
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Icemaker, Freestanding	1	4	1474133
E1093	MPR/ Kitchen Building Exterior	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	4	1474311
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, LF	1	2	1474492
E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In	1	2	1474125

Mission Middle School / MPR/ Kitchen Building

UF	Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	4	1474403
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle	1	5	1474394
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	2	1474466
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	12	1474468
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	12	1474140
	E1093	MPR/ Kitchen Building Exterior	Fair	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator	1	5	1474539
	E1093	MPR/ Kitchen Building Exterior	Fair	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser	1	4	1474176
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Dairy Cooler/Wells	1	2	1474356
	E1093	MPR/ Kitchen Building-Kitchen	Fair	Commercial Kitchen, Food Warmer	1	4	1474159
	E2012	MPR/ Kitchen Building	Fair	Kitchen Cabinetry, Stock Hardwood	48 LF	4	1474331
Site Development							

Mission Middle School / MPR/ Kitchen Building

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2045	MPR/ Kitchen Building	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	12	12	1474169

Mission Middle School / Portable Building #32

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #32 Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	8	1474359
B2011	Portable Building #32 Building Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474502
B2021	Portable Building #32 Building Exterior	Fair	Window, 24 SF	2	5	1474388
B2032	Portable Building #32 Building Exterior	Fair	Exterior Door, Steel	1	27	1474337

Roofing

B3011	Portable Building #32 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474194
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Interiors

C1011	Portable Building #32	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474167
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Mission Middle School / Portable Building #32

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	Portable Building #32	Fair	Interior Door, Steel Fire, 90-Minutes and Over	1	27	1474132
C3025	Portable Building #32	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474137
C3032	Portable Building #32	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	21	1474139

Fire Suppression

D4019	Portable Building #32	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474291
D4031	Portable Building #32	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1474526

HVAC

D3052	Portable Building #32 Building Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	1	1474450
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Electrical

D5019	Portable Building #32	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480926
D5022	Portable Building #32 Building Exterior	Fair	Light Fixture, 150 WATT	1	16	1474294
D5029	Portable Building #32	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474248

Mission Middle School / Portable Building #32

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #32	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480927

Mission Middle School / Portable Building #33

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #33 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474552
B2011	Portable Building #33 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	7	1474181
B2021	Portable Building #33 Exterior	Fair	Window, 24 SF	2	5	1474303
B2032	Portable Building #33 Exterior	Fair	Exterior Door, Steel	1	27	1474324
Roofing						
B3011	Portable Building #33 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474203

Interiors

Mission Middle School / Portable Building #33

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #33	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474426
C3025	Portable Building #33	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474372
C3032	Portable Building #33	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474243
Fire Suppression						
D4019	Portable Building #33	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474288
D4031	Portable Building #33	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	7	1474349
HVAC						
D3052	Portable Building #33 Exterior	Poor	Heat Pump, 3.5 TON	1	1	1474185
Electrical						
D5019	Portable Building #33	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480929
D5022	Portable Building #33 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474153
D5029	Portable Building #33	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474555

Mission Middle School / Portable Building #33

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #33	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480930

Mission Middle School / Portable Building #34

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #34 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	7	1474238
B2011	Portable Building #34 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474381
B2021	Portable Building #34 Exterior	Fair	Window, 24 SF	2	6	1474184
B2032	Portable Building #34 Exterior	Fair	Exterior Door, Steel	1	27	1474253

Roofing

B3011	Portable Building #34 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474157
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Interiors

Mission Middle School / Portable Building #34

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #34	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474368
C3025	Portable Building #34	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474138
C3032	Portable Building #34	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474550
Fire Suppression						
D4019	Portable Building #34	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474202
D4031	Portable Building #34	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1474201
HVAC						
D3052	Portable Building #34 Exterior	Poor	Heat Pump, 3.5 TON	1	1	1474246
Electrical						
D5019	Portable Building #34	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480932
D5022	Portable Building #34 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474532
D5029	Portable Building #34	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474345

Mission Middle School / Portable Building #34

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #34 Exterior	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480933

Mission Middle School / Portable Building #35

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #35 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474413
B2011	Portable Building #35 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	7	1474482
B2021	Portable Building #35	Fair	Window, 24 SF	2	5	1474281
B2032	Portable Building #35 Exterior	Fair	Exterior Door, Steel	1	27	1474130

Roofing

B3011	Portable Building #35 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474507
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Interiors

Mission Middle School / Portable Building #35

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #35	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474300
C3025	Portable Building #35	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474474
C3032	Portable Building #35	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474175
Fire Suppression						
D4019	Portable Building #35	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474305
D4031	Portable Building #35	Fair	Fire Extinguisher, Wet Chemical/CO2	1	7	1474282
HVAC						
D3052	Portable Building #35 Exterior	Fair	Heat Pump, 3.5 TON	1	14	1474173
Electrical						
D5019	Portable Building #35	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480935
D5022	Portable Building #35 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474405
D5029	Portable Building #35	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474236

Mission Middle School / Portable Building #35

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Portable Building #35	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480936

Fire Alarm & Comm

Mission Middle School / Portable Building #36

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Portable Building #36 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	7	1474275
B2011	Portable Building #36 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474270
B2021	Portable Building #36 Exterior	Fair	Window, 24 SF	2	5	1474407
B2032	Portable Building #36 Exterior	Fair	Exterior Door, Steel	1	27	1474326

Facade

Roofing

B3011	Portable Building #36 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474410
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Interiors

Mission Middle School / Portable Building #36

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #36	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474228
C3024	Portable Building #36	Fair	Interior Floor Finish, Rubber Tile	960 SF	12	1474229
C3032	Portable Building #36	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474521
Fire Suppression						
D4019	Portable Building #36	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474471
D4031	Portable Building #36	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	7	1474209
HVAC						
D3052	Portable Building #36 Exterior	Poor	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	1	1474186
Electrical						
D5019	Portable Building #36	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480938
D5022	Portable Building #36 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474417
D5029	Portable Building #36	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474197

Mission Middle School / Portable Building #36

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #36	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480939

Mission Middle School / Portable Building #37

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #37 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474183
B2011	Portable Building #37 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	8	1474364
B2021	Portable Building #37 Exterior	Fair	Window, 24 SF	2	5	1474462
B2032	Portable Building #37 Exterior	Fair	Exterior Door, Steel	1	27	1474170

Roofing

B3011	Portable Building #37 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474193
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Interiors

Mission Middle School / Portable Building #37

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #37	Fair	Interior Fiberboard panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474330
C3025	Portable Building #37	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474316
C3032	Portable Building #37	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474196
Fire Suppression						
D4019	Portable Building #37	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474536
D4031	Portable Building #37	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1474399
HVAC						
D3052	Portable Building #37 Exterior	Poor	Heat Pump, 3.5 TON	1	1	1474470
Electrical						
D5019	Portable Building #37	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480941
D5022	Portable Building #37 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474182
D5029	Portable Building #37	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474124

Mission Middle School / Portable Building #37

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #37	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480942

Mission Middle School / Portable Building #38

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #38 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	8	1474400
B2011	Portable Building #38 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474530
B2021	Portable Building #38 Exterior	Fair	Window, 24 SF	2	5	1474558
B2032	Portable Building #38 Exterior	Fair	Exterior Door, Steel	1	27	1474237
Roofing						
B3011	Portable Building #38 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474322

Interiors

Mission Middle School / Portable Building #38

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #38	Fair	Interior Fiberboard Wall Construction, Fiberboard Panel	1,170 SF	37	1474380
C3025	Portable Building #38	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474292
C3032	Portable Building #38	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474269
Fire Suppression						
D4019	Portable Building #38	Fair	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474385
D4031	Portable Building #38	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	7	1474370
HVAC						
D3052	Portable Building #38 Exterior	Poor	Heat Pump, 3.5 TON	1	1	1474510
Electrical						
D5019	Portable Building #38	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480944
D5022	Portable Building #38 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474438
D5029	Portable Building #38	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474506

Mission Middle School / Portable Building #38

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #38	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480945

Mission Middle School / Portable Building #39

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Portable Building #39 Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,278 SF	6	1474369
B2011	Portable Building #39 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,278 SF	8	1474146
B2021	Portable Building #39 Exterior	Fair	Window, 24 SF	2	5	1474415
B2032	Portable Building #39 Exterior	Fair	Exterior Door, Steel	1	6	1474279

Roofing

B3011	Portable Building #39 Roof	Good	Roof, Modified Bituminous	1,128 SF	18	1474272
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Interiors

Mission Middle School / Portable Building #39

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #39	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,170 SF	37	1474540
C3025	Portable Building #39	Fair	Interior Floor Finish, Carpet Commercial Standard	960 SF	7	1474244
C3032	Portable Building #39	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	960 SF	12	1474516
Fire Suppression						
D4019	Portable Building #39	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	960 SF	5	1474377
D4031	Portable Building #39	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1474148
HVAC						
D3052	Portable Building #39 Exterior	Poor	Heat Pump, 3.5 TON	1	1	1474375
Electrical						
D5019	Portable Building #39	Fair	Electrical Wiring & Switches, High Density/Complexity	960 SF	5	1480947
D5022	Portable Building #39 Exterior	Fair	Light Fixture, 150 WATT	1	16	1474429
D5029	Portable Building #39	Fair	Lighting System, Interior, Low Density & Standard Fixtures	960 SF	16	1474249

Mission Middle School / Portable Building #39

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Portable Building #39	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	960 SF	17	1480948

Mission Middle School / Site

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Rails, Metal, Refinish	350 LF	3	1477463
B1029	Building Exterior	Fair	Roof Access Ladder, Steel	18 LF	27	1477480
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	9,004 SF	4	1474310
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,050 SF	3	1474145
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	9,004 SF	5	1474154
B2039	Building Exterior	Fair	Exterior Door, Metal Wire Mesh	14	5	1474231

Mission Middle School / Site

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	7	3	1474418
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	5	1474436
HVAC						
D3016	Site	Fair	Solar Inverter, 2800 WATTS	6	2	1474260
D3016	Site	Fair	Solar Panel, 24 SF	2,960	15	1522418
Electrical						
D5012	Site	Fair	Main Distribution Panel-2000 AMP, 277/480 V, 2,000 Amp	1	4	1474371
D5022	Building exterior	Fair	Light Fixture, 250 WATT	25	7	1474445
D5022	Building exterior	Fair	Light Fixture, 250 WATT	1	7	1474312
D5022	Building exterior	Fair	Light Fixture, 250 WATT	60	16	1474512
Pavement						
G2022	Site	Good	Parking Lots, Asphalt Pavement, Mill & Overlay	49,250 SF	22	1474547
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	2,016 SF	2	1474373
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	7,920 SF	6	1474277

Mission Middle School / Site**UF**

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2035	Site	Fair	Exterior Ramps, Concrete (per LF of Nosing)	260 LF	37	1477462
G2035	Site	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	220 LF	5	1474251
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	3,201 LF	6	1474378
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	80 LF	27	1474254
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	2,900 LF	27	1474299
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	140 LF	5	1474420
G2044	Building Exterior	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	7	1474499
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	7	1474206
G2044	Building Exterior	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	7	1474199
G2045	Site	Fair	Site Furnishings, Bike Rack	2	12	1474549
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	30	12	1474439
G2047	Site	Fair	Sports Apparatus, Basketball Backstop	20	4	1474286
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	82,948 SF	2	1474158
G2047	Site	Fair	Play Surfaces & Sports Courts, Asphalt	82,948 SF	5	1474256

Mission Middle School / Site

UF

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2048	Site	Fair	Flagpole, Metal	1	17	1474152
G2049	Site	Fair	Prefabricated/Ancillary Building or Structure, All Components	1,920 SF	18	1474177
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	30 LF	6	1474392

Landscaping

G2057	Site	Poor	Irrigation System, Replace/Install	26,345 SF	2	1474195
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Utilities

G3014	Site	Fair	Fire Hydrant, Replace/Install	1	13	1474319
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Site Lighting

G4021	Site	Fair	Site Pole Light, 1000 WATT, Replace/Install	5	5	1474247
G4021	Site	Fair	Site Pole Light, 1000 WATT, Replace/Install	2	7	1474523

Follow-up Studies

P000X	Site	Poor	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1477474
P000X	Site	Poor	Engineer, Civil, Landscaping	1	0	1481278

Mission Middle School / Site Restrooms

Mission Middle School / Site Restrooms

Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
UF						
Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Site Restroom Exterior	Fair	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories	1,140 SF	6	1474255
B2011	Site Restroom Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	308 SF	34	1474241
B2011	Site Restroom Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,140 SF	7	1474242
B2011	Site Restroom Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	308 SF	7	1474323
B2032	Site Restroom Exterior	Fair	Exterior Door, Steel	4	24	1474129
Roofing						
B3011	Site Restroom Roof	Good	Roof, Modified Bituminous	540 SF	18	1474525
Interiors						
C1031	Site Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	4	1474452
C3012	Site Restrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	912 SF	14	1474161

Mission Middle School / Site Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Site Restrooms	Poor	Interior Floor Finish, Linoleum, Repair	100 SF	0	1474376
C3024	Site Restrooms	Fair	Interior Floor Finish, Linoleum	540 SF	2	1474329
C3032	Site Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	540 SF	9	1474296
Plumbing						
D2011	Site Restrooms	Fair	Toilet, Commercial Water Closet	8	14	1474456
D2012	Site Restrooms	Fair	Urinal, Standard	2	14	1474188
D2014	Site Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	1474219
D2029	Site Restroom	Fair	Plumbing System, Supply & Sanitary, High Density (excl fixtures)	540 SF	5	1480952
Electrical						
D5019	Site Restroom	Fair	Electrical Wiring & Switches, High Density/Complexity	540 SF	5	1480950
D5022	Site Restroom Exterior	Fair	Light Fixture, 150 WATT	4	16	1474503
Fire Alarm & Comm						
D5037	Site Restroom	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	540 SF	17	1480951

Appendix E: Replacement Reserves



11/14/2019

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate	
Mission Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mission Middle School / Classroom Building #11-12/ Locker Rooms	\$0	\$142,526	\$17,980	\$0	\$73,777	\$380,204	\$803,400	\$84,411	\$0	\$0	\$764,519	\$0	\$10,336	\$0	\$43,299	\$759	\$141,175	\$94,863	\$250,651	\$23,400	\$0	\$0	\$2,831,300
Mission Middle School / Classroom Building #13-20	\$0	\$45,608	\$0	\$1,633	\$53,251	\$106,241	\$0	\$147,468	\$0	\$0	\$382,260	\$0	\$48,844	\$2,195	\$15,807	\$0	\$125,656	\$190,624	\$242,886	\$0	\$0	\$0	\$1,362,473
Mission Middle School / Classroom Building #21-24/ Library	\$0	\$61,571	\$8,414	\$1,089	\$70,670	\$263,303	\$0	\$152,022	\$0	\$0	\$382,260	\$0	\$48,844	\$1,463	\$2,210	\$0	\$125,656	\$199,789	\$208,964	\$0	\$0	\$0	\$1,526,254
Mission Middle School / Classroom Building #26-29	\$0	\$41,048	\$0	\$726	\$24,520	\$107,373	\$0	\$57,182	\$0	\$0	\$302,780	\$0	\$48,243	\$975	\$1,474	\$0	\$51,104	\$31,808	\$114,583	\$0	\$0	\$0	\$781,814
Mission Middle School / Classroom Building #4-6	\$0	\$37,627	\$33,055	\$5,146	\$138,629	\$213,249	\$595	\$1,157	\$0	\$0	\$302,780	\$0	\$21,434	\$6,916	\$2,210	\$0	\$85,627	\$109,639	\$139,931	\$0	\$0	\$0	\$1,097,994
Mission Middle School / Classroom Building #7-10	\$0	\$30,786	\$0	\$0	\$14,951	\$54,464	\$0	\$73,479	\$0	\$0	\$302,780	\$0	\$19,865	\$0	\$0	\$0	\$51,104	\$76,763	\$114,583	\$0	\$0	\$0	\$738,774
Mission Middle School / Main Office Building	\$0	\$71,035	\$7,805	\$1,228	\$49,424	\$313,073	\$80,746	\$47,651	\$0	\$0	\$766,453	\$32,314	\$87,051	\$268	\$3,128	\$12,935	\$203,480	\$79,113	\$219,744	\$0	\$0	\$0	\$1,975,447
Mission Middle School / MPR/ Kitchen Building	\$0	\$1,368	\$26,639	\$11,757	\$167,189	\$547,259	\$45,870	\$133,969	\$59,267	\$7,800	\$764,519	\$22,525	\$158,175	\$18,565	\$74,537	\$0	\$341,074	\$189,445	\$361,842	\$51,440	\$20,394	\$0	\$3,003,633
Mission Middle School / Portable Building #32	\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$13,066	\$9,803	\$5,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,067	\$20,200	\$28,484	\$0	\$0	\$0	\$107,254
Mission Middle School / Portable Building #33	\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,670	\$15,227	\$0	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,534	\$27,489	\$21,258	\$0	\$0	\$0	\$111,740
Mission Middle School / Portable Building #34	\$0	\$6,271	\$0	\$0	\$0	\$8,624	\$17,362	\$15,022	\$0	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,801	\$27,215	\$21,258	\$0	\$0	\$0	\$111,856
Mission Middle School / Portable Building #35	\$0	\$0	\$0	\$0	\$0	\$12,987	\$12,670	\$15,431	\$0	\$0	\$0	\$0	\$5,303	\$0	\$9,209	\$0	\$10,534	\$27,764	\$21,258	\$0	\$0	\$0	\$115,156
Mission Middle School / Portable Building #36	\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,670	\$5,424	\$0	\$0	\$0	\$0	\$18,940	\$0	\$0	\$0	\$10,534	\$14,316	\$21,258	\$0	\$0	\$0	\$102,400
Mission Middle School / Portable Building #37	\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,868	\$9,803	\$5,376	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,801	\$20,200	\$28,484	\$0	\$0	\$0	\$112,093
Mission Middle School / Portable Building #38	\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,670	\$10,007	\$5,376	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,534	\$20,474	\$28,484	\$0	\$0	\$0	\$112,107
Mission Middle School / Portable Building #39	\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$13,661	\$9,803	\$5,376	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,801	\$20,200	\$28,484	\$0	\$0	\$0	\$112,886
Mission Middle School / Site	\$15,498	\$0	\$174,234	\$34,927	\$322,465	\$1,040,900	\$189,418	\$109,926	\$0	\$0	\$0	\$0	\$129,029	\$15,206	\$48,245	\$9,257,856	\$23,449	\$107,314	\$481,702	\$0	\$0	\$0	\$11,950,169
Mission Middle School / Site Restrooms	\$2,768	\$0	\$2,220	\$0	\$5,607	\$12,474	\$11,302	\$5,998	\$0	\$2,730	\$0	\$0	\$0	\$0	\$60,601	\$0	\$1,208	\$15,471	\$10,177	\$0	\$0	\$0	\$130,554
Grand Total	\$18,266	\$475,468	\$270,347	\$56,506	\$920,483	\$3,138,073	\$1,238,965	\$903,781	\$80,773	\$10,530	\$3,968,350	\$54,840	\$622,578	\$45,588	\$260,720	\$9,271,550	\$1,235,137	\$1,272,686	\$2,344,031	\$74,840	\$20,394	\$0	\$26,283,905

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

Mission Middle School / Classroom Building #11-12/ Locker Rooms

Uniformat Code	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	1522844	Exterior Wall, Brick, 1-2 Stories, Replace	50	40	10	9696	SF	\$58.67	\$568,874																						\$568,874
B2031	1480956	Exterior Door, Aluminum-Framed Partially-Glazed, Replace	30	26	4	2	EA	\$1,439.10	\$2,878				\$2,878																		\$2,878
B2032	1480971	Exterior Door, Steel, Replace	40	36	4	6	EA	\$664.20	\$3,985				\$3,985																		\$3,985
B3011	1521679	Roof, Modified Bituminous, Replace	20	2	18	13300	SF	\$11.07	\$147,231																		\$147,231			\$147,231	
C1017	1474348	Interior Window, 24 SF, Replace	40	34	6	10	EA	\$940.95	\$9,410						\$9,410																\$9,410
C1021	1474467	Interior Door, Wood Solid-Core, Replace	40	36	4	14	EA	\$774.90	\$10,849				\$10,849																		\$10,849
C1021	1474537	Interior Door, Steel, Replace	40	34	6	14	EA	\$664.20	\$9,299						\$9,299																\$9,299
C1031	1474358	Toilet Partitions, Metal, Replace	20	15	5	7	EA	\$940.95	\$6,587					\$6,587																	\$6,587
C1033	1474476	Lockers, Steel Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	1056	EA	\$553.50	\$584,496						\$584,496																\$584,496
C3012	1474352	Interior Wall Finish, any surface, Prep & Paint	10	6	4	6682	SF	\$1.66	\$11,095				\$11,095											\$11,095							\$11,095
C3012	1474204	Interior Wall Finish, Ceramic Tile, Replace	40	35	5	4009	SF	\$19.93	\$79,883					\$79,883																	\$79,883
C3024	1474298	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	2762	SF	\$5.54	\$15,288																		\$15,288				\$15,288
C3024	1474514	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	891	SF	\$5.54	\$4,932				\$4,932															\$4,932			\$4,932
C3024	1474285	Interior Floor Finish, Ceramic Tile, Replace	40	35	5	356	SF	\$19.93	\$7,094					\$7,094																	\$7,094
C3031	1474489	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	7038	SF	\$2.21	\$15,582				\$15,582												\$15,582						\$15,582
C3032	1474486	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	1871	SF	\$3.87	\$7,249															\$7,249							\$7,249
D2011	1474543	Toilet, Commercial Water Closet, Replace	30	24	6	8	EA	\$1,439.10	\$11,513						\$11,513																\$11,513
D2012	1474556	Urinal, Standard, Replace	30	24	6	7	EA	\$1,217.70	\$8,524						\$8,524																\$8,524
D2014	1474190	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	10	EA	\$1,660.50	\$16,605						\$16,605																\$16,605
D2014	1474382	Service Sink, Wall-Hung, Replace	35	29	6	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2021	1480961	Window, 24 SF, Replace	30	26	4	8	EA	\$1,881.90	\$15,055					\$15,055																	\$15,055
B2031	1480962	Exterior Door, Aluminum-Framed Partially-Glazed, Replace	30	26	4	4	EA	\$1,439.10	\$5,756					\$5,756																	\$5,756
B3011	1521682	Roof, Modified Bituminous, Replace	20	2	18	6080	SF	\$11.07	\$67,306																		\$67,306			\$67,306	
C3024	1474443	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	3	12	3596	SF	\$5.54	\$19,904													\$19,904								\$19,904	
C3032	1474262	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3596	SF	\$3.87	\$13,933													\$13,933								\$13,933	
D2014	1474433	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	\$1,660.50	\$3,321																		\$3,321			\$3,321	
D2029	1480913	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	35	5	3596	SF	\$15.50	\$55,731					\$55,731																\$55,731	
D3041	1476433	HVAC System Ductwork, Medium Density, Replace	30	25	5	240	SF	\$4.43	\$1,063					\$1,063																\$1,063	
D3052	1474178	Packaged Unit (RTU) #28, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963		\$9,963																			\$9,963	
D3052	1474230	Packaged Unit (RTU) #27, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963		\$9,963																			\$9,963	
D3052	1474395	Packaged Unit (RTU) #26, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963		\$9,963																			\$9,963	
D3052	1474515	Packaged Unit (RTU) #29, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963		\$9,963																			\$9,963	
D4019	1474387	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	3596	SF	\$5.54	\$19,904					\$19,904																\$19,904	
D4031	1474488	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	4	EA	\$166.05	\$664				\$664									\$664								\$664	
D5019	1480911	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	3596	SF	\$4.43	\$15,923					\$15,923																\$15,923	
D5029	1474461	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	4	16	3596	SF	\$8.86	\$31,846																\$31,846					\$31,846	
D5037	1480912	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	3596	SF	\$4.43	\$15,923																	\$15,923				\$15,923	
D5092	1474509	Exit Sign Light Fixture, LED, Replace	10	6	4	4	EA	\$243.54	\$974				\$974										\$974							\$974	
E2012	1474121	Kitchen Cabinetry, Stock Hardwood, Replace	20	13	7	140	LF	\$332.10	\$46,494							\$46,494														\$46,494	
Totals, Unescalated										\$0	\$39,852	\$0	\$664	\$21,786	\$92,620	\$0	\$46,494	\$0	\$0	\$225,297	\$0	\$33,837	\$664	\$974	\$0	\$31,846	\$19,244	\$67,306	\$0	\$0	\$580,584
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$41,048	\$0	\$726	\$24,520	\$107,373	\$0	\$57,182	\$0	\$0	\$302,780	\$0	\$48,243	\$975	\$1,474	\$0	\$51,104	\$31,808	\$114,583	\$0	\$0	\$781,814

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

Mission Middle School / Classroom Building #4-6

Uniformat Code	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	1522848	Exterior Wall, Brick, 1-2 Stories, Replace	50	40	10	3840	SF	\$58.67	\$225,297											\$225,297											\$225,297
B2021	1480963	Window, 24 SF, Replace	30	26	4	22	EA	\$1,881.90	\$41,402					\$41,402																	\$41,402
B2031	1480964	Exterior Door, Aluminum-Framed Partially-Glazed, Replace	30	26	4	4	EA	\$1,439.10	\$5,756					\$5,756																	\$5,756
B2032	1480974	Exterior Door, Steel, Replace	40	36	4	3	EA	\$664.20	\$1,993					\$1,993																\$1,993	
B3011	1521683	Roof, Modified Bituminous, Replace	20	2	18	7425	SF	\$11.07	\$82,195																		\$82,195			\$82,195	
C1031	1474339	Toilet Partitions, Metal, Replace	20	13	7	1	EA	\$940.95	\$941								\$941													\$941	
C3012	1474475	Interior Wall Finish, any surface, Prep & Paint	10	7	3	448	SF	\$1.66	\$744				\$744									\$744								\$744	
C3024	1474346	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	5611	SF	\$5.54	\$31,057			\$31,057														\$31,057				\$31,057	
C3024	1474444	Interior Floor Finish, Linoleum, Replace	15	13	2	26	SF	\$3.87	\$101			\$101														\$101				\$101	
C3031	1474287	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	1791	SF	\$2.21	\$3,965				\$3,965									\$3,965								\$3,965	
C3032	1474147	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3880	SF	\$3.87	\$15,033													\$15,033								\$15,033	
D2011	1474264	Toilet, Commercial Water Closet, Replace	30	13	17	1	EA	\$1,439.10	\$1,439																	\$1,439				\$1,439	
D2014	1474332	Trough Style Sink, Solid Surface, Vandalism Resistant, Replace	30	26	4	5	EA	\$2,833.92	\$14,170					\$14,170																\$14,170	
D2014	1474528	Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,549.80	\$1,550						\$1,550															\$1,550	
D2014	1474432	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	3	EA	\$1,328.40	\$3,985																	\$3,985				\$3,985	
D2014	1474431	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	\$1,660.50	\$3,321																	\$3,321				\$3,321	
D2029	1480916	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	35	5	5969	SF	\$15.50	\$92,508					\$92,508																\$92,508	
D3041	1476434	HVAC System Ductwork, Medium Density, Replace	30	25	5	232	SF	\$4.43	\$1,027					\$1,027																\$1,027	
D3052	1474156	Packaged Unit (RTU) #4, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																			\$12,177	
D3052	1474220	Packaged Unit (RTU) #6, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																			\$12,177	
D3052	1474347	Packaged Unit (RTU) #5, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																			\$12,177	
D4019	1474460	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	36	4	5969	SF	\$5.54	\$33,038					\$33,038																\$33,038	
D4031	1474301	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498						\$498										\$498					\$498	
D5012	1474538	Main Distribution Panel-400 AMP, 277/480 V, 400 Amp, Replace	30	26	4	1	EA	\$5,867.10	\$5,867					\$5,867																\$5,867	
D5012	1474321	Secondary Transformer, 75 kVA, Replace	30	26	4	1	EA	\$11,070.00	\$11,070					\$11,070																\$11,070	

\$11,070

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D5012	1474384	Secondary Transformer, 45 kVA, Replace	30	26	4	1	EA	\$8,413.20	\$8,413					\$8,413																	\$8,413
D5019	1480914	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	5969	SF	\$4.43	\$26,431						\$26,431																\$26,431
D5029	1474297	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	4	16	5969	SF	\$8.86	\$52,861																\$52,861						\$52,861
D5037	1480915	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	5969	SF	\$4.43	\$26,431																	\$26,431				\$26,431	
D5092	1474128	Exit Sign Light Fixture, LED, Replace	10	6	4	6	EA	\$243.54	\$1,461					\$1,461								\$1,461								\$2,922	
E2012	1474560	Kitchen Cabinetry, Stock Hardwood, Replace	20	15	5	188	LF	\$332.10	\$62,435						\$62,435																\$62,435
Totals, Unescalated										\$0	\$36,531	\$31,158	\$4,709	\$123,170	\$183,950	\$498	\$941	\$0	\$0	\$225,297	\$0	\$15,033	\$4,709	\$1,461	\$0	\$53,360	\$66,334	\$82,195	\$0	\$0	\$829,346
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$37,627	\$33,055	\$5,146	\$138,629	\$213,249	\$595	\$1,157	\$0	\$0	\$302,780	\$0	\$21,434	\$6,916	\$2,210	\$0	\$85,627	\$109,639	\$139,931	\$0	\$0	\$1,097,994

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

Mission Middle School / Classroom Building #7-10

Uniformat Code	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	1522849	Exterior Wall, Brick, 1-2 Stories, Replace	50	40	10	3840	SF	\$58.67	\$225,297											\$225,297											\$225,297
B2021	1480965	Window, 24 SF, Replace	30	26	4	4	EA	\$1,881.90	\$7,528				\$7,528																		\$7,528
B2031	1480966	Exterior Door, Aluminum-Framed Partially-Glazed, Replace	30	26	4	4	EA	\$1,439.10	\$5,756				\$5,756																		\$5,756
B3011	1521684	Roof, Modified Bituminous, Replace	20	2	18	6080	SF	\$11.07	\$67,306																	\$67,306					\$67,306
C3025	1474505	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	3596	SF	\$8.30	\$29,856							\$29,856									\$29,856						\$29,856
C3032	1474557	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	3596	SF	\$3.87	\$13,933												\$13,933										\$13,933
D3041	1476435	HVAC System Ductwork, Medium Density, Replace	30	25	5	269	SF	\$4.43	\$1,191					\$1,191																	\$1,191
D3052	1474397	Packaged Unit (RTU) #10, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963	\$9,963																					\$9,963
D3052	1474318	Packaged Unit (RTU) #8, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963	\$9,963																					\$9,963
D3052	1474118	Packaged Unit (RTU) #7, 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963	\$9,963																					\$9,963
D3052	1474498	Packaged Unit (RTU) #9, 4 TON, Replace	20	15	5	1	EA	\$9,963.00	\$9,963					\$9,963																	\$9,963
D4019	1474223	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	3596	SF	\$5.54	\$19,904					\$19,904																	\$19,904
D4031	1474519	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	\$166.05	\$664							\$664									\$664						\$664
D5019	1480917	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	3596	SF	\$4.43	\$15,923					\$15,923																	\$15,923
D5029	1474396	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	4	16	3596	SF	\$8.86	\$31,846																\$31,846						\$31,846
D5037	1480918	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	3596	SF	\$4.43	\$15,923																\$15,923						\$15,923
E2012	1474205	Kitchen Cabinetry, Stock Hardwood, Replace	20	13	7	88	LF	\$332.10	\$29,225							\$29,225															\$29,225
Totals, Unescalated										\$0	\$29,889	\$0	\$0	\$13,284	\$46,981	\$0	\$59,745	\$0	\$0	\$225,297	\$0	\$13,933	\$0	\$0	\$0	\$31,846	\$46,443	\$67,306	\$0	\$0	\$534,723
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$30,786	\$0	\$0	\$14,951	\$54,464	\$0	\$73,479	\$0	\$0	\$302,780	\$0	\$19,865	\$0	\$0	\$0	\$51,104	\$76,763	\$114,583	\$0	\$0	\$738,774

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

Mission Middle School / Main Office Building

Uniformat Code	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	1522850	Exterior Wall, Brick, 1-2 Stories, Replace	50	40	10	9696	SF	\$58.67	\$568,874											\$568,874											\$568,874
B2021	1480967	Window, 24 SF, Replace	30	26	4	12	EA	\$1,881.90	\$22,583				\$22,583																		\$22,583
B2031	1480968	Exterior Door, Aluminum-Framed Partially-Glazed, Replace	30	26	4	7	EA	\$1,439.10	\$10,074				\$10,074																		\$10,074
B2032	1480973	Exterior Door, Steel, Replace	40	36	4	5	EA	\$664.20	\$3,321				\$3,321																		\$3,321
B3011	1521685	Roof, Modified Bituminous, Replace	20	2	18	11660	SF	\$11.07	\$129,076																	\$129,076					\$129,076
C1017	1474409	Interior Window, 24 SF, Replace	40	34	6	3	EA	\$940.95	\$2,823						\$2,823																\$2,823
C1031	1474390	Toilet Partitions, Metal, Replace	20	17	3	1	EA	\$940.95	\$941				\$941																		\$941
C3012	1476498	Interior Wall Finish, any surface, Prep & Paint	10	7	3	110	SF	\$1.66	\$183				\$183									\$183									\$183
C3012	1474214	Interior Wall Finish, Ceramic Tile, Replace	40	35	5	547	SF	\$19.93	\$10,900					\$10,900																	\$10,900
C3024	1474265	Interior Floor Finish, Vinyl Sheetting, Replace	15	13	2	638	SF	\$7.75	\$4,944			\$4,944													\$4,944						\$4,944
C3024	1474192	Interior Floor Finish, Ceramic Tile, Replace	40	35	5	182	SF	\$19.93	\$3,627					\$3,627																	\$3,627
C3024	1474224	Interior Floor Finish, Rubber Tile, Replace	15	4	11	1732	SF	\$9.96	\$17,256												\$17,256										\$17,256
C3025	1474491	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	6565	SF	\$8.30	\$54,506						\$54,506										\$54,506						\$54,506
C3031	1474454	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	274	SF	\$2.21	\$607				\$607											\$607							\$607

\$1,213

Uniformat Code	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
C3032	1474500	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	8844	SF	\$3.87	\$34,266												\$34,266										\$34,266
D2011	1474280	Toilet, Commercial Water Closet, Replace	30	25	5	5	EA	\$1,439.10	\$7,196						\$7,196																\$7,196
D2012	1474344	Urinal, Standard, Replace	30	25	5	3	EA	\$1,217.70	\$3,653						\$3,653																\$3,653
D2014	1474166	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	6	EA	\$1,660.50	\$9,963						\$9,963																\$9,963
D2014	1474151	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	1	EA	\$1,328.40	\$1,328																						\$1,328
D2014	1474342	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	13	17	1	EA	\$1,217.70	\$1,218																						\$1,218
D2023	1474355	Water Heater, 40 GAL, Replace	15	5	10	1	EA	\$1,439.10	\$1,439											\$1,439											\$1,439
D2029	1480922	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	35	5	9118	SF	\$15.50	\$141,311						\$141,311																\$141,311
D3022	1474353	Expansion Tank, 30 GAL, Replace	40	38	2	1	EA	\$2,413.26	\$2,413			\$2,413																			\$2,413
D3032	1474360	Condensing Unit/Heat Pump, 2.5 TON, Replace	15	14	1	1	EA	\$4,206.60	\$4,207		\$4,207																				\$4,207
D3032	1474180	Ductless Split System, 1 TON, Replace	15	14	1	1	EA	\$3,874.50	\$3,875		\$3,875																				\$3,875
D3041	1476575	HVAC System Ductwork, Medium Density, Replace	30	25	5	580	SF	\$4.43	\$2,568						\$2,568																\$2,568
D3041	1474541	Air Handler (AHU), 1000 CFM, Replace	25	13	12	1	EA	\$10,184.40	\$10,184													\$10,184									\$10,184
D3042	1474551	Exhaust Fan, 225 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328							\$1,328															\$1,328
D3042	1474423	Exhaust Fan, 225 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328							\$1,328															\$1,328
D3042	1474402	Exhaust Fan, 225 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328							\$1,328															\$1,328
D3042	1474504	Exhaust Fan, 225 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328							\$1,328															\$1,328
D3042	1474495	Exhaust Fan, 225 CFM, Replace	20	14	6	1	EA	\$1,328.40	\$1,328							\$1,328															\$1,328
D3052	1474271	Packaged Unit (RTU) ADM#1, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																				\$12,177
D3052	1474479	Packaged Unit (RTU) ADM#2, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																				\$12,177
D3052	1474198	Packaged Unit (RTU) #2, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																				\$12,177
D3052	1474334	Packaged Unit (RTU) 31, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																				\$12,177
D3052	1474259	Packaged Unit (RTU) #3, 5 TON, Replace	20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																				\$12,177
D3052	1474144	Packaged Unit (RTU), 5 TON, Replace	20	13	7	1	EA	\$12,177.00	\$12,177							\$12,177															\$12,177
D3052	1474463	Packaged Unit (RTU), 2 TON, Replace	20	9	11	1	EA	\$6,088.50	\$6,089												\$6,089										\$6,089
D3052	1474171	Packaged Unit (RTU), 3 TON, Replace	20	5	15	1	EA	\$8,302.50	\$8,303																						\$8,303
D4019	1474308	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	9118	SF	\$5.54	\$50,468						\$50,468																\$50,468
D4031	1474276	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	6	EA	\$332.10	\$1,993						\$1,993								\$1,993								\$1,993
D5012	1474328	Main Distribution Panel, 277/480 V, 400 Amp, Replace	30	26	4	1	EA	\$5,867.10	\$5,867					\$5,867																	\$5,867
D5019	1480920	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	9118	SF	\$4.43	\$40,375						\$40,375																\$40,375
D5029	1474483	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	9118	SF	\$6.64	\$60,562																						\$60,562
D5037	1474325	Fire Alarm Control Panel, Addressable, Replace	15	3	12	1	EA	\$16,605.00	\$16,605												\$16,605										\$16,605
D5037	1480921	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	9118	SF	\$4.43	\$40,375																						\$40,375
D5092	1474267	Exit Sign Light Fixture, LED, Replace	10	6	4	6	EA	\$243.54	\$1,461					\$1,461									\$1,461							\$1,461	
E1028	1474227	Defibrillator (AED), Cabinet Mounted, Replace	10	4	6	1	EA	\$1,660.50	\$1,661						\$1,661																\$1,661
E2012	1474226	Kitchen Cabinetry, Stock Hardwood, Replace	20	13	7	80	LF	\$332.10	\$26,568							\$26,568															\$26,568
Totals, Unescalated										\$0	\$68,966	\$7,357	\$1,124	\$43,912	\$270,059	\$67,624	\$38,745	\$0	\$0	\$570,313	\$23,344	\$61,055	\$183	\$2,068	\$8,303	\$126,802	\$47,864	\$129,076	\$0	\$0	\$1,466,796
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$71,035	\$7,805	\$1,228	\$49,424	\$313,073	\$80,746	\$47,651	\$0	\$0	\$766,453	\$32,314	\$87,051	\$268	\$3,128	\$12,935	\$203,480	\$79,113	\$219,744	\$0	\$0	\$1,975,447

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

Mission Middle School / MPR/ Kitchen Building

Uniformat Code	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	1522851	Exterior Wall, Brick, 1-2 Stories, Replace	50	40	10	9696	SF	\$58.67	\$568,874												\$568,874										\$568,874
B2032	1480972	Exterior Door, Steel, Replace	40	36	4	12	EA	\$664.20	\$7,970				\$7,970																		\$7,970
B2034	1474457	Overhead/Dock Door, 144 SF, Replace	30	13	17	1	EA	\$4,870.80	\$4,871																						\$4,871
B2034	1474274	Overhead/Dock Door, 144 SF, Replace	30	13	17	1	EA	\$4,870.80	\$4,871																						\$4,871
B2034	1474428	Overhead/Dock Door, 144 SF, Replace	30	13	17	1	EA	\$4,870.80	\$4,871																						\$4,871
B3011	1521686	Roof, Modified Bituminous, Replace	20	2	18	19200	SF	\$11.07	\$212,544																				\$212,544	\$212,544	
C1011	1474266	Interior Fiberboard Panel Wall Construction, Fiberboard Panel, Replace	50	42	8	3522	SF	\$13.28	\$46,786										\$46,786												\$46,786
C1017	1474496	Interior Window, 24 SF, Replace	40	35	5	2	EA	\$940.95	\$1,882						\$1,882																\$1,882



Uniformat Code	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	
C1021	1474314	Interior Door, Steel, Replace	40	35	5	7	EA	\$664.20	\$4,649						\$4,649																	\$4,649
C1031	1474143	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	10	EA	\$830.25	\$8,303				\$8,303																			\$8,303
C2011	1474191	Interior Stair/Ramp Rails, Metal, Refinish	10	7	3	80	LF	\$1.66	\$133				\$133									\$133										\$265
C2011	1474545	Interior Stairs, Wood, Replace	30	25	5	310	SF	\$44.28	\$13,727						\$13,727																	\$13,727
C3012	1474126	Interior Wall Finish, any surface, Prep & Paint	10	6	4	11446	SF	\$1.66	\$19,006					\$19,006									\$19,006									\$38,012
C3012	1474336	Interior Wall Finish, Ceramic Tile, Replace	40	35	5	2113	SF	\$19.93	\$42,104						\$42,104																	\$42,104
C3012	1474517	Interior Wall Finish, Hard Tile Fabric-Faced, Replace	25	13	12	528	SF	\$15.50	\$8,183													\$8,183										\$8,183
C3024	1474268	Interior Floor Finish, Rubber Thread, Replace	15	13	2	40	SF	\$9.96	\$399			\$399																	\$399			\$797
C3024	1474149	Interior Floor Finish, Linoleum, Replace	15	13	2	235	SF	\$3.87	\$911			\$911																\$911				\$1,821
C3024	1474554	Interior Floor Finish, Wood Strip, Refinish	10	6	4	939	SF	\$4.43	\$4,158					\$4,158									\$4,158									\$8,316
C3024	1474393	Interior Floor Finish, Ceramic Tile, Replace	40	34	6	822	SF	\$19.93	\$16,379						\$16,379																	\$16,379
C3024	1474513	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	3	12	8335	SF	\$5.54	\$46,134													\$46,134										\$46,134
C3025	1474293	Interior Floor Finish, Carpet Commercial Standard, Replace	10	6	4	1409	SF	\$8.30	\$11,698				\$11,698										\$11,698									\$23,396
C3031	1474221	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1761	SF	\$2.21	\$3,899				\$3,899										\$3,899									\$7,798
C3032	1474404	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT, Replace	25	21	4	2935	SF	\$3.87	\$11,372				\$11,372																			\$11,372
C3032	1474289	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	7043	SF	\$3.87	\$27,288													\$27,288										\$27,288
D1013	1474258	Wheelchair Lift, 5' Rise, Renovate	25	21	4	1	EA	\$20,368.80	\$20,369				\$20,369																			\$20,369
D2011	1474122	Toilet, Commercial Water Closet, Replace	30	13	17	10	EA	\$1,439.10	\$14,391																		\$14,391					\$14,391
D2012	1474211	Urinal, Standard, Replace	30	13	17	3	EA	\$1,217.70	\$3,653																		\$3,653					\$3,653
D2014	1474252	Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,549.80	\$1,550						\$1,550																	\$1,550
D2014	1474546	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	11	EA	\$1,660.50	\$18,266						\$18,266																	\$18,266
D2014	1474212	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	1	EA	\$1,217.70	\$1,218						\$1,218																	\$1,218
D2014	1474160	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	25	5	1	EA	\$1,771.20	\$1,771						\$1,771																	\$1,771
D2014	1474304	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	25	5	1	EA	\$2,767.50	\$2,768						\$2,768																	\$2,768
D2014	1474340	Commercial Kitchen Sink, Stainless Steel, 2-Bowl, Replace	30	25	5	1	EA	\$2,324.70	\$2,325						\$2,325																	\$2,325
D2014	1474416	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	1	EA	\$1,328.40	\$1,328																		\$1,328					\$1,328
D2018	1474412	Drinking Fountain, Interior, Replace	15	13	2	1	EA	\$2,103.30	\$2,103			\$2,103															\$2,103					\$4,207
D2023	1474478	Water Heater, 250 GAL, Replace	20	13	7	1	EA	\$106,272.00	\$106,272							\$106,272																\$106,272
D2029	1480925	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	35	5	11739	SF	\$15.50	\$181,931					\$181,931																		\$181,931
D3041	1474425	HVAC System Ductwork, Medium Density, Replace	30	24	6	704	SF	\$4.43	\$3,117						\$3,117																	\$3,117
D3042	1474529	Exhaust Fan, 125 CFM, Replace	20	19	1	1	EA	\$1,328.40	\$1,328		\$1,328																					\$1,328
D3042	1474141	Exhaust Fan, 2000 CFM, Replace	20	13	7	1	EA	\$2,656.80	\$2,657							\$2,657																\$2,657
D3042	1474484	Exhaust Fan, 495 CFM, Replace	20	3	17	1	EA	\$1,328.40	\$1,328																	\$1,328						\$1,328
D3052	1474365	Packaged Unit (RTU), 3 TON, Replace	20	9	11	1	EA	\$8,302.50	\$8,303													\$8,303										\$8,303
D3052	1474524	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177														\$12,177									\$12,177
D3052	1474408	Packaged Unit (RTU) MPR#3, 10 TON, Replace	20	4	16	1	EA	\$22,140.00	\$22,140																	\$22,140						\$22,140
D3052	1474414	Packaged Unit (RTU) #25, 10 TON, Replace	20	4	16	1	EA	\$22,140.00	\$22,140																	\$22,140						\$22,140
D3052	1474338	Packaged Unit (RTU) MPR#1, 10 TON, Replace	20	4	16	1	EA	\$22,140.00	\$22,140																	\$22,140						\$22,140
D3052	1474508	Packaged Unit (RTU) Stage, 7.5 TON, Replace	20	4	16	1	EA	\$16,605.00	\$16,605																	\$16,605						\$16,605
D3052	1474335	Packaged Unit (RTU) MPR#2, 10 TON, Replace	20	4	16	1	EA	\$22,140.00	\$22,140																	\$22,140						\$22,140
D3094	1474165	Air Curtain, 1000 CFM, Replace	20	17	3	1	EA	\$1,992.60	\$1,993				\$1,993																			\$1,993
D3094	1474458	Air Curtain, 1000 CFM, Replace	20	11	9	1	EA	\$1,992.60	\$1,993											\$1,993												\$1,993
D3094	1474383	Air Curtain, 1000 CFM, Replace	20	11	9	1	EA	\$1,992.60	\$1,993										\$1,993													\$1,993
D3094	1474135	Air Curtain, 1000 CFM, Replace	20	11	9	1	EA	\$1,992.60	\$1,993										\$1,993													\$1,993
D3094	1474257	Air Curtain, 1000 CFM, Replace	20	9	11	1	EA	\$1,992.60	\$1,993												\$1,993											\$1,993
D3094	1474200	Air Curtain, 1000 CFM, Replace	20	9	11	1	EA	\$1,992.60	\$1,993												\$1,993											\$1,993
D3094	1474307	Air Curtain, 1000 CFM, Replace	20	9	11	1	EA	\$1,992.60	\$1,993												\$1,993											\$1,993
D3094	1474427	Air Curtain, 1000 CFM, Replace	20	9	11	1	EA	\$1,992.60	\$1,993												\$1,993											\$1,993
D4019	1474542	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	8961	SF	\$5.54	\$49,599						\$49,599																	\$49,599
D4019	1474480	Sprinkler Heads (per SF), , Replace	25	20	5	6800	SF	\$1.66	\$11,291						\$11,291																	\$11,291
D4031	1474327	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$332.10	\$332																							

Uniformat Code	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
D4031	1474215	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$166.05	\$498							\$498															\$996
D4091	1474553	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	16	4	8	LF	\$442.80	\$3,542					\$3,542																	\$3,542
D5012	1474317	Main Distribution Panel-200 AMP, 200 AMP, Replace	30	26	4	1	EA	\$3,321.00	\$3,321					\$3,321																	\$3,321
D5012	1474453	Secondary Transformer, 30 kVA, Replace	30	26	4	1	EA	\$7,416.90	\$7,417					\$7,417																	\$7,417
D5012	1474162	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	13	17	1	EA	\$2,214.00	\$2,214																		\$2,214				\$2,214
D5019	1480923	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	11739	SF	\$4.43	\$51,980					\$51,980																	\$51,980
D5029	1474406	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	4	16	11739	SF	\$8.86	\$103,961																	\$103,961					\$103,961
D5037	1480924	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	11739	SF	\$4.43	\$51,980																		\$51,980				\$51,980
D5092	1474379	Exit Sign Light Fixture, LED, Replace	10	4	6	12	EA	\$243.54	\$2,922						\$2,922											\$2,922					\$5,845
E1093	1474492	Commercial Kitchen, LF, Replace	15	13	2	1	EA	\$4,981.50	\$4,982			\$4,982																		\$4,982	\$9,963
E1093	1474125	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	13	2	1	EA	\$7,084.80	\$7,085			\$7,085																		\$7,085	\$14,170
E1093	1474466	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	13	2	1	EA	\$5,645.70	\$5,646			\$5,646																		\$5,646	\$11,291
E1093	1474356	Commercial Kitchen, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,985.20	\$3,985			\$3,985																		\$3,985	\$7,970
E1093	1474477	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	\$4,206.60	\$4,207					\$4,207															\$4,207		\$8,413
E1093	1474434	Commercial Kitchen, Food Warmer, Replace	15	11	4	1	EA	\$1,881.90	\$1,882					\$1,882															\$1,882		\$3,764
E1093	1474133	Commercial Kitchen, IceMaker, Freestanding, Replace	15	11	4	1	EA	\$7,416.90	\$7,417					\$7,417															\$7,417		\$14,834
E1093	1474311	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	11	4	1	EA	\$6,974.10	\$6,974					\$6,974															\$6,974		\$13,948
E1093	1474403	Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	1	EA	\$10,516.50	\$10,517					\$10,517								\$10,517									\$21,033
E1093	1474176	Commercial Kitchen, Walk-In Refrigerator/Freezer, Condenser, Replace	15	11	4	1	EA	\$6,974.10	\$6,974					\$6,974															\$6,974		\$13,948
E1093	1474159	Commercial Kitchen, Food Warmer, Replace	15	11	4	1	EA	\$1,881.90	\$1,882					\$1,882															\$1,882		\$3,764
E1093	1474350	Commercial Kitchen, Steam Kettle, Replace	20	15	5	1	EA	\$33,210.00	\$33,210					\$33,210																	\$33,210
E1093	1474240	Commercial Kitchen, Mixer, Tabletop, Replace	20	15	5	1	EA	\$3,763.80	\$3,764					\$3,764																	\$3,764
E1093	1474394	Commercial Kitchen, Range/Oven, 6-Burner w/ Griddle, Replace	15	10	5	1	EA	\$11,291.40	\$11,291					\$11,291															\$11,291		\$22,583
E1093	1474539	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator, Replace	20	15	5	1	EA	\$38,745.00	\$38,745					\$38,745																	\$38,745
E1093	1474283	Commercial Kitchen, Mixer, Freestanding, Replace	25	19	6	1	EA	\$15,498.00	\$15,498					\$15,498																	\$15,498
E1093	1474401	Commercial Kitchen, Food Warmer, Replace	15	3	12	1	EA	\$1,881.90	\$1,882													\$1,882									\$1,882
E1093	1474559	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	\$5,092.20	\$5,092													\$5,092									\$5,092
E1093	1474468	Commercial Kitchen, Food Warmer, Replace	15	3	12	1	EA	\$1,881.90	\$1,882													\$1,882									\$1,882
E1093	1474140	Commercial Kitchen, Food Warmer, Replace	15	3	12	1	EA	\$1,881.90	\$1,882													\$1,882									\$1,882
E2012	1474331	Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	48	LF	\$332.10	\$15,941					\$15,941																	\$15,941
G2045	1474169	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	13	12	12	EA	\$1,549.80	\$18,598													\$18,598									\$18,598
Totals, Unescalated										\$0	\$1,328	\$25,110	\$10,760	\$148,545	\$472,070	\$38,415	\$108,929	\$46,786	\$5,978	\$568,874	\$16,273	\$110,941	\$12,642	\$49,278	\$0	\$212,546	\$114,617	\$212,544	\$29,336	\$11,291	\$2,196,262
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$1,368	\$26,639	\$11,757	\$167,189	\$547,259	\$45,870	\$133,969	\$59,267	\$7,800	\$764,519	\$22,525	\$158,175	\$18,565	\$74,537	\$0	\$341,074	\$189,445	\$361,842	\$51,440	\$20,394	\$3,003,633

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

Mission Middle School / Portable Building #32

Uniformat Code	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	1474502	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611						\$10,611																\$10,611	
B2011	1474359	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1278	SF	\$3.32	\$4,244								\$4,244										\$4,244				\$8,488	
B2021	1474388	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764					\$3,764																	\$3,764	
B3011	1474194	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																		\$12,487				\$12,487	
C3025	1474137	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970										\$7,970					\$15,941	
D3052	1474450	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089	
D4019	1474291	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188	
D4031	1474526	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332						\$332											\$332					\$664	
D5019	1480926	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251	
D5022	1474294	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																	\$188					\$188	
D5029	1474248	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376					\$6,376	
D5037	1480927	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																	\$4,251					\$4,251	
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$11,203	\$10,943	\$7,970	\$4,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,897	\$12,221	\$16,731	\$0	\$0	\$76,298

Uniformat Code	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		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$13,066	\$9,803	\$5,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,067	\$20,200	\$28,484	\$0	\$0	\$107,254

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

Mission Middle School / Portable Building #33

Uniformat Code	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	1474552	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611							\$10,611															\$10,611
B2011	1474181	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1278	SF	\$3.32	\$4,244							\$4,244										\$4,244					\$8,488
B2021	1474303	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764					\$3,764																	\$3,764
B3011	1474203	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																		\$12,487				\$12,487
C3025	1474372	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970										\$7,970					\$15,941
C3032	1474243	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720									\$3,720
D3052	1474185	Heat Pump, 3.5 TON, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089
D4019	1474288	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188
D4031	1474349	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	1	EA	\$166.05	\$166							\$166										\$166					\$332
D5019	1480929	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
D5022	1474153	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																	\$188					\$188
D5029	1474555	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376					\$6,376
D5037	1480930	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																	\$4,251					\$4,251
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$11,203	\$10,611	\$12,381	\$0	\$0	\$0	\$0	\$3,720	\$0	\$0	\$0	\$6,565	\$16,632	\$12,487	\$0	\$0	\$79,685
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,670	\$15,227	\$0	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,534	\$27,489	\$21,258	\$0	\$0	\$111,740

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

Mission Middle School / Portable Building #34

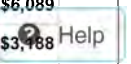
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1474381	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611							\$10,611															\$10,611
B2011	1474238	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1278	SF	\$3.32	\$4,244							\$4,244										\$4,244					\$8,488
B2021	1474184	Window, 24 SF, Replace	30	24	6	2	EA	\$1,881.90	\$3,764					\$3,764																	\$3,764
B3011	1474157	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																		\$12,487				\$12,487
C3025	1474138	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970										\$7,970					\$15,941
C3032	1474550	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720									\$3,720
D3052	1474246	Heat Pump, 3.5 TON, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																					\$6,089
D4019	1474202	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188
D4031	1474201	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166					\$332
D5019	1480932	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251					\$4,251																	\$4,251
D5022	1474532	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																	\$188					\$188
D5029	1474345	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376					\$6,376
D5037	1480933	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																	\$4,251					\$4,251
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$7,439	\$14,540	\$12,215	\$0	\$0	\$0	\$0	\$3,720	\$0	\$0	\$0	\$6,731	\$16,466	\$12,487	\$0	\$0	\$79,685
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$8,624	\$17,362	\$15,022	\$0	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,801	\$27,215	\$21,258	\$0	\$0	\$111,856

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

Mission Middle School / Portable Building #35

Uniformat Code	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	1474413	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611							\$10,611															\$10,611
B2011	1474482	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1278	SF	\$3.32	\$4,244							\$4,244										\$4,244					\$8,488
B2021	1474281	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764					\$3,764																	\$3,764
B3011	1474507	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																		\$12,487				\$12,487
C3025	1474474	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970							\$7,970										\$7,970					\$15,941
C3032	1474175	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720									\$3,720
D3052	1474173	Heat Pump, 3.5 TON, Replace	20	6	14	1	EA	\$6,088.50	\$6,089																	\$6,089					\$6,089
D4019	1474305	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188					\$3,188																	\$3,188

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



Uniformat Code	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	
D4031	1474282	Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	1	EA	\$332.10	\$332								\$332										\$332					\$664
D5019	1480935	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251						\$4,251																	\$4,251
D5022	1474405	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																	\$188						\$188
D5029	1474236	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376						\$6,376
D5037	1480936	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																		\$4,251					\$4,251
Totals, Unescalated										\$0	\$0	\$0	\$0	\$0	\$11,203	\$10,611	\$12,547	\$0	\$0	\$0	\$0	\$3,720	\$0	\$6,089	\$0	\$6,565	\$16,798	\$12,487	\$0	\$0	\$80,017	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$0	\$0	\$0	\$12,987	\$12,670	\$15,431	\$0	\$0	\$0	\$0	\$5,303	\$0	\$9,209	\$0	\$10,534	\$27,764	\$21,258	\$0	\$0	\$115,156	

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

Mission Middle School / Portable Building #36

Uniformat Code	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	1474270	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611						\$10,611																	\$10,611
B2011	1474275	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1278	SF	\$3.32	\$4,244								\$4,244									\$4,244						\$8,488
B2021	1474407	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764						\$3,764																	\$3,764
B3011	1474410	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																		\$12,487					\$12,487
C3024	1474229	Interior Floor Finish, Rubber Tile, Replace	15	3	12	960	SF	\$9.96	\$9,564																\$9,564							\$9,564
C3032	1474521	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720																\$3,720							\$3,720
D3052	1474186	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																						\$6,089
D4019	1474471	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188						\$3,188																	\$3,188
D4031	1474209	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	1	EA	\$166.05	\$166								\$166									\$166						\$332
D5019	1480938	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251						\$4,251																	\$4,251
D5022	1474417	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																	\$188						\$188
D5029	1474197	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376						\$6,376
D5037	1480939	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																		\$4,251					\$4,251
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$11,203	\$10,611	\$4,410	\$0	\$0	\$0	\$0	\$13,284	\$0	\$0	\$0	\$6,565	\$8,661	\$12,487	\$0	\$0	\$73,309	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,670	\$5,424	\$0	\$0	\$0	\$0	\$18,940	\$0	\$0	\$0	\$10,534	\$14,316	\$21,258	\$0	\$0	\$102,400	

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

Mission Middle School / Portable Building #37

Uniformat Code	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	1474183	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611						\$10,611																	\$10,611
B2011	1474364	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1278	SF	\$3.32	\$4,244								\$4,244										\$4,244					\$8,488
B2021	1474462	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764						\$3,764																	\$3,764
B3011	1474193	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																		\$12,487					\$12,487
C3025	1474316	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970								\$7,970									\$7,970						\$15,941
C3032	1474196	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720																\$3,720							\$3,720
D3052	1474470	Heat Pump, 3.5 TON, Replace	20	19	1	1	EA	\$6,088.50	\$6,089	\$6,089																						\$6,089
D4019	1474536	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188						\$3,188																	\$3,188
D4031	1474399	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166						\$332
D5019	1480941	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251						\$4,251																	\$4,251
D5022	1474182	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																	\$188						\$188
D5029	1474124	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376						\$6,376
D5037	1480942	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																		\$4,251					\$4,251
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$11,203	\$10,777	\$7,970	\$4,244	\$0	\$0	\$0	\$3,720	\$0	\$0	\$0	\$6,731	\$12,221	\$16,731	\$0	\$0	\$79,685	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,868	\$9,803	\$5,376	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,801	\$20,200	\$28,484	\$0	\$0	\$112,093	

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

Mission Middle School / Portable Building #38

Uniformat Code	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	1474530	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611						\$10,611																	\$10,611
B2011	1474400	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1278	SF	\$3.32	\$4,244								\$4,244										\$4,244					\$8,488

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2021	1474558	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764						\$3,764																	\$3,764		
B3011	1474322	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																							\$12,487	\$12,487	
C3025	1474292	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970								\$7,970																\$7,970	\$15,941
C3032	1474269	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720											\$3,720	
D3052	1474510	Heat Pump, 3.5 TON, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																						\$6,089	
D4019	1474385	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188						\$3,188																		\$3,188	
D4031	1474370	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	1	EA	\$166.05	\$166								\$166																\$166	\$332
D5019	1480944	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251						\$4,251																		\$4,251	
D5022	1474438	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																		\$188						\$188	
D5029	1474506	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376							\$6,376	
D5037	1480945	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																		\$4,251						\$4,251	
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$11,203	\$10,611	\$8,136	\$4,244	\$0	\$0	\$0	\$3,720	\$0	\$0	\$0	\$6,565	\$12,387	\$16,731	\$0	\$0		\$79,685		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$12,670	\$10,007	\$5,376	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,534	\$20,474	\$28,484	\$0	\$0		\$112,107		

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

Mission Middle School / Portable Building #39

Uniformat Code	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	1474369	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1278	SF	\$8.30	\$10,611						\$10,611																		\$10,611	
B2011	1474146	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1278	SF	\$3.32	\$4,244								\$4,244																\$4,244	\$8,488
B2021	1474415	Window, 24 SF, Replace	30	25	5	2	EA	\$1,881.90	\$3,764						\$3,764																		\$3,764	
B2032	1474279	Exterior Door, Steel, Replace	40	34	6	1	EA	\$664.20	\$664						\$664																		\$664	
B3011	1474272	Roof, Modified Bituminous, Replace	20	2	18	1128	SF	\$11.07	\$12,487																								\$12,487	\$12,487
C3025	1474244	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	960	SF	\$8.30	\$7,970								\$7,970																\$7,970	\$15,941
C3032	1474516	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	13	12	960	SF	\$3.87	\$3,720													\$3,720											\$3,720	
D3052	1474375	Heat Pump, 3.5 TON, Replace	20	19	1	1	EA	\$6,088.50	\$6,089		\$6,089																						\$6,089	
D4019	1474377	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	960	SF	\$3.32	\$3,188						\$3,188																		\$3,188	
D4031	1474148	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166																	\$166	\$332
D5019	1480947	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	960	SF	\$4.43	\$4,251						\$4,251																		\$4,251	
D5022	1474429	Light Fixture, 150 WATT, Replace	20	4	16	1	EA	\$188.19	\$188																		\$188						\$188	
D5029	1474249	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	4	16	960	SF	\$6.64	\$6,376																	\$6,376							\$6,376	
D5037	1480948	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	960	SF	\$4.43	\$4,251																		\$4,251						\$4,251	
Totals, Unescalated										\$0	\$6,089	\$0	\$0	\$0	\$11,203	\$11,441	\$7,970	\$4,244	\$0	\$0	\$0	\$3,720	\$0	\$0	\$0	\$6,731	\$12,221	\$16,731	\$0	\$0		\$80,349		
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$6,271	\$0	\$0	\$0	\$12,987	\$13,661	\$9,803	\$5,376	\$0	\$0	\$0	\$5,303	\$0	\$0	\$0	\$10,801	\$20,200	\$28,484	\$0	\$0		\$112,886		

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

Mission Middle School / Site

Uniformat Code	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	1477463	Exterior Rails, Metal, Refinish	10	7	3	350	LF	\$1.66	\$580					\$580																			\$580	\$1,160	
B2011	1474145	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1050	SF	\$3.32	\$3,487					\$3,487									\$3,487											\$3,487	\$6,974
B2011	1474310	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	6	4	9004	SF	\$3.54	\$31,896					\$31,896										\$31,896										\$31,896	\$63,792
B2011	1474154	Exterior Wall, Stucco, 1-2 Stories, Replace	50	45	5	9004	SF	\$22.14	\$199,349						\$199,349																			\$199,349	
B2039	1474231	Exterior Door, Metal Wire Mesh, Replace	10	5	5	14	EA	\$3,154.95	\$44,169						\$44,169											\$44,169								\$44,169	\$88,339
D2018	1474418	Drinking Fountain, Outside/Site Style, Replace	15	12	3	7	EA	\$3,985.20	\$27,896					\$27,896																			\$27,896	\$55,793	
D2021	1474436	Backflow Preventer, 3 INCH, Replace	30	25	5	1	EA	\$5,756.40	\$5,756						\$5,756																			\$5,756	
D3016	1474260	Solar Inverter, 2800 WATTS, Replace	15	13	2	6	EA	\$3,321.00	\$19,926					\$19,926																			\$19,926	\$39,852	
D3016	1522418	Solar Panel, 24 SF, Replace	20	5	15	2960	EA	\$1,992.60	\$5,898,096																	\$5,898,096								\$5,898,096	
D5012	1474371	Main Distribution Panel-2000 AMP, 277/480 V, 2,000 Amp, Replace	30	26	4	1	EA	\$44,280.00	\$44,280					\$44,280																				\$44,280	
D5022	1474445	Light Fixture, 250 WATT, Replace	20	13	7	25	EA	\$243.54	\$6,089										\$6,089														\$6,089		
D5022	1474312	Light Fixture, 250 WATT, Replace	20	13	7	1	EA	\$210.33	\$210										\$210															\$210	
D5022	1474512	Light Fixture, 250 WATT, Replace	20	4	16	60	EA	\$243.54	\$14,612																		\$14,612							\$14,612	

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
G2022	1474373	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	2016	SF	\$0.50	\$1,004			\$1,004					\$1,004					\$1,004					\$1,004				\$4,017	
G2031	1474277	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	44	6	7920	SF	\$9.96	\$78,907							\$78,907															\$78,907	
G2035	1474251	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	50	45	5	220	LF	\$46.49	\$10,229					\$10,229																	\$10,229	
G2041	1474420	Fences & Gates, Chain Link, 4' High, Replace	40	35	5	140	LF	\$19.93	\$2,790					\$2,790																	\$2,790	
G2041	1474378	Fences & Gates, Chain Link, 6' High, Replace	40	34	6	3201	LF	\$23.25	\$74,414					\$74,414																	\$74,414	
G2044	1474499	Signage, Property, Monument/Pylon, Replace/Install	20	13	7	1	EA	\$10,516.50	\$10,517								\$10,517															\$10,517
G2044	1474206	Signage, Property, Monument/Pylon, Replace/Install	20	13	7	1	EA	\$10,516.50	\$10,517								\$10,517															\$10,517
G2044	1474199	Signage, Property, Monument/Pylon, Replace/Install	20	13	7	1	EA	\$10,516.50	\$10,517								\$10,517															\$10,517
G2045	1474549	Site Furnishings, Bike Rack, Replace	25	13	12	2	EA	\$885.60	\$1,771													\$1,771										\$1,771
G2045	1474439	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	13	12	30	EA	\$1,549.80	\$46,494													\$46,494										\$46,494
G2047	1474158	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	82948	SF	\$0.50	\$41,229			\$41,229					\$41,229					\$41,229					\$41,229					\$164,915
G2047	1474286	Sports Apparatus, Basketball Backstop, Replace	25	21	4	20	EA	\$10,516.50	\$210,330				\$210,330																			\$210,330
G2047	1474256	Play Surfaces & Sports Courts, Asphalt, Replace	25	20	5	82948	SF	\$7.20	\$596,852					\$596,852																		\$596,852
G2048	1474152	Flagpole, Metal, Replace	30	13	17	1	EA	\$2,767.50	\$2,768																		\$2,768					\$2,768
G2049	1474392	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	40	34	6	30	LF	\$177.12	\$5,314						\$5,314																	\$5,314
G2049	1474177	Prefabricated/Ancillary Building or Structure, All Components, Replace	35	17	18	1920	SF	\$132.84	\$255,053																		\$255,053					\$255,053
G2057	1474195	Irrigation System, , Replace/Install	25	23	2	26345	SF	\$3.87	\$102,074			\$102,074																				\$102,074
G3014	1474319	Fire Hydrant, , Replace/Install	30	17	13	1	EA	\$6,287.76	\$6,288													\$6,288										\$6,288
G4021	1474247	Site Pole Light, 1000 WATT, Replace/Install	20	15	5	5	EA	\$7,749.00	\$38,745					\$38,745																		\$38,745
G4021	1474523	Site Pole Light, 1000 WATT, Replace/Install	20	13	7	2	EA	\$4,649.40	\$9,299								\$9,299															\$9,299
P000X	1477474	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	53	0	1	EA	\$7,749.00	\$7,749	\$7,749																						\$7,749
P000X	1481278	Engineer, Civil, Landscaping	0	53	0	1	EA	\$7,749.00	\$7,749	\$7,749																						\$7,749
Totals, Unescalated										\$15,498	\$0	\$164,233	\$31,963	\$286,506	\$897,890	\$158,634	\$89,380	\$0	\$0	\$0	\$0	\$90,498	\$10,355	\$31,896	\$5,942,265	\$14,612	\$64,926	\$282,949	\$0	\$0	\$8,081,606	
Totals, Escalated (3.0% inflation, compounded annually)										\$15,498	\$0	\$174,234	\$34,927	\$322,465	\$1,040,900	\$189,418	\$109,926	\$0	\$0	\$0	\$0	\$129,029	\$15,206	\$48,245	\$9,257,856	\$23,449	\$107,314	\$481,702	\$0	\$0	\$11,950,169	

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

Mission Middle School / Site Restrooms

Uniformat Code	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	1474255	Exterior Wall, Wood Shakes/Shingles, 1-2 Stories, Replace	30	24	6	1140	SF	\$8.30	\$9,465						\$9,465																	\$9,465
B2011	1474242	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	3	7	1140	SF	\$3.32	\$3,786							\$3,786										\$3,786						\$3,786
B2011	1474323	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	3	7	308	SF	\$3.54	\$1,091							\$1,091										\$1,091						\$1,091
B3011	1474525	Roof, Modified Bituminous, Replace	20	2	18	540	SF	\$11.07	\$5,978																		\$5,978					\$5,978
C1031	1474452	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	6	EA	\$830.25	\$4,982				\$4,982																			\$4,982
C3012	1474161	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	16	14	912	SF	\$17.71	\$16,153														\$16,153									\$16,153
C3024	1474376	Interior Floor Finish, Linoleum, Repair	0	16	0	100	SF	\$27.68	\$2,768	\$2,768																						\$2,768
C3024	1474329	Interior Floor Finish, Linoleum, Replace	15	13	2	540	SF	\$3.87	\$2,092			\$2,092														\$2,092						\$2,092
C3032	1474296	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	16	9	540	SF	\$3.87	\$2,092									\$2,092														\$2,092
D2011	1474456	Toilet, Commercial Water Closet, Replace	30	16	14	8	EA	\$1,439.10	\$11,513														\$11,513									\$11,513
D2012	1474188	Urinal, Standard, Replace	30	16	14	2	EA	\$1,217.70	\$2,435														\$2,435									\$2,435
D2014	1474219	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	6	EA	\$1,660.50	\$9,963														\$9,963									\$9,963
D2029	1480952	Plumbing System, Supply & Sanitary, High Density (excl fixtures), Replace	40	35	5	540	SF	\$15.50	\$8,369					\$8,369																		\$8,369
D5019	1480950	Electrical Wiring & Switches, High Density/Complexity, Replace	40	35	5	540	SF	\$4.43	\$2,391					\$2,391																		\$2,391
D5022	1474503	Light Fixture, 150 WATT, Replace	20	4	16	4	EA	\$188.19	\$753																\$753							\$753
D5037	1480951	Fire Alarm System, Standard Addressable, Upgrade/Install	20	3	17	540	SF	\$4.43	\$2,391																	\$2,391						\$2,391
Totals, Unescalated										\$2,768	\$0	\$2,092	\$0	\$4,982	\$10,760	\$9,465	\$4,877	\$0	\$2,092	\$0	\$0	\$0	\$0	\$40,065	\$0	\$753	\$9,360	\$5,978	\$0	\$0	\$93,191	
Totals, Escalated (3.0% inflation, compounded annually)										\$2,768	\$0	\$2,220	\$0	\$5,607	\$12,474	\$11,302	\$5,998	\$0	\$2,730	\$0	\$0	\$0	\$0	\$60,601	\$0	\$1,208	\$15,471	\$10,177	\$0	\$0	\$130,554	

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

Appendix F: Equipment Inventory List



D10 CONVEYING

Index ID	UFCODE Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474258 D1013		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Pouch-lift					

D20 PLUMBING

Index ID	UFCODE Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474436 D2021	3 INCH	Mission Middle School / Site	Site						
2	1474333 D2023	200 GAL	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Boiler room	A. O. Smith	BTN 200 108	H06M009760	2006		
3	1474478 D2023	250 GAL	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Mechanical room	A. O. Smith	BTN 250 108	E06M000792	2006		
4	1474355 D2023	40 GAL	Mission Middle School / Main Office Building	Main Office Building-Mechanical room	Bradford White	U440T6FRN	HB14507119	2014		

D30 HVAC

Index ID	UFCODE Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474260 D3016	2800 WATTS	Mission Middle School / Site	Site				2006		6
2	1522418 D3016		Mission Middle School / Site	Site				2014		2960
3	1474353 D3022	30 GAL	Mission Middle School / Main Office Building	Main Office Building-Mechanical room	Inaccessible	Inaccessible	Inaccessible			

4	1474360	D3032	Condensing Unit/Heat Pump	2.5 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	2TTR3030A1000AA	6214WBU5F	
5	1474447	D3032	Ductless Split System	1 TON	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building #11-12/ Locker Room-Roof	Quietside			
6	1474481	D3032	Ductless Split System	1 TON	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Lockers	Quietside	Inaccessible	Inaccessible	
7	1474180	D3032	Ductless Split System	1 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Samsung	AR12KSWJWKX		2005
8	1474541	D3041	Air Handler (AHU)	1000 CFM	Mission Middle School / Main Office Building	Main Office Building-Mechanical room		2TGB3F30A1000AB	6275TX26V	2006
9	1474320	D3041	Make-Up Air Unit [MAU-1]	12,000 CFM	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Roof	Illegible	Illegible	Illegible	
10	1474430	D3041	Make-Up Air Unit [MAU-2]	12,000 CFM	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Roof	Illegible	Illegible	Illegible	
11	1474529	D3042	Exhaust Fan	125 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Cook	Illegible	Illegible	2005
12	1474141	D3042	Exhaust Fan	2000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Dayton	4YY22	05L02939	2006

13	1474551	D3042	Exhaust Fan	225 CFM	Mission Middle School / Main Office Building	Main Office Building-Roof	Cook	Illegible	Illegible	2005
14	1474131	D3042	Exhaust Fan	225 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	Illegible	Illegible	2005
15	1474142	D3042	Exhaust Fan	225 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	Illegible	Illegible	2005
16	1474423	D3042	Exhaust Fan	225 CFM	Mission Middle School / Main Office Building	Main Office Building-Roof	Cook	Illegible	Illegible	2005
17	1474402	D3042	Exhaust Fan	225 CFM	Mission Middle School / Main Office Building	Main Office Building-Roof	Cook	Illegible	Illegible	2005
18	1474522	D3042	Exhaust Fan	225 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof				2005
19	1474163	D3042	Exhaust Fan	225 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	Illegible	Illegible	2005
20	1474504	D3042	Exhaust Fan	225 CFM	Mission Middle School / Main Office Building	Main Office Building-Roof	Cook	Illegible	Illegible	2005
21	1474455	D3042	Exhaust Fan	225 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof				2005

22	1474548	D3042	Exhaust Fan	225 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	Illegible	Illegible	2005
23	1474495	D3042	Exhaust Fan	225 CFM	Mission Middle School / Main Office Building	Main Office Building-Roof	Cook	Illegible	Illegible	2005
24	1474222	D3042	Exhaust Fan	425 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	150 ACE 150ACE B	138S866128- 00/0006903	2005
25	1474484	D3042	Exhaust Fan	495 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Cook	165 ACE 165ACE B	1388866171- 02/0015601	2016
26	1474533	D3042	Exhaust Fan [016113]	425 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	150 ACE 150ACE B	138S874481- 02/0024509	2005
27	1474127	D3042	Exhaust Fan [016178]	425 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	150 ACE 150ACE B	138S866128- 00/0006904	2005
28	1474210	D3042	Exhaust Fan [016178]	425 CFM	Mission Middle School / Classroom Building #11- 12/ Locker Rooms	Classroom Building 11- 12/ Locker Rooms-Roof	Cook	150ACE 150 ACE B	138S866128 00/0006902	2005
29	1474375	D3052	Heat Pump	3.5 TON	Mission Middle School / Portable Building #39	Portable Building #39 Exterior	Eubank	HW42C605B1F01A	02H-P81232	
30	1474173	D3052	Heat Pump	3.5 TON	Mission Middle School / Portable Building #35	Portable Building #35 Exterior	Bard Manufacturing Company	W42H1-A04VP4XXX EHWH04-A04	332J133036567- 02	2013

31	1474185	D3052	Heat Pump	3.5 TON	Mission Middle School / Portable Building #33	Portable Building #33 Exterior	Illegible	Illegible	Illegible	
32	1474246	D3052	Heat Pump	3.5 TON	Mission Middle School / Portable Building #34	Portable Building #34 Exterior	Illegible	Illegible	Illegible	
33	1474510	D3052	Heat Pump	3.5 TON	Mission Middle School / Portable Building #38	Portable Building #38 Exterior	Eubank	HW42C600B1F01A	98A-P10042	
34	1474470	D3052	Heat Pump	3.5 TON	Mission Middle School / Portable Building #37	Portable Building #37 Exterior	Eubank	HW42C60031F01A	98A P10039	
35	1474186	D3052	Heat Pump	3.5 Ton	Mission Middle School / Portable Building #36	Portable Building #36 Exterior	Eubank	No tag/plate found	No tag/plate found	
36	1474450	D3052	Heat Pump	3.5 Ton	Mission Middle School / Portable Building #32	Portable Building #32 Exterior	Bard	WH21A10XX4XXX	126K991375065-01	
37	1474463	D3052	Packaged Unit (RTU)	2 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4WCC3024A1000AA	10261HX99H	2010
38	1474171	D3052	Packaged Unit (RTU)	3 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4WCZ6036B4000AA	144611895L	2014
39	1474365	D3052	Packaged Unit (RTU)	3 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	4YCC3036A1064AB	10034MES9H	2010
40	1474524	D3052	Packaged Unit (RTU)	5 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	YHC060E4RHA16D2C00000000	121610102L	2012

50	1476428	D3052	Packaged Unit (RTU) #19 [Room #19]	5 TON	Mission Middle School / Classroom Building #13-20	Classroom Building #13-20-Roof	Trane	4YCC3060a4096AA	6145WUW9H	
51	1474198	D3052	Packaged Unit (RTU) #2 [Room #2]	5 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4YCC3060A4096AA	6145H5K9H	
52	1474263	D3052	Packaged Unit (RTU) #20 [Room #20]	4 TON	Mission Middle School / Classroom Building #13-20	Classroom Building #13-20-Roof	Trane	YSC048G4ELA010000000000000000F0000000000	170810812L	2017
53	1474448	D3052	Packaged Unit (RTU) #21 [Room #21]	4 TON	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library-Roof	Trane	4YCC3048A4096AA	6144J959H	
54	1474295	D3052	Packaged Unit (RTU) #22 [Room #22]	4 TON	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library-Roof	Trane	4YCC3048A4096AA	61443LJ9H	
55	1474493	D3052	Packaged Unit (RTU) #23 [Room #23]	4 TON	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library-Roof	Trane	4YCC3048A4096AA	6142YDY9H	
56	1474341	D3052	Packaged Unit (RTU) #24 [Room #24]	4 TON	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library-Roof	Trane	4YCC3048A4096AA	61423DF9H	
57	1474414	D3052	Packaged Unit (RTU) #25 [Room #25]	10 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	YHC 120F4RLA01070000000000000E0000000000	152112838L	2015
58	1474395	D3052	Packaged Unit (RTU) #26 [Room #26]	4 TON	Mission Middle School / Classroom Building #26-29	Classroom Building #26-29-Roof	Trane	4YCC3048A4096AA	6143X9C9H	

59	1474230	D3052	Packaged Unit (RTU) #27 [Room #27]	4 TON	Mission Middle School / Classroom Building #26-29	Classroom Building #26-29-Roof	Trane	4YCC3048A4096AA	61420W29H	
60	1474178	D3052	Packaged Unit (RTU) #28 [Room #28]	4 TON	Mission Middle School / Classroom Building #26-29	Classroom Building #26-29-Roof	Trane	4YCC3048A4096AA	6121Y749H	
61	1474515	D3052	Packaged Unit (RTU) #29 [Room #29]	4 TON	Mission Middle School / Classroom Building #26-29	Classroom Building #26-29-Roof	Trane	4YCC3048A4096AA	6121Y729H	
62	1474259	D3052	Packaged Unit (RTU) #3 [Room #3]	5 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4YCC3060A4096AA	61354T79H	
63	1474156	D3052	Packaged Unit (RTU) #4 [Room #4]	5 TON	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Roof	Trane	4YCC3060A4096AA	61423549H	
64	1474347	D3052	Packaged Unit (RTU) #5 [Room #5]	5 TON	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Roof	Trane	4YCC3060A4096AA	61437L59H	
65	1474220	D3052	Packaged Unit (RTU) #6 [Room #6]	5 TON	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Roof	Trane	4YCC3060A4096AA	6135RTR9H	
66	1474118	D3052	Packaged Unit (RTU) #7 [Room #7]	4 TON	Mission Middle School / Classroom Building #7-10	Classroom Building #7-10-Roof	Trane	YCP048F4H0AC	4505JDK2H	
67	1474318	D3052	Packaged Unit (RTU) #8 [Room #8]	4 TON	Mission Middle School / Classroom Building #7-10	Classroom Building #7-10-Roof	Trane	YCPO48 F4H0AC	44652802H	
68	1474498	D3052	Packaged Unit (RTU) #9 [Room #9]	4 TON	Mission Middle School / Classroom Building #7-10	Classroom Building #7-10-Roof	Trane	YCP048F4H0AC	4112K232H	2004
69	1474334	D3052	Packaged Unit (RTU) 31 [Room #1]	5 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4YCC3060A4096AA	6143X889H	

70	1474271	D3052	Packaged Unit (RTU) ADM#1 [Admin #1]	5 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4YCC3060A4096AA	63044BB9H		
71	1474479	D3052	Packaged Unit (RTU) ADM#2 [Admin #2]	5 TON	Mission Middle School / Main Office Building	Main Office Building-Roof	Trane	4YCC3060A4096AA	6362TAE9H		
72	1474234	D3052	Packaged Unit (RTU) LB#1 [Library #1]	4 TON	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library-Roof	Trane	4YCC3048A4096AA	61038RR9H		
73	1474208	D3052	Packaged Unit (RTU) LB#2 [Library #2]	4 TON	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library-Roof	Trane	4YCC3048A4096AA	6145TYA9H		
74	1474338	D3052	Packaged Unit (RTU) MPR#1 [MPR #1]	10 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	YHC120F4RLA01070000000000000000E0000000000	152112846L	2015	
75	1474335	D3052	Packaged Unit (RTU) MPR#2 [MPR #2]	10 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	YHC120F4RLA01070000000000000000E0000000000	152112826L	2015	
76	1474408	D3052	Packaged Unit (RTU) MPR#3 [MPR#3]	10 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	YHC120F4RLA01070000000000000000E0000000000	152112842L	2015	
77	1474508	D3052	Packaged Unit (RTU) Stage [Stage]	7.5 TON	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Roof	Trane	YHC092F4RA0E070000000000000000D	151911748L	2015	
78	1474257	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	LPV242-1UA-OB	1051501	2010	
79	1474458	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	WA42	0808PWA42-L118350	2008	

80	1474165	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	No tag/plate found	No tag/plate found	
81	1474383	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	WA42	0808PWA42-L 118350	2008
82	1474200	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	LPV242-1UA-OB	10029295	2010
83	1474307	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	LPV242-1UA-OB	1017261S	2010
84	1474135	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	WA42	0808PWA42-L 118350	2008
85	1474427	D3094	Air Curtain	1000 CFM	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	Mars Air Systems	LPV242-1UA-OB	1002936S	2010

D40 FIRE PROTECTION

Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474520	D4019		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Custodians office				2006		
2	1474488	D4031		Mission Middle School / Classroom Building #26- 29	Classroom Building #26- 29				2006		4
3	1474209	D4031		Mission Middle School / Portable Building #36	Portable Building #36				2016		

4	1474302	D4031	Fire Extinguisher	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library	2006	6
5	1474215	D4031	Fire Extinguisher	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building	2015	3
6	1474148	D4031	Fire Extinguisher	Mission Middle School / Portable Building #39	Portable Building #39	2015	
7	1474232	D4031	Fire Extinguisher	Mission Middle School / Classroom Building #13-20	Classroom Building #13-20	2006	9
8	1474399	D4031	Fire Extinguisher	Mission Middle School / Portable Building #37	Portable Building #37	2015	
9	1474301	D4031	Fire Extinguisher	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6	2015	3
10	1474201	D4031	Fire Extinguisher	Mission Middle School / Portable Building #34	Portable Building #34	2015	
11	1474349	D4031	Fire Extinguisher	Mission Middle School / Portable Building #33	Portable Building #33	2016	
12	1474519	D4031	Fire Extinguisher	Mission Middle School / Classroom Building #7-10	Classroom Building #7-10	2016	4
13	1474370	D4031	Fire Extinguisher	Mission Middle School / Portable Building #38	Portable Building #38	2016	
14	1474282	D4031	Fire Extinguisher	Mission Middle School / Portable Building #35	Portable Building #35	2016	

15	1474327	D4031	Fire Extinguisher	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen						
16	1474276	D4031	Fire Extinguisher	Mission Middle School / Main Office Building	Main Office Building			2015			6
17	1474442	D4031	Fire Extinguisher	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms			2015			4
18	1474526	D4031	Fire Extinguisher	Mission Middle School / Portable Building #32	Portable Building #32			2015			

D50 ELECTRICAL

Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474123	D5012	Building/Main Switchboard-400 AMP	400 AMP	Mission Middle School / Main Office Building	Site	Square D	13970901-001	2006		
2	1474435	D5012	Building/Main Switchboard-400 AMP	400 AMP	Mission Middle School / Main Office Building	Site	Square D	3R	2006		
3	1474328	D5012	Main Distribution Panel		Mission Middle School / Main Office Building	Main Office Building- Mechanical room	Bulldog Electric	VB304	5E858		
4	1474317	D5012	Main Distribution Panel-200 AMP [MCS-H]	200 AMP	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Electrical room	Bulldog	VB302	5E858		
5	1474371	D5012	Main Distribution Panel-2000 AMP	2000 AMP	Mission Middle School / Site	Site	Bulldog	UCB 4630	5E 858		

6	1474162	D5012	Main Distribution Panel-225 AMP	225 AMP	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Electrical room	GE	AQF3422ATX	AXS5	2006
7	1474497	D5012	Main Distribution Panel-225 AMP [DC]	225 AMP	Mission Middle School / Classroom Building #13-20	Classroom Building #13-20	Eaton	PRL-1A	YS2042	2006
8	1474538	D5012	Main Distribution Panel-400 AMP [MCS-BP]	400 AMP	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Mechanical room	Bulldog	VB404	5E858	1966
9	1474164	D5012	Main Distribution Panel-400 AMP [MCS-G]	400 AMP	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Electrical Room	Bulldog	VB404	5 E858	
10	1474459	D5012	Secondary Transformer	112.5 kVA	Mission Middle School / Main Office Building	Main Office Building-Mechanical room	Powersmiths	Esaver-80R-112.5-480-208	46326	2016
11	1474134	D5012	Secondary Transformer	150 kVA	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Mechanical room	Powersmiths	Esaver-80R-150-480-208	46328	2016
12	1474453	D5012	Secondary Transformer	30 kVA	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building-Electrical room	Siemens	3F3Y030	QL	
13	1474384	D5012	Secondary Transformer	45 kVA	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Mechanical room	Crittenden	15043. 11	J8891	
14	1474321	D5012	Secondary Transformer	75 kVA	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6-Mechanical room	Challenger	752-415	29-12/86-183503	
15	1474361	D5012	Secondary Transformer	100 kVA	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Electrical Room	Powersmiths	Esaver-80R-100-480-208	46325	2016

16	1474294	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #32	Portable Building #32 Exterior	2015	
17	1474429	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #39	Portable Building #39 Exterior	2015	
18	1474182	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #37	Portable Building #37 Exterior	2015	
19	1474405	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #35	Portable Building #35 Exterior	2015	
20	1474153	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #33	Portable Building #33 Exterior	2015	
21	1474532	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #34	Portable Building #34 Exterior	2015	
22	1474503	D5022	Light Fixture	150 WATT	Mission Middle School / Site Restrooms	Site Restroom Exterior	2015	4
23	1474438	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #38	Portable Building #38 Exterior	2015	
24	1474417	D5022	Light Fixture	150 WATT	Mission Middle School / Portable Building #36	Portable Building #36 Exterior	2015	
25	1474445	D5022	Light Fixture	250 WATT	Mission Middle School / Site	Building exterior	2006	25
26	1474312	D5022	Light Fixture	250 WATT	Mission Middle School / Site	Building exterior	2006	
27	1474512	D5022	Light Fixture	250 WATT	Mission Middle School / Site	Building exterior	2015	60

28	1474325	D5037	Fire Alarm Control Panel	Mission Middle School / Main Office Building	Main Office Building	Honeywell	5820XL		2016	
29	1474354	D5092	Emergency Light	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms					2
30	1474179	D5092	Exit Sign Light Fixture	Mission Middle School / Classroom Building #21-24/ Library	Classroom Building #21-24/ Library				2006	6
31	1474379	D5092	Exit Sign Light Fixture	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building				2015	12
32	1474267	D5092	Exit Sign Light Fixture	Mission Middle School / Main Office Building	Main Office Building					6
33	1474278	D5092	Exit Sign Light Fixture	Mission Middle School / Classroom Building #13-20	Classroom Building #13-20					2
34	1474128	D5092	Exit Sign Light Fixture	Mission Middle School / Classroom Building #4-6	Classroom Building #4-6					6
35	1474509	D5092	Exit Sign Light Fixture	Mission Middle School / Classroom Building #26-29	Classroom Building #26-29				2006	4
36	1474534	D5092	Exit Sign Light Fixture	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms					8

E10 EQUIPMENT

Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
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1	1474227	E1028	Defibrillator (AED)	Mission Middle School / Main Office Building	Main Office Building					2015
2	1474403	E1093	Commercial Convection Oven, Double	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Blodgett	Inaccessible		Inaccessible	
3	1474356	E1093	Commercial Dairy Cooler/Wells	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	True Manufacturing Co	TMC-58		8437293	2006
4	1474401	E1093	Commercial Food Warmer	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Cres Cor	H138S1834C		BAE J52605-1616	2016
5	1474434	E1093	Commercial Food Warmer	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen					
6	1474468	E1093	Commercial Food Warmer	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Cres Cor	H138S1834C		BAE J52605-1616	2016
7	1474140	E1093	Commercial Food Warmer	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Metro	C539-HDC-U-BU			2016
8	1474159	E1093	Commercial Food Warmer	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	No tag/plate found	Inaccessible		Inaccessible	
9	1474466	E1093	Commercial Freezer, 2-Door Reach-In	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	True Manufacturing Co	T-49F		7514835	2006

10	1474477	E1093	Commercial Garbage Disposal, 1 to 3 HP		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Inaccessible	Inaccessible		Inaccessible
11	1474133	E1093	Commercial Icemaker, Freestanding		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Ice-O-Matic	Inaccessible		Inaccessible
12	1474492	E1093	Commercial LF	8 LF	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen				2006
13	1474283	E1093	Commercial Mixer, Freestanding		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Hobart	A 200		10453 55
14	1474240	E1093	Commercial Mixer, Tabletop		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Hobart	H-600		11 011- 0 19
15	1474394	E1093	Commercial Range/Oven, 6-Burner w/ Griddle		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Wolf	Inaccessible		Inaccessible
16	1474559	E1093	Commercial Refrigerator, 2-Door Reach-In		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	True Manufacturing Co	T-49		8515055 2016
17	1474125	E1093	Commercial Refrigerator, 3-Door Reach-In		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Traulsen	AHT 3-32 NUT		C-29962 2006
18	1474350	E1093	Commercial Steam Kettle		Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building- Kitchen	Vulcan			

19	1474539	E1093	Commercial Walk-In Combination Freezer/Refrigerator	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building Exterior	Bally	G0350		D2		
20	1474311	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building Exterior	Inaccessible	Inaccessible		Inaccessible		
21	1474176	E1093	Commercial Walk-In Refrigerator/Freezer, Condenser	Mission Middle School / MPR/ Kitchen Building	MPR/ Kitchen Building Exterior	Inaccessible	Inaccessible		Inaccessible		
22	1474351	E1094	Residential Clothes Dryer	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Boiler room	Kenmore	110.79422801		M05022001	2006	
23	1474174	E1094	Residential Clothes Washer	Mission Middle School / Classroom Building #11-12/ Locker Rooms	Classroom Building 11-12/ Locker Rooms-Boiler room	Whirlpool	WTW5000DW1		C54648090	2006	

G30 SITE MECHANICAL

Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474319	G3014		Mission Middle School / Site	Site				2002		

G40 OTHER

Index ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1474247	G4021	1000 WATT	Mission Middle School / Site	Site						5
2	1474523	G4021	1000 WATT	Mission Middle School / Site	Site				2006		2