



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

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Andrew Thompson



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EMG PROJECT #:

139069.19R000-024.354

DATE OF REPORT:

December 10, 2019

ON SITE DATE:

September 4, 2019

RUBIDOUX HIGH SCHOOL
4250 Opal Street
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	4250 Opal Street, Jurupa Valley, California 92509
Site Developed	1960 Several Buildings Renovated in 2018
Property Type	High School
Current Occupants	School
Building Area	182,911 SF
Number of Buildings	55
Date(s) of Visit	September 4, 2019 through September 5, 2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Dean Washichek and Ron Morgan
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
100	Classrooms	1960	10,424
200	Classrooms	1960	6,252
300	Classrooms	1960	6,788
400	Classrooms	1960	4,000
500	Classrooms	1960	5,162

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed, except for the Gymnasium roofs. No access to the roofs.

Plan Types

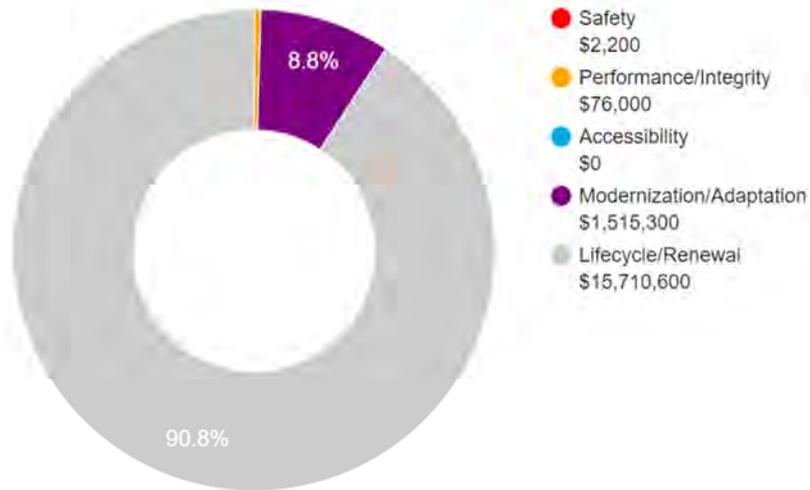
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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



10-YEAR TOTAL: \$17,304,100

Campus Findings and Deficiencies

Historical Summary

This campus was built in 1960. It was the first high school for the district. Portable modular buildings have been added and removed over time. There is a Future Farmers of America program at this campus and there are several classrooms dedicated to this activity. A major renovation took place in 2018 for most of the campus buildings. Some of the portable modular buildings got newer interior finishes as part of the program.

Architectural

The architecture of the campus buildings consists of metal framed buildings with flat roofs and metal exterior skins. In 2018, eleven buildings had installed new vertical ribbed steel panels along with some perforated steel panels as accent features. The exterior doors and window elements were upgraded at the time as well as the interiors. The Gym and Library did not get the exterior treatment although they did have minor improvements. The Cafeteria, Men's and Women's locker rooms had exterior paint and minor upgrades along with the Music classroom.

All the modular / portable buildings need exterior paint currently and some of the units need roofing repairs or replacement. The Auto Body shop appears to not have been touched at this time.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most buildings have roof top package units and roof top exhaust fans. These vary in age and have been replaced as need be. Most portable buildings have wall mounted units; a few have roof top units. These vary in age and have been replaced as need be. The HVAC systems seem to be working well at this point with replacements scheduled soon for some units.

There is a bank of newer solar panels over the east parking lot providing some of the campus's electrical needs. Much of the equipment was installed when the school was built. There have been some additions to the system as the campus electrical needs have grown. There will need to be a campus wide survey for all the electrical systems soon.

Most of the underground piping is original to the campus. Some sections have been replaced in the last several years. Additional inspections of the sanitary piping should be scheduled in the future.

The buildings have fire horn / strobe alarms but no sprinkler systems except in the stage area of the Gym.

Site

The campus is a large site supporting three major parking areas along with several sports related practice fields and an outside swimming pool complex. It also supports a major football stadium with synthetic grass and two concession stands and a baseball field. The campus includes a Future Farmers of America program with stables and arenas on the south-east end of the property. The campus has matured landscaping, including trees and grass, that is watered via underground

Recommended Additional Studies

Guidance is needed to determine if Pool Mechanical Building needs a fire suppression system. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to add a suppression system is also included.

There are signs of settlement in the Swimming Pool Equipment Building 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.

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings now, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

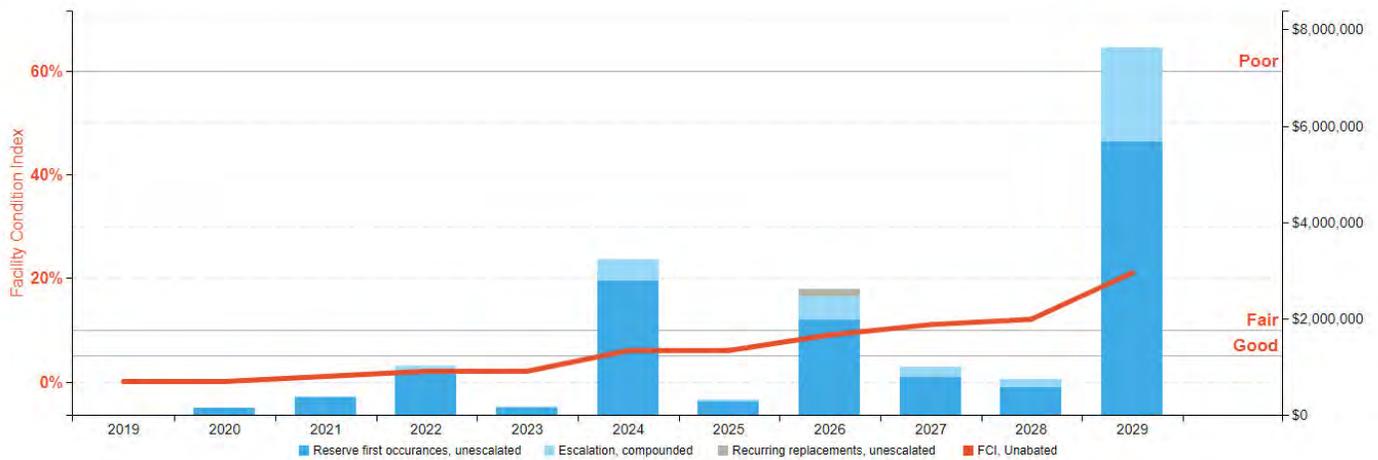
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$262,800	\$72,400	\$578,100	\$2,178,700	\$3,092,000
Roofing	-	\$471,200	\$1,435,600	\$719,000	\$312,500	\$2,938,300
Interiors	-	\$98,900	\$346,900	\$794,400	\$3,496,100	\$4,736,300
Elevators	-	-	-	-	\$132,700	\$132,700
Plumbing	\$600	\$32,900	\$11,000	\$1,240,100	\$1,062,300	\$2,346,900
Fire Suppression	-	-	\$1,190,800	\$38,300	\$82,700	\$1,311,800
HVAC	-	\$106,500	\$56,800	\$517,100	\$1,527,500	\$2,207,900
Electrical	-	\$195,400	\$69,700	\$4,826,200	\$1,652,300	\$6,743,500
Fire Alarm & Comm	-	-	\$7,900	-	\$201,200	\$209,100
Equipment/Special	-	\$237,300	\$4,900	\$140,100	\$1,112,800	\$1,495,200
Site Development	-	\$24,500	\$208,900	\$41,400	\$5,802,300	\$6,077,000
Site Lighting	-	-	-	-	\$166,600	\$166,600
Landscaping	-	-	-	\$1,977,500	-	\$1,977,500
Pavement	-	\$132,100	-	\$1,454,900	\$383,400	\$1,970,400
Follow-up Studies	\$10,000	-	-	-	-	\$10,000
TOTALS	\$10,600	\$1,561,600	\$3,404,900	\$12,327,100	\$18,111,100	\$35,415,200

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: Rubidoux High School

Replacement Value: \$ 82,309,950; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Rubidoux High School	3	\$10,572
Total	3	\$10,572

Rubidoux High School

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1557235	Rubidoux High School / Pool Mechanical Bldg	P000X	Engineer, Fire Sprinkler System Survey, Evaluate/Report	NA	Safety	\$2,214
1485551	Rubidoux High School / Classroom 600 Bldg	D2023	Water Heater, 10 GAL., Replace	Failed	Modernization/Adaptation	\$609
1624210	Rubidoux High School / Pool Mechanical Bldg	P000X	Engineer, Structural, Evaluate/Report	Poor	Performance/Integrity	\$7,749
Total (3 items)						\$10,572

Key Findings

Recommended Follow-up Study: Fire Sprinkler System Survey

Fire Sprinkler System Survey
Pool Mechanical Building

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

Priority Score: **91.0**

Plan Type: Safety

Cost Estimate: \$2,200

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- AssetCALC ID: 1557235



Building/Main Switchboard in Poor condition.

800 AMP
Classroom 1000 Building Utility closet

Uniformat Code: D5012
Recommendation: **Replace in 2020**

Priority Score: **89.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$55,400

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This is an older piece of equipment. It needs to be inspected for quality and performance. - AssetCALC ID: 1485874



Exhaust Fan in Poor condition.

1500 CFM
Classroom 600 Building Roof

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

Priority Score: **87.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,600

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These are older fans that need replacing. - AssetCALC ID: 1493744

**Recommended Follow-up Study:
Structural,**

Structural,
Pool Mechanical Building Swimming Pool
Equipment Building

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

Priority Score: **82.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

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Signs of settlement - AssetCALC ID: 1624210



Toilet in Fair condition.

Commercial Water Closet
Gym 1400 Building Gym

Uniformat Code: D2011
Recommendation: **Replace in 2037**

Priority Score: **66.9**

Plan Type: Accessibility

Cost Estimate: \$5,800

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- AssetCALC ID: 1459804



Roof in Poor condition.

Modified Bituminous
Site

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

Priority Score: **63.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$105,200

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The roofing over the open canopy structures are in poor condition and need replacement. - AssetCALC ID: 1587109



Roof in Poor condition.

Single-Ply TPO/PVC Membrane
Learning Center Classrooms Roof

Uniformat Code: B3011
Recommendation: **Replace in 2020**

Priority Score: **63.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$62,800

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There are several damaged areas in the roofing material. It needs replacement. - AssetCALC ID: 1460048



Exterior Door in Poor condition.

Steel Fire, 90-Minutes and Over
Pool Mechanical Building Building Exterior

Uniformat Code: B2032
Recommendation: **Replace in 2021**

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$5,300

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Doors have heavy chemical rusting at the bottoms, investigate condition before replacement. - AssetCALC ID: 1459895



Window in Fair condition.

Aluminum Double-Glazed 12 SF, 1-2 Stories
Cafeteria 1100 Building Roof

Uniformat Code: B2021
Recommendation: **Replace in 2021**

Priority Score: **61.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$17,300

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These windows have been painted over and are no longer being used. The T bar ceiling in the dining area has covered them up as well. - AssetCALC ID: 1485762

Sprinkler System

Full Retrofit, Medium Density/Complexity
Classroom 300 Building

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

Priority Score: **60.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$37,600

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- AssetCALC ID: 1576155

2. Buildings 100, 200, 300, 400, 500, 600, 700, 900, 1000, 1200A, 1200B Classrooms



Buildings: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960 / All eleven of these buildings were renovated in 2018 to include exterior and interior finishes	
Building Size	86,815 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame structure on concrete slab	Fair
Façade	Metal siding with steel windows	Good
Roof	Primary: Flat construction with modified bituminous finish with reflective coating added.	Fair
Interiors	Walls: Painted with some vinyl covered metal panels, ceramic tile in restrooms, FRP in one restroom and painted CMU. Floors: Carpet, VCT, ceramic tile some in fair condition, polished concrete, rubber floor, Interior VCT flooring and vinyl wall finish in 900. Ceilings: Painted gypsum board, ACT, painted exposed structure	Good
Elevators	None	--

Buildings: Systems Summary		
Plumbing	Copper supply and cast-iron waste and venting Water heaters Toilets, urinals, and sinks in all restrooms with sinks in lounge areas, and service sinks in janitor closets	Good
HVAC	Individual roof mounted package units Supplemental components: ductless split-systems	Fair
Fire Suppression	No sprinkler system Fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring. Fed from building 500 with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm control panel in 900 Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for these buildings.	
Key Issues and Findings	Water heater is aged, Damaged new perforated exterior steel vertical siding, leaking roofs, buildings lacks fire suppression, some aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

3. Buildings Modulars M1, M2, M3, P600, P602, P1-5, T1-10 and RCC Office, Pool Restroom, Learning Center Office, Learning Center Classrooms, Learning Center Restrooms



Buildings: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1990 / No major Renovation move in and move out as needed.	
Building Size	28,477 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with semi-permanent foundations With wood-framed roofs	Fair
Façade	Painted wood with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish Secondary: Flat construction with rolled asphalt roofing along with a TPO type material shed type roof at the learning center classrooms and the Learning Center office with asphalt shingles.	Fair
Interiors	Walls: Gypsum board, with vinyl Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Good

Buildings: Systems Summary		
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, urinals, and sinks in all restrooms, some sinks in classrooms. Drinking fountains, service sinks. Water Heater in Pool restroom building	Fair
HVAC	Individual roof mounted package units End wall mounted package units. Ductless Split system on Learning Center Restroom Building.	Fair
Fire Suppression	No sprinkler system in the buildings Fire extinguishers	Good
Electrical	Source and Distribution: small panels with copper wiring. Fed from site mounted equipment with copper wiring. Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Small kitchen with a range/oven, food warmer, refrigerator, 2 compartment sinks in one of the Learning Center Classroom buildings.	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Possible warped and loose and chipping siding, leaking roofs, buildings lack fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

4. Building 800 Library



Building 800 Library: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960 / 2018 Some exterior paint and interior finishes	
Building Size	6,947 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional metal frame structure on concrete slab	Fair
Façade	Metal siding with steel windows	Fair
Roof	Primary: Pyramid construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, Fair condition Ceilings: Painted gypsum board, ACT painted gypsum board high ceiling main room.	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilet, and sink in restroom, service sink, sink in small kitchen.	Fair

Building 800 Library: Systems Summary		
HVAC	Individual roof mounted package	Fair
Fire Suppression	No sprinkler system. Hydrants, fire extinguishers, on site	Fair
Electrical	Source and Distribution: Small panel with copper wiring. Fed from equipment on site with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	The building lacks fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

5. Building 1100 Cafeteria



Building: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960 / 2018 Minor Renovations	
Building Size	11,433 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls as infill between metal structural framing on concrete slab and metal-framed roofs	Fair
Façade	Painted CMU and steel panels with aluminum and steel windows	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: VCT, ceramic kitchen tile, sheet vinyl. The VCT in the dining hall is good. Painted / sealed kitchen classroom area floor is in poor condition. Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heater Toilets, and sinks in all restrooms. Kitchen stainless steel sinks, service sinks.	Fair

Building: Systems Summary

HVAC	Individual roof mounted package units Supplemental components, roof mounted exhaust systems.	Fair
Fire Suppression	No sprinkler system. Fire extinguishers kitchen hood system.	Good
Electrical	Source and Distribution: Smaller panels with copper wiring. Fed from Site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment.	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, aged electrical infrastructure, kitchen tile needs replacement. A refrigerator, range/oven, freestanding and tabletop mixers are in poor condition. One of the roof mounted exhaust fans is old and is in poor condition	

See Appendix D for the Component Condition Table.

6. Buildings Women Locker 1500, 1700 Locker-room Buildings and 1600 Building Music



Buildings: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960 / 2018 Minor Renovations	
Building Size	15,025 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls as infill between metal structural framing on concrete slab and metal-framed roofs	Fair
Façade	Painted CMU, painted stucco with steel windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU, FRP in some locations Floors: VCT, ceramic tile in locker rooms, carpet in 1600 Ceilings: Painted gypsum board, hard tile with ACT	Fair
Elevators	None	--

Buildings: Systems Summary		
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, urinals, sinks and showers (not used) in all locker room restrooms. Service sink, Drinking fountains.	Fair
HVAC	Individual package units.	Fair
Fire Suppression	No sprinkler system. Fire extinguishers	Good
Electrical	Source and Distribution: Small distribution panel with copper wiring. Fed from site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Leaking roof, building lack fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

7. Auto Body 1800 Building



Building 1800 Auto Body Shop: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960 / No Renovation work has taken place	
Building Size	3,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional metal frame structure on concrete slab	Fair
Façade	Metal siding with aluminum windows	Fair
Roof	Primary: Gable construction with rolled asphalt roofing Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Painted or sealed concrete Ceilings: Painted gypsum board, or ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Service sinks and no restroom facilities	Fair

Building1800 Auto Body Shop: Systems Summary		
HVAC	Individual roof mounted package unit Supplemental: gas fired space heater	Fair
Fire Suppression	No sprinkler system., fire extinguishers.	Fair
Electrical	Source and Distribution: Small panel with copper wiring fed from Site mounted equipment with copper wiring Interior Lighting: T-8, LED Emergency: None	Fair
Fire Alarm	Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special		--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

8. Pool Mechanical Building



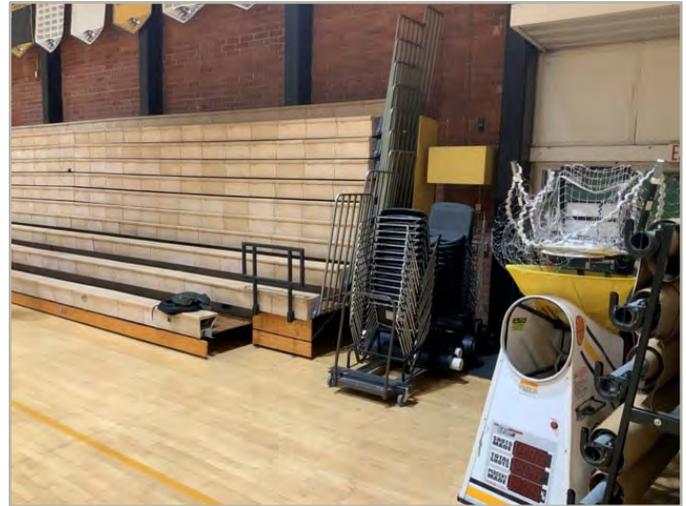
Pool Mechanical Building: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960	
Building Size	1,000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roofs on concrete slab	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Sealed concrete and unfinished concrete Poor condition major cracking. Ceilings: Painted exposed wood structure	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas swimming pool heater with chemical storage tanks and circulation pumps for heating pool water. Service sink, eye wash / safety shower	Fair

Pool Mechanical Building: Systems Summary		
HVAC	No systems present	--
Fire Suppression	No sprinkler system. fire extinguishers	Fair
Electrical	Source and Distribution: Small panel with copper wiring fed from site mounted equipment with copper wiring Interior Lighting: Sealed T-8, LED Emergency: None	Fair
Fire Alarm	Limited equipment not an occupied space.	Fair
Equipment/Special	Swimming pool system pumps, storage tanks, chemical tanks and pumps, pool ladders, lifeguard stands, starting blocks, water heater/boiler,	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Possible structural settlement, cracking of concrete floor. rusted entrance doors due to chemicals in use. Building lacks fire suppression system	

See Appendix D for the Component Condition Table.

9. Building 1400 Gymnasium



Building 1400 Gymnasium: Systems Summary

Address	4250 Opal Street, Jurupa Valley, California 92509	
Constructed/Renovated	1960 / Limited Renovations, some HVAC upgrades and ongoing maintenance.	
Building Size	20,000 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs on concrete slab	Fair
Façade	Brick, painted CMU, painted stucco finish with no windows	Fair
Roof	Primary: Pyramid construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: VCT, ceramic tile, wood sports floor, wood stage Ceilings: Painted gypsum board, painted exposed fiberglass-reinforced structure.	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting No hot water Toilets, urinals, and sinks in all restrooms. Service Sink, drinking fountains	Fair
HVAC	Ground mounted DX cooling unit with Natural gas heating.	Fair

Building 1400 Gymnasium: Systems Summary

Fire Suppression	Partial sprinkler system at the stage area Fire extinguishers, good	Missing
Electrical	Source and Distribution: Main switchboard and small panels with copper wiring fed from site mounted equipment with copper wiring. Transformers. Interior Lighting: T-8, LED halogen Emergency: None	Fair
Fire Alarm	Alarm system, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Ice machine for the sports injuries, bleachers, basketball backboards are in good condition, scoreboard Wheelchair lift	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Part of the building lacks fire suppression, aged electrical infrastructure.	

See Appendix D for the Component Condition Table.

10. Site Summary



Site Information		
System	Description	Condition
Lot Size	60 acres (estimated)	
Parking Spaces	765 total spaces all in open lots; 20 of which are accessible	
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage, metal tube fence and gates at property entrance, and chain link fencing and gates. One large CMU dumpster enclosure Football field and track with bleachers, fencing, and site lights and sports courts, tennis courts Site furnishings tables. Outdoor swimming pool	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Retaining walls Low to moderate site slopes throughout the site except for part of the west side of the property by the main entrance. Severe site slopes	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS Building-mounted: LED Pedestrian walkway and accent landscaping lighting	Fair
Ancillary Structures	Site canopies, Wood-framed barns and storage sheds in the 4H area of the property (Not inspected, not on list for inspection).	--
Key Issues and Findings	Moderate asphalt wear, sidewalk trip hazards. Canopy roofs need repair	

See Appendix D for the Component Condition Table.

11. 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 1960. The facility was significantly renovated in 2018. Complaints about accessibility issues have not been received by the school. The property does not have pending litigation related to existing barriers or previously removed barriers.

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

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

Buildings 100, 200, 300, 400, 500, 600, 700, 900, 1000, 1200A, 1200B Classrooms: Accessibility Issues

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

Buildings Modulares M1, M2, M3, P600, P602, P1-5, T1-10 and RCC Office, Pool Restroom, Learning Center Office, Learning Center Classrooms: 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"/>

Building 800 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"/>

Building 1100 Cafeteria: 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"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Buildings Women Locker 1500, 1700 Locker-room Buildings and 1600 Building Music: 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"/>

Auto Body 1800 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"/>



Building Swimming Pool Equipment: Accessibility Issues

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

Building 1400 Gymnasium: Accessibility Issues

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

Site: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	X
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Possible other categories: <i>swimming pool</i>	<input type="checkbox"/>	<input type="checkbox"/>	X

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

Reference Guide

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

Reference Guide

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

12. 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.

13. 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.

14. 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 Rubidoux High School, 4250 Opal Street, Jurupa Valley, California 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Dean Washichek and Ron Morgan
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Reviewed by:



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Program Manager
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15. Appendices

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

Appendix A: Photographic Record



#1	MAIN CAMPUS PROPERTY SIGN
----	---------------------------



#2	MAIN CAMPUS EXTERIOR STAIRS, CONCRETE
----	---------------------------------------



#3	900 BUILDING MAIN OFFICE
----	--------------------------



#4	EXTERIOR LIGHTING AND WALKWAY METAL COVER
----	---



#5	100 BUILDING CLASSROOMS
----	-------------------------



#6	COVERED WALKWAY
----	-----------------



#7	200 BUILDING CLASSROOMS
----	-------------------------



#8	300 BUILDING CLASSROOMS
----	-------------------------



#9	400 BUILDING CLASSROOMS
----	-------------------------



#10	500 BUILDING CLASSROOMS
-----	-------------------------



#11	600 BUILDING RESTROOMS
-----	------------------------



#12	600 BUILDING CLASSROOM EXTERIOR EAST SIDE
-----	---



#13	700 TEACHER LOUNGE AND REST ROOM BUILDING
-----	---



#14	STEEL METAL PANEL WALL SYSTEM
-----	-------------------------------



#15	800 LIBRARY ELEVATION
-----	-----------------------



#16	1000 BUILDING CLASSROOMS
-----	--------------------------



#17	BUILDING 1100 CAFETERIA
-----	-------------------------



#18	1100 CAFETERIA BUILDING EXTERIOR NORTH SIDE
-----	---



#19	RCC PORTABLE CLASSROOMS
-----	-------------------------



#20	M-1 PORTABLE CLASSROOM
-----	------------------------



#21	EXTERIOR STAIR ACCESS TO GYM
-----	------------------------------



#22	LEARNING CENTER PROPERTY SIGN
-----	-------------------------------



#23	LEARNING CENTER OFFICE
-----	------------------------



#24	LEARNING CENTER CLASSROOMS
-----	----------------------------



#25	PORTABLE RESTROOM ON LEARNING CENTER CAMPUS
-----	---



#26	METAL ROOFING ON PORTABLE CLASSROOM BUILDINGS
-----	---



#27	ROOF, MODIFIED BITUMINOUS
-----	---------------------------



#28	DAMAGED WOOD SIDING ON PORTABLE BUILDINGS
-----	---



#29	CLASSROOM BUILDING WINDOW WALL SYSTEM
-----	---------------------------------------



#30	EXTERIOR WALL, STEEL, 1-2 STORIES, REPLACE
-----	--



#31	DRINKING FOUNTAIN
-----	-------------------



#32	DRINKING FOUNTAIN
-----	-------------------



#33	EXTERIOR DRINKING FOUNTAIN
-----	----------------------------



#34	800 LIBRARY INTERIOR
-----	----------------------



#35	LEARNING CENTER ADULT CLASSROOM
-----	---------------------------------



#36	LAB CLASSROOM
-----	---------------



#37	MUSIC CLASSROOM
-----	-----------------



#38	CLASSROOM
-----	-----------



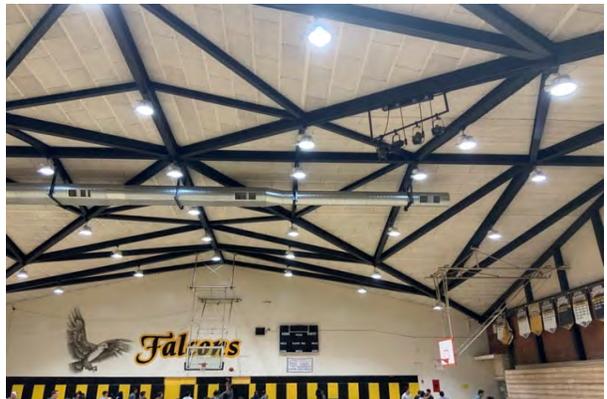
#39	TEACHER LOUNGE
-----	----------------



#40	OFFICE
-----	--------



#41	GYM FLOORING AND BLEACHERS
-----	----------------------------



#42	GYM CEILING
-----	-------------



#43 FIRE EXTINGUISHER CABINET



#44 FIRE PULL STATION



#45 PULL STATION, HORN STROBE AND FIRE EXTINGUISHER AT ALL DOORS OUT OF CLASSROOMS



#46 FIRE EXTINGUISHER CABINET



#47 EMERGENCY EYE WASH



#48 LAB HOOD



#49 LAB SINK



#50 INTERIOR CEILING FINISH, AND LIGHTING



#51 RESTROOM PARTITIONS



#52 RESTROOM



#53 RESTROOM



#54 RESTROOM



#55	LOCKER ROOM
-----	-------------



#56	SERVICE SINK
-----	--------------



#57	KITCHEN EQUIPMENT
-----	-------------------



#58	KITCHEN EQUIPMENT
-----	-------------------



#59	KITCHEN EQUIPMENT
-----	-------------------



#60	KITCHEN EQUIPMENT
-----	-------------------



#61	KITCHEN EQUIPMENT
-----	-------------------



#62	CLASSROOM KITCHEN
-----	-------------------



#63	CLASSROOM KITCHEN
-----	-------------------



#64	OLDER ELECTRICAL
-----	------------------



#65	ELECTRICAL PANELS
-----	-------------------



#66	SECONDARY TRANSFORMER, DRY
-----	----------------------------



#67	SWIMMING POOL HEATER
-----	----------------------



#68	DUCTLESS SPLIT SYSTEM
-----	-----------------------



#69	PACKAGED UNIT (RTU)
-----	---------------------



#70	PACKAGED UNIT (RTU)
-----	---------------------



#71	PARKING ARE WITH SOLAR PANELS ABOVE
-----	-------------------------------------



#72	TENNIS COURTS
-----	---------------



#73	SITE LIGHTING
-----	---------------



#74	GAS METER
-----	-----------



#75	GATES TO FOOTBALL STADIUM
-----	---------------------------



#76	PARKING AND SIDEWALKS
-----	-----------------------



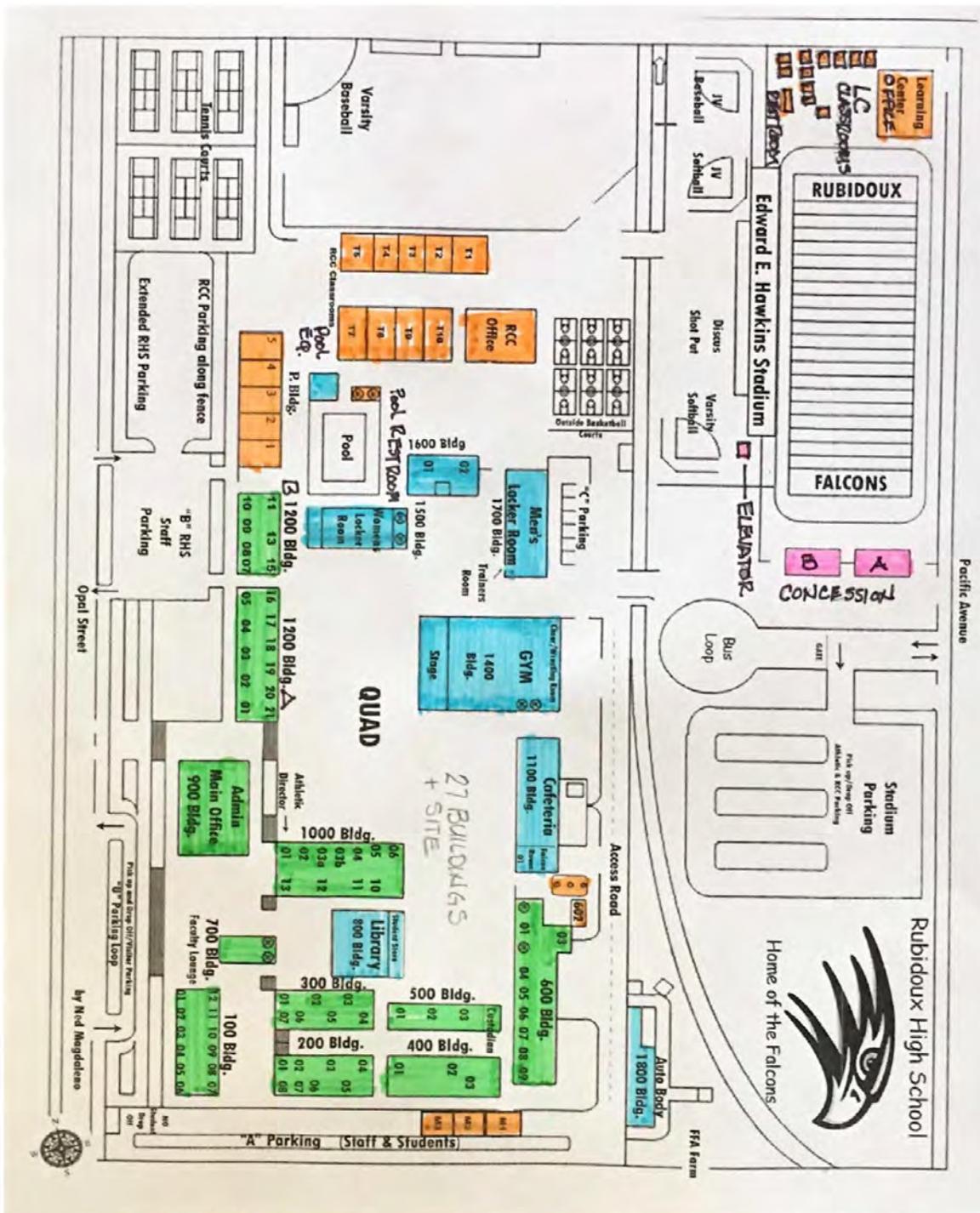
#77	BRIDGE OVER CANAL TO ATHLETIC FIELDS
-----	--------------------------------------



#78	140,000 GALLON SWIMMING POOL
-----	------------------------------

Appendix B: Site Plans

Site Plan



SOURCE:

Provided by the Rubidoux High School Office



ON-SITE DATE:

September 30, 2019



Aerial Site Plan



SOURCE:

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



ON-SITE DATE:

September 30, 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: Rubidoux High School No. of Buildings:

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: 1960	Built:	Renovated: 2004, 2018	Historical: N
No. of Stories: Single		Floor(s)	
Total Site Area: 38.4		Acres	
Total Building Area: 182,911		Sq. ft.	
Building Replacement Value:		\$ UNK	

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	2004	2019	At stadium new 2004
2. HVAC	2004,2015	PM 2019	
3. Plumbing System/Fixtures	2018	None	At modernized bldg.'s only
4. Electrical System/Lighting	2018	None	At modernized bldg.'s only
5. Life-Safety/Fire	2018	2019	Partial replacement 2018 modernization
6. Roofs	2017	None	New roofs

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	Re-roofed 3 bldg.'s modernized (8) bldg.'s
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	1998, other than 1100 bldg. Rm.'s 604 &603 2018
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	None

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

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



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
4 Are there any unresolved construction defects at the property?		N			
5 Has any part of the property ever contained visible suspect mold growth?		N			
6 Have there been indoor air quality or mold related complaints from occupants?		N			
7 Is there a mold Operations and Maintenance Plan?		N			
8 Are there any Asbestos Containing Building Materials in the building?	Y				
9 Is there an Asbestos Operations and Maintenance Plan? (AHERA?)	Y				
10 Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		N			
GENERAL SITE					
11 Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	Y				At 500 bldg.
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?					
BUILDING ENVELOPE					
17 Are there any roof leaks?	Y				All canopies, Bldg.'s 100, 800, 1200, 1600, 1400, Library
18 Is the roofing covered by a warranty or bond?	Y				Only



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Facility Condition Assessment Pre-Survey Questionnaire

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

QUESTION	Y	N	UNK	NA	COMMENTS
19 Are there any poorly insulated areas?		N			
20 Is Fire Retardant Treated (FRT) plywood used?		N			
21 Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
BUILDING HVAC & ELECTRICAL					
22 Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23 Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24 Does any part of the electrical system use aluminum wiring?		N			
25 Are there any problems with the utilities, such as inadequate capacities?		N			
PLUMBING					
26 Is the property served by private water well?		N			
27 Is the property served by a private septic system or other waste treatment systems?		N			
28 Does the sanitary sewer system back-up? If so, provide locations in comments	Y				Bldg. 600 restrooms, & 700 restrooms
29 Is polybutylene piping used?		N			
30 Is galvanized piping used?	Y				Bldg.'s
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?		Y			During modernization 2018
34 Does a Barrier Removal Plan exist for the property?			N		



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 Fire hydrants are on Domestic Water Service

- 2 Only a Few bldg.'s have isolation valves for domestic water

- 3 See 2018 Modernization plans for more details

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 checked="" type="checkbox"/>	<input 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

9/17/19
Date

Appendix D: Component Condition Report

Component Condition Report

Rubidoux High School / 1600 Building Music

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	4,800 SF	30	1459996
B2021	Building Exterior	Fair	Window, 24 SF	2	20	1459995
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	4	20	1459993
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	4,625 SF	10	1459994
Interiors						
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	6,200 SF	5	1459997
C3012	Office	Fair	Interior Wall Finish, Laminated Paneling (FRP)	3,700 SF	20	1459987
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	750 SF	5	1459998
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	3,125 SF	5	1459985
C3032	Classrooms	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	250 SF	10	1459988
Plumbing						
D2014	Classrooms	Fair	Service Sink, Laundry	1	20	1459989
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	3,875 SF	10	1576320
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,875 SF	5	1576321
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	4	9	1576318
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	12	1459999
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	15	1459992
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 200 AMP	1	5	1459986
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,875 SF	10	1576319
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	16	1459991
D5092		Good	Emergency/Exit Combo LED	4	9	1576316
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576315
D5037		Good	Fire Alarm Horn & Strobe	4	14	1576317

Rubidoux High School / Auto Body 1800 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Aluminum Siding, 1-2 Stories	11,500 SF	10	1460040
B2021	Building Exterior	Fair	Window, 12 SF	7	10	1460035
B2032	Classroom door	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	1	10	1460037
B2034	Shop	Fair	Overhead/Dock Door, 288 SF	3	20	1460033
Roofing						
B3011	Roof	Fair	Roof, Rolled Asphalt Roofing 20-Year	3,500 SF	5	1460026 

Rubidoux High School / Auto Body 1800 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Fair	Roof, Metal	3,100 SF	25	1460034
Interiors						
C1021	Shop	Fair	Interior Door, Wood Solid-Core	3	20	1460022
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	1,575 SF	5	1460031
C3021	Site	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	8,700 SF	5	1460038
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,800 SF	15	1460032
Plumbing						
D2014	Shop	Fair	Service Sink, Laundry	1	15	1460023
D2019	Shop	Fair	Emergency Shower Station	1	18	1460039
D2029	Throughout the building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	3,500 SF	8	1551972
D2091	Building exterior	Good	Air Compressor, 10 HP	3	20	1460021
Fire Suppression						
D4019	throughout the building	NA	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	3,500 SF	5	1551971
D4031	Throughout the interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	1551969
HVAC						
D3051	Shop	Fair	Unit Heater, Natural Gas, 5 to 10 MBH	1	10	1460028
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	11	1460041
Electrical						
D5012	Shop	Fair	Main Distribution Panel, 200 AMP	2	25	1460036
D5019	Throughout the building	Fair	Full Electrical System Upgrade, Low Density/Complexity	3,500 SF	8	1551965
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	1	10	1460025
D5092	Throughout the building	Fair	Emergency/Exit Combo LED	2	5	1551966
Fire Alarm & Comm						
D5037	Garage	Fair	Annunciator Alarm Panel	1	5	1552071
D5037	Throughout the building	Fair	Fire Alarm Horn & Strobe	4	5	1551970

Rubidoux High School / Cafeteria 1100 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	600 SF	39	1485750
B2011	Building Exterior	Good	Exterior Wall, Masonry CMU Painted Surface, 1-2 Stories, Prep & Paint	450 SF	9	1485716
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Paint	5,850 SF	9	1485754
B2021	Roof	Fair	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	24	2	1485762
B2021	Building Exterior	Good	Window, 24 SF	2	29	1485723
B2021	Building Exterior	Fair	Window, 24 SF	24	11	1485755
B2021	Building Exterior	Fair	Window, 12 SF	12	11	1485727
B2021	Building Exterior	Good	Window, 24 SF	36	11	1485764
B2021	Building Exterior	Fair	Window, 12 SF	8	11	1485704
B2032	Building Exterior	Fair	Exterior Door, Steel	12	39	1485721
B2032	Building Exterior	Good	Exterior Door, Steel	4	39	1485772

Roofing

Rubidoux High School / Cafeteria 1100 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011		Fair	Roof, Modified Bituminous	11,433 SF	5	1577709
Interiors						
C1021	Classrooms	Fair	Interior Door, Wood Hollow-Core Residential	1	4	1485752
C1021	Serving Area	Fair	Interior Door, Steel	6	21	1485706
C1021	Kitchen	Fair	Interior Door, Wood Solid-Core	1	21	1485753
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	15,500 SF	6	1485730
C3021	Kitchen Classroom	Poor	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	406 SF	1	1485707
C3024	Kitchen	Fair	Interior Floor Finish, Ceramic Tile	233 SF	11	1485714
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Sheeting	506 SF	6	1485736
C3024	Kitchen	Fair	Interior Floor Finish, Ceramic Tile	209 SF	11	1485749
C3024	Kitchen	Fair	Interior Floor Finish, Ceramic Tile	2,000 SF	6	1485728
C3024	Dining Area	Good	Interior Floor Finish, Vinyl Tile (VCT)	5,568 SF	14	1485701
C3024	Serving Area	Fair	Interior Floor Finish, Vinyl Tile (VCT)	260 SF	6	1485725
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	506 SF	24	1485739
C3032	Dining Area	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,568 SF	24	1485756
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	2	6	1485696
D2014	Kitchen Classroom	Fair	Service Sink, Wall-Hung	1	16	1485711
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	11	1485771
D2014	Kitchen Classroom	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	11	1485713
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	6	1485698
D2014	Kitchen Classroom	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	21	1485735
D2023	Utility closet	Fair	Water Heater, 100 GAL	1	3	1485719
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	11,433 SF	10	1577165
D2034	Building exterior	Fair	Grease Trap/Interceptor, Underground	1	6	1485705
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	11,433 SF	5	1577164
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	8	9	1577167
D4091	Kitchen Classroom	Good	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	12 LF	19	1485743
D4091	Kitchen	Fair	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	12 LF	11	1485738
HVAC						
D3041	Kitchen Classroom	Fair	Fan, 1000 - 3800 CFM	1	13	1485757
D3041	Serving Area	Fair	Fan, 1000 - 3800 CFM [AD-K1, 2, and 3]	3	2	1485699
D3041	Kitchen	Fair	Fan, 1000 - 3800 CFM [AD K2]	1	2	1485724
D3042	Building exterior	Fair	Exhaust Fan, 150 CFM	1	6	1485748
D3042	Roof	Fair	Exhaust Fan, 4000 CFM [EF-K1]	1	15	1495779
D3042	Roof	Poor	Exhaust Fan, 600 CFM	1	2	1495778
D3042	Roof	Fair	Exhaust Fan, 2000 CFM	1	5	1495787
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	3	1495781
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [KIT-4]	1	15	1495776

Rubidoux High School / Cafeteria 1100 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	15	1495780
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	15	1495783
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1495788
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1495777
D3052	Roof	Fair	Packaged Unit (RTU), 2.5 TON	1	10	1495784
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	3	1495775
D3052	Roof	Fair	Packaged Unit (RTU), 2 TON	1	4	1495782
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [KIT-2]	1	15	1495785
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON [KIT-1]	1	16	1495786
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	11,433 SF	10	1577166
D5022	Building exterior	Good	Light Fixture, 100 WATT	15	19	1485758
D5022	Building exterior	Fair	Light Fixture, 100 WATT	4	2	1485703
D5029	Kitchen Main	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,000 SF	6	1485765
D5092		Fair	Emergency/Exit Combo LED	8	9	1577169
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	10	14	1577168
D5037		Good	Annunciator Alarm Panel	1	14	1577170
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	6	1485744
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	2	1485742
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Ice maker, Freestanding	1	2	1485697
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer	1	7	1485733
E1093	Kitchen	Fair	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator	1	3	1485700
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	3	9	1485722
E1093	Kitchen	Good	Commercial Kitchen, Convection Oven, Double	2	9	1485734
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Dishwasher	1	3	1485709
E1093	Kitchen Classroom	Good	Commercial Kitchen, Food Warmer	1	14	1485763
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Range/Oven, 6-Burner	1	14	1485751
E1093	Kitchen	Good	Commercial Kitchen, Freezer, 3-Door Reach-In	1	11	1485737
E1093	Kitchen	Good	Commercial Kitchen, Food Warmer	1	14	1485718
E1093	Kitchen	Poor	Commercial Kitchen, Mixer, Tabletop	1	1	1485715
E1093	Kitchen	Fair	Commercial Kitchen, 10 LF	1	6	1485741
E1093	Kitchen	Fair	Commercial Kitchen, Steam Kettle	1	11	1485770
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Deep Fryer	1	3	1485746
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	3	1485708
E1093	Kitchen	Fair	Commercial Kitchen, Ice maker, Freestanding	1	3	1485732
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1485712
E1093	Kitchen	Poor	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	1	1485729
E1093	Kitchen	Poor	Commercial Kitchen, Mixer, Freestanding	1	1	1485702

Rubidoux High School / Cafeteria 1100 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	3	1485760
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 3-Door Reach-In	1	3	1485710
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Griddle	1	6	1485769
E1093	Kitchen Classroom	Good	Commercial Kitchen, 12 LF	1	14	1485695
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	3	1485726
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Salad/Sandwich Preparation Table	1	11	1485759
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	4	3	1485731
E1093	Kitchen Classroom	Fair	Commercial Kitchen, Garbage Disposal, 1 to 3 HP	1	5	1485766
E1093	Kitchen	Good	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1485767
E1093	Kitchen	Fair	Commercial Kitchen, Warmer/Warming Drawers, Set of 4	2	2	1485740
E1093	Kitchen	Good	Commercial Kitchen, Freezer, 2-Door Reach-In	1	14	1485747
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	3	1485768
E1093	Kitchen	Poor	Commercial Kitchen, Range/Oven, 6-Burner	1	1	1485720
E1093	Kitchen	Fair	Commercial Kitchen, Steamer, Freestanding	2	3	1485694
E1093	Kitchen	Good	Commercial Kitchen, Dairy Cooler/Wells	1	14	1485717
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	3	1485745

Rubidoux High School / Classroom 100 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	1,167 SF	39	1485214
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	2,333 SF	39	1485210
B2016	Building exterior	Good	Soffit, Metal	4,220 SF	24	1485206
B2021	Building Exterior	Good	Window, 24 SF	24	29	1485211
B2032	Building Exterior	Good	Exterior Door, Steel	6	39	1485216
B2032	Building Exterior	Good	Exterior Door, Steel	12	39	1485209
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	15,000 SF	8	1459674
Interiors						
C3012	Building exterior	Good	Exterior Wall Finish, Ceramic Tile	112 SF	39	1485213
C3012	Classrooms	Good	Interior Wall Finish, Vinyl	14,000 SF	14	1485215
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	11,240 SF	14	1485207
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	11,240 SF	24	1485208
Plumbing						
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	16	1485203
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	2	14	1485205
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	200 SF	10	1576147
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	10,424 SF	5	1576144
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	12	9	1576141

HVAC

Rubidoux High School / Classroom 100 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton	1	8	1459669
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton	1	8	1459667
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [AC 110]	1	8	1459677
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [AC 109]	1	8	1459670
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [AC 104]	1	8	1459675
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [AC 107]	1	8	1459672
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton	1	8	1459676
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [AC 103]	1	8	1459668
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton	1	8	1459678
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 112]	1	10	1459673
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton [AC 102]	1	8	1459671
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 106]	1	10	1459666

Electrical

D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	10,424 SF	10	1576145
D5022	Building exterior	Good	Light Fixture, 100 WATT	26	19	1485204
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	11,240 SF	19	1485212
D5092		Good	Emergency/Exit Combo LED	12	9	1576142

Fire Alarm & Comm

D5037		Good	Fire Alarm Horn & Strobe	12	14	1576143
D5037		Good	Annunciator Alarm Panel	1	14	1576243

Rubidoux High School / Classroom 1000 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	200 SF	39	1485877
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	2,052 SF	39	1485897
B2021	Building Exterior	Good	Window, 24 SF	113	29	1485876
B2032	Building Exterior	Good	Exterior Door, Steel	11	39	1485892
B2032	Building Exterior	Good	Exterior Door, Steel	5	39	1485882
Roofing						
B3011		Fair	Roof, Modified Bituminous	15,073 SF	5	1577124
Interiors						
C1021	Office	Good	Interior Door, Wood Solid-Core	1	39	1485888
C1021	Classrooms	Good	Interior Door, Wood Solid-Core	5	39	1485889
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	11,880 SF	9	1485873
C3021	Classrooms	Good	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	8,370 SF	9	1485891
C3025	Office	Good	Interior Floor Finish, Carpet Commercial Tile	230 SF	9	1485879
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	2,790 SF	9	1485896
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	11,158 SF	24	1485875

Plumbing

D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	1485895
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Rubidoux High School / Classroom 1000 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Classroom 1011	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	7	11	1485880
D2014	Classroom 1010	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	7	11	1485886
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	16	1485885
D2019	Classroom 1011	Good	Emergency Eye Wash	1	4	1485881
D2019	Classroom 1010	Good	Emergency Eye Wash	1	4	1485894
D2023	Utility closet	Fair	Water Heater, 30 GAL	1	3	1485878
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	11,171 SF	10	1576327
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	11,171 SF	5	1576328
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	14	9	1576325
HVAC						
D3032	Office	Good	Condensing Unit/Heat Pump, 2.5 TON	1	14	1485890
D3032	Roof	Fair	Condensing Unit/Heat Pump, 4 TON	1	13	1459711
D3042	Roof	Fair	Exhaust Fan, 1001 - 2000 CFM	10	16	1459712
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1012]	1	13	1459708
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1006]	1	13	1459717
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1003]	1	13	1459716
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	10	1459714
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	13	1459715
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1013]	1	13	1459709
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1004]	1	13	1459713
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1011]	1	13	1459710
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1010]	1	13	1459707
Electrical						
D5012	Utility closet	Fair	Secondary Transformer, 225 kVA	1	11	1485884
D5012	Utility closet	Poor	Building/Main Switchboard, 800 AMP	1	1	1485874
D5012	Utility closet	Fair	Secondary Transformer, 5.2 kVA	1	11	1485887
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	11,171 SF	10	1576326
D5022	Building exterior	Good	Light Fixture, 100 WATT	27	19	1485893
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	11,158 SF	19	1485883
D5092		Good	Emergency/Exit Combo LED	14	9	1576323
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576322
D5037		Good	Fire Alarm Horn & Strobe	14	14	1576324

Rubidoux High School / Classroom 1200 Bldg A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Steel, 1-2 Stories	3,700 SF	35	1459953
B2011	Building Exterior	Fair	Exterior Wall, Steel, 1-2 Stories	9,000 SF	36	1459962
B2021	Building Exterior	Fair	Window, 24 SF	90	26	1459945

Rubidoux High School / Classroom 1200 Bldg A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	12	36	1459938
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	12,665 SF	5	1459947
Interiors						
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	13,500 SF	23	1459940
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	11,500 SF	7	1459937
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	3,500 SF	6	1459942
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	11,500 SF	20	1459951
Plumbing						
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	9,254 SF	10	1576257
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,254 SF	5	1576258
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	11	9	1576255
HVAC						
D3032	Roof	Fair	Ductless Split System, Single Zone, 2.5 to 3 Ton	1	8	1459939
D3032	Roof	Fair	Ductless Split System, Single Zone, 2.5 to 3 Ton	1	8	1459945
D3042	Roof	Fair	Exhaust Fan, 50 - 500 CFM	10	10	1459955
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1201]	1	13	1459956
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1220]	1	13	1459961
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1219]	1	13	1459950
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1204]	1	13	1459958
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1216]	1	13	1459954
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1217]	1	13	1459943
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1203]	1	13	1459941
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1218]	1	13	1459959
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1202]	1	13	1459946
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [1205]	1	8	1459960
Electrical						
D5012	Utility closet	Fair	Main Distribution Panel, 200 AMP	1	10	1459952
D5012	Utility closet	Fair	Main Distribution Panel, 400 AMP	1	20	1459944
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	9,254 SF	10	1576256
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	32	15	1459957
D5092		Good	Emergency/Exit Combo LED	11	9	1576253
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576252
D5037		Good	Fire Alarm Horn & Strobe	11	14	1576254

Rubidoux High School / Classroom 1200 Bldg B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	950 SF	3	1459932

Rubidoux High School / Classroom 1200 Bldg B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Fair	Exterior Wall, Steel, 1-2 Stories	1,400 SF	33	1459968
B2011	Building Exterior	Fair	Exterior Wall, Steel, 1-2 Stories	3,200 SF	35	1459975
B2021	Building Exterior	Fair	Window, 12 SF	82	25	1459977
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	13	32	1459978
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	10,496 SF	5	1459983
Interiors						
C1021	Throughout building	Fair	Interior Door, Steel	5	33	1459971
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	12,000 SF	23	1459967
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Tile	10,200 SF	7	1459981
C3031	Classrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,400 SF	6	1459980
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	10,200 SF	20	1459964
Plumbing						
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,596 SF	10	1576264
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	7,596 SF	5	1576265
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	7	9	1576262
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1210]	1	12	1459965
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1208]	1	13	1459979
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	13	1459976
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	13	1459963
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	13	1459966
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1207]	1	13	1459984
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [1215]	1	13	1459969
Electrical						
D5012	Utility closet	Fair	Secondary Transformer, 150 kVA	1	15	1459974
D5012	Utility closet	Fair	Main Distribution Panel, 200 AMP [Panel BB]	1	15	1459970
D5012	Utility closet	Fair	Building/Main Switchboard, 600 AMP [Station B]	1	3	1459972
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,596 SF	10	1576263
D5022	Throughout building	Fair	Light Fixture, 1	40	13	1459973
D5092		Good	Emergency/Exit Combo LED	7	9	1576260
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576259
D5037		Good	Fire Alarm Horn & Strobe	7	14	1576261

Rubidoux High School / Classroom 200 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	3,434 SF	39	1485229
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	1,144 SF	39	1485229

Rubidoux High School / Classroom 200 Bldg						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2016	Building exterior	Good	Soffit, Metal	3,500 SF	24	1485225
B2021	Building Exterior	Good	Window, 12 SF	8	29	1485227
B2021	Building Exterior	Good	Window, 12 SF	7	29	1485232
B2021	Building Exterior	Good	Window, 24 SF	1	29	1485228
B2032	Building Exterior	Good	Exterior Door, Steel	8	39	1485226
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	8,600 SF	8	1459699
Interiors						
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	9,156 SF	14	1485231
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	5,900 SF	14	1485221
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,900 SF	24	1485230
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	6,252 SF	5	1576132
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	8	9	1576140
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	7	1459704
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 203]	1	12	1459679
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 205]	1	12	1459702
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	12	1459703
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 203]	1	6	1459682
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 204]	1	12	1459686
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 207]	1	12	1459700
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON [AC 201]	1	6	1459701
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,252 SF	8	1576136
D5022	Building exterior	Good	Light Fixture, 100 WATT	14	19	1485224
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	5,900 SF	19	1485222
D5092		Good	Emergency/Exit Combo LED	8	9	1576123
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576244
D5037		Good	Fire Alarm Horn & Strobe	8	14	1576124
Rubidoux High School / Classroom 300 Bldg						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	1,407 SF	39	1485234
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	1,407 SF	39	1485246
B2016	Building exterior	Good	Soffit, Metal	3,100 SF	24	1485238
B2021	Building Exterior	Good	Window, 24 SF	63	29	1485239
B2032	Building Exterior	Good	Exterior Door, Steel	3	39	1485245
B2032	Building Exterior	Good	Exterior Door, Steel	7	39	1485243

Rubidoux High School / Classroom 300 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	10,052 SF	7	1459718
Interiors						
C1021	Classrooms	Good	Interior Door, Wood Solid-Core	2	39	1485244
C1021	Classrooms	Good	Interior Door, Wood Solid-Core	1	39	1485249
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	9,884 SF	14	1485241
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	6,900 SF	14	1485237
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,900 SF	24	1485248
Plumbing						
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	16	1485240
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	1485242
D2014	Classrooms	Fair	Service Sink, Floor	2	16	1485251
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	8	1485247
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	20	11	1485233
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	6,788 SF	10	1576238
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	6,788 SF	5	1576155
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	7	9	1576154
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 304]	1	15	1459720
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 303]	1	15	1459721
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 307]	1	15	1459725
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 301]	1	15	1459723
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 305]	1	15	1459719
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	15	1459722
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON [AC 306]	1	15	1459724
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,788 SF	10	1576157
D5022	Building exterior	Good	Light Fixture, 100 WATT	20	19	1485235
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	6,900 SF	19	1485236
D5092		Good	Emergency/Exit Combo LED	8	9	1576153
Fire Alarm & Comm						
D5037		Good	Fire Alarm Horn & Strobe	7	14	1576152
D5037		Good	Annunciator Alarm Panel	1	14	1576240
Site Development						
G2041	Building exterior	Good	Fences & Gates, Vinyl, 6' High	75 LF	24	1485250

Rubidoux High School / Classroom 400 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	800 SF	39	1485253

Rubidoux High School / Classroom 400 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	112 SF	39	1485257
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	2,398 SF	39	1485264
B2016	Building exterior	Good	Soffit, Metal	1,530 SF	24	1485258
B2021	Building Exterior	Good	Window, 24 SF	5	29	1485267
B2021	Building Exterior	Good	Window, 24 SF	11	29	1485261
B2021	Building Exterior	Good	Window, 24 SF	8	29	1485255
B2032	Building Exterior	Good	Exterior Door, Steel	7	39	1485266
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	6,150 SF	5	1459727
Interiors						
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	2	39	1485270
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	7,410 SF	14	1485254
C3024	Throughout building	Good	Interior Floor Finish, Vinyl Tile (VCT)	4,997 SF	14	1485269
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,997 SF	24	1485271
Plumbing						
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	11	1485260
D2014	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	11	1485259
D2014	Classrooms	Good	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	29	1485262
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	1	14	1485256
D2023	Classrooms	Fair	Water Heater, 6 GAL	1	3	1485265
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	4,000 SF	10	1576271
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,000 SF	5	1576272
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	9	9	1576269
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC 401]	1	10	1459728
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC 403]	1	12	1459726
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [AC 402]	1	13	1459729
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,000 SF	10	1576270
D5022	Building exterior	Good	Light Fixture, 100 WATT	10	19	1485252
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	4,997 SF	19	1485263
D5092		Good	Emergency/Exit Combo LED	6	9	1576267
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576266
D5037		Good	Fire Alarm Horn & Strobe	6	14	1576268

Rubidoux High School / Classroom 500 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,300 SF	9	1485597

Rubidoux High School / Classroom 500 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	950 SF	39	1485608
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	2,066 SF	39	1485607
B2021	Building Exterior	Good	Window, 12 SF	2	29	1485591
B2021	Building Exterior	Good	Window, 12 SF	12	29	1485610
B2032	Building Exterior	Good	Exterior Door, Steel	7	39	1485616
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	2	6	1485599
B2032	Building Exterior	Good	Exterior Door, Steel	1	39	1485613
Roofing						
B3011		Fair	Roof, Modified Bituminous	5,162 SF	3	1487534
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	1	11	1485601
C1021	Classrooms	Good	Interior Door, Wood Solid-Core	2	39	1485596
C1021	Classrooms	Good	Interior Door, Steel	1	39	1485594
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	932 SF	3	1485612
C3012	Classrooms	Good	Interior Wall Finish, any surface, Prep & Paint	4,212 SF	9	1485604
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	4,240 SF	14	1485602
C3031	Shop	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	932 SF	4	1485600
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,240 SF	24	1485614
Plumbing						
D2011	Shop Restrooms	Fair	Toilet, Residential Water Closet	1	11	1485606
D2014	Shop Restrooms	Fair	Service Sink, Wall-Hung	1	16	1485615
D2014	shop Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	1485611
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	38	29	1485593
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	29	1485598
D2019	Classrooms	Good	Emergency Eye Wash & Shower Station	2	19	1485603
D2023	Shop Restrooms	Fair	Water Heater, 6 GAL	1	3	1485609
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	5,162 SF	10	1576278
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,162 SF	5	1576279
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	9	9	1576276
HVAC						
D3042		Fair	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM	1	6	1487535
D3042		Fair	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM	1	8	1487539
D3042		Fair	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM	1	6	1487536
D3042		Fair	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM	1	8	1487538
D3052		Good	Packaged Unit (RTU), 5 Ton [AC-502]	1	18	1487529
D3052		Fair	Packaged Unit (RTU), 3 Ton [AC-504]	1	8	1487531
D3052		Fair	Packaged Unit (RTU), 5 Ton [AC-501]	1	8	1487528
D3052		Good	Packaged Unit (RTU), 2 Ton [No tag/plate found]	1	17	1487239
D3052		Fair	Packaged Unit (RTU), 5 Ton [AC-503]	1	8	1487530

Rubidoux High School / Classroom 500 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,162 SF	10	1576277
D5022	Building exterior	Good	Light Fixture, 100 WATT	1	19	1485605
D5029	Throughout building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	4,240 SF	9	1485592
D5029	Shop	Fair	Lighting System, Interior, Low Density & Standard Fixtures	932 SF	3	1485595
D5092		Good	Emergency/Exit Combo LED	6	9	1576274
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576273
D5037		Good	Fire Alarm Horn & Strobe	9	14	1576275

Rubidoux High School / Classroom 600 Bldg

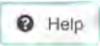
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	7,384 SF	39	1485639
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	564 SF	39	1485625
B2016	Roof	Good	Soffit, Metal	3,086 SF	24	1485630
B2021	Building Exterior	Good	Window, 12 SF	40	29	1485628
B2021	Building Exterior	Good	Window, 24 SF	12	29	1485650
B2021	Building Exterior	Good	Window, 24 SF	7	29	1485654
B2021	Building Exterior	Good	Window, 12 SF	7	26	1485636
B2021	Building Exterior	Good	Window, 12 SF	4	29	1485622
B2032	Building Exterior	Good	Exterior Door, Steel	17	39	1485653
B2034	Building Exterior	Fair	Overhead/Dock Door, 144 SF	1	11	1485620
Roofing						
B3011		Fair	Roof, Modified Bituminous	16,000 SF	3	1587146
Interiors						
C1021	Classrooms	Good	Interior Door, Wood Solid-Core	17	39	1485633
C1031	Restrooms Remote	Good	Toilet Partitions, Plastic/Laminate	2	16	1485645
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	19	1485629
C3012	Classrooms	Good	Interior Wall Finish, Vinyl	12,768 SF	14	1485626
C3012	Restrooms Remote	Good	Interior Wall Finish, Laminated Paneling (FRP)	450 SF	26	1485634
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,600 SF	39	1485624
C3021	Restrooms Remote	Poor	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	200 SF	2	1485621
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	13,168 SF	14	1485648
C3024	Classroom Restroom	Fair	Interior Floor Finish, Ceramic Tile	832 SF	39	1485638
C3024	Classrooms Workout Area	Fair	Interior Floor Finish, Rubber Tile	2,400 SF	14	1485635
C3031	Restrooms Remote	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	200 SF	6	1485617
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,905 SF	24	1485619
C3032	Classrooms Workout Area	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,520 SF	24	1485631
Plumbing						
D2011	Restrooms Remote	Good	Toilet, Commercial Water Closet	2	20	1485637

Rubidoux High School / Classroom 600 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2011	Restrooms	Good	Toilet, Commercial Water Closet	14	29	1485643
D2012	Restrooms	Good	Urinal, Standard	6	29	1485623
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	16	1485642
D2014	Classrooms	Good	Sink/Lavatory, Vanity Top, Enameled Steel	5	29	1485627
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	13	29	1485644
D2014	Restrooms Remote	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	1485641
D2014	Classrooms	Good	Service Sink, Laundry	1	29	1485656
D2014	Classrooms	Good	Service Sink, Floor	1	34	1485646
D2018	Classrooms	Good	Drinking Fountain, Outside/Site Style	2	14	1485632
D2018	Classrooms Workout Area	Fair	Drinking Fountain, Interior	1	3	1485652
D2023	Utility closet	Failed	Water Heater, 10 GAL	1	0	1485651
D2023	Utility closet	Fair	Water Heater, 10 GAL	1	3	1485655
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	16,200 SF	10	1576285
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	16,200 SF	5	1576286
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	12	9	1576283
HVAC						
D3032	Roof	Fair	Ductless Split System, 1 TON	1	4	1493743
D3032	Roof	Fair	Split System HVAC, Interior & Exterior Component Pairing, 3 Ton	1	3	1493740
D3042	Roof	Fair	Exhaust Fan, 2400 CFM	2	10	1493741
D3042	Roof	Poor	Exhaust Fan, 1500 CFM	4	2	1493744
D3042	Roof	Fair	Exhaust Fan, 1500 CFM	2	10	1493746
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	6	1493749
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	6	1493748
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	13	1493739
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	16	1493742
D3052	Roof	Good	Packaged Unit (RTU), 5 TON	1	15	1493745
D3052	Roof	Fair	Packaged Unit (RTU), 3 TON	1	12	1493747
D3052	Roof	Good	Packaged Unit (RTU), 10 TON	1	16	1493750
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	16,200 SF	10	1576284
D5022	Building exterior	Good	Light Fixture, 100 WATT	17	19	1485640
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	8,685 SF	19	1485647
D5029	Classrooms Workout Area	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,520 SF	19	1485649
D5092		Good	Emergency/Exit Combo LED	12	9	1576281
Fire Alarm & Comm						
D5037		Good	Fire Alarm Horn & Strobe	12	14	1576282
D5037		Good	Annunciator Alarm Panel	2	14	1576280

Rubidoux High School / Faculty Lounge 700

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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Rubidoux High School / Faculty Lounge 700

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	1,053 SF	39	1485918
B2011	Building Exterior	Good	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	540 SF	9	1485907
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	108 SF	39	1485909
B2011	Building Exterior	Good	Exterior Wall, Glass Block	43 SF	39	1485932
B2016	Building exterior	Good	Soffit, Metal	3,323 SF	24	1485919
B2021	Building Exterior	Good	Window, Steel 24 SF, 1-2 Stories	11	29	1485940
B2032	Building Exterior	Good	Exterior Door, Steel	4	39	1485920
B2032	Building Exterior	Good	Exterior Door, Steel	2	39	1485941
B2032	Building Exterior	Good	Exterior Door, Steel	4	39	1485923
Roofing						
B3011		Fair	Roof, Modified Bituminous	4,406 SF	5	1576340
Interiors						
C1021	Teacher Lounge	Good	Interior Door, Wood Solid-Core	3	39	1485916
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	10	19	1485908
C3012	Teacher Lounge	Good	Interior Wall Finish, any surface, Prep & Paint	1,008 SF	9	1485924
C3012	Restrooms	Good	Interior Wall Finish, Ceramic Tile	1,314 SF	39	1485913
C3012	Restrooms	Good	Interior Wall Finish, any surface, Prep & Paint	270 SF	9	1485933
C3012	Teacher Lounge / Restroom	Good	Interior Wall Finish, Ceramic Tile	540 SF	39	1485925
C3024	Restrooms	Good	Interior Floor Finish, Ceramic Tile	658 SF	39	1485906
C3024	Teacher Lounge / Restroom	Good	Interior Floor Finish, Ceramic Tile	128 SF	39	1485931
C3024	Teacher Lounge	Good	Interior Floor Finish, Vinyl Tile (VCT)	580 SF	14	1485921
C3031	Teacher Lounge / Restroom	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	1,058 SF	9	1485926
Plumbing						
D2011	Teacher Lounge / Restroom	Good	Toilet, Commercial Water Closet	2	29	1485922
D2011	Restrooms	Good	Toilet, Commercial Water Closet	10	29	1485937
D2012	Restrooms	Good	Urinal, Standard	7	29	1485914
D2014	Teacher Lounge / Restroom	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	29	1485911
D2014	Teacher Lounge	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	1485917
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	11	29	1485930
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	16	1485910
D2018	Building exterior	Good	Drinking Fountain, Outside/Site Style	1	14	1485934
D2023	Utility closet	Poor	Water Heater, Gas, Residential, 30 to 50 GAL	1	1	1485935
D2023	Utility closet	Fair	Domestic Circulation Pump, .5 HP	1	3	1485915
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,100 SF	10	1576292
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	2,100 SF	5	1576293
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	1	9	1576290
HVAC						
D3041	Utility closet	Good	Air Handler (AHU), 1400 CFM	1	23	1485905

Rubidoux High School / Faculty Lounge 700

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5012	Utility closet	Good	Building/Main Switchgear, 200 AMP	1	28	1485939
D5012	Utility closet	Fair	Secondary Transformer, 300 kVA	1	11	1485912
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	2,100 SF	10	1576291
D5022	Building exterior	Good	Light Fixture, 100 WATT	17	19	1485936
D5022	Teacher Lounge	Good	Light Fixture, 100 WATT	11	19	1485938
D5029	Restrooms	Good	Lighting System, Interior, Low Density & Standard Fixtures	658 SF	19	1485927
D5092	Teacher Lounge	Good	Exit Sign Light Fixture, LED	1	9	1485929
Fire Alarm & Comm						
D5037	Utility closet	Good	Fire Alarm Control Panel, Basic/Zoned	1	14	1485942
D5037		Good	Fire Alarm Horn & Strobe	5	14	1576289
D5037		Good	Annunciator Alarm Panel	1	14	1576287
Equipment/Special						
E2012	Teacher Lounge	Good	Kitchen Cabinetry, Stock Hardwood	21 LF	19	1485928

Rubidoux High School / Gym 1400 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Brick, 1-2 Stories	21,000 SF	43	1459835
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	7,200 SF	5	1459822
B2011	Gym	Fair	Exterior Wall, Concrete Block (CMU), 1-2 Stories	1,800 SF	35	1459831
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	15	30	1459834
Roofing						
B3011		Fair	Roof, Modified Bituminous	21,632 SF	5	1577234
Interiors						
C1021	Gym	Fair	Interior Door, Wood Solid-Core	11	16	1459808
C3012	Gym	Fair	Interior Wall Finish, any surface, Prep & Paint	12,000 SF	5	1459806
C3012	Gym	Fair	Interior Wall Finish, Ceramic Tile	950 SF	20	1459827
C3012	Gymnasium	Fair	Interior Wall Finish, any surface, Prep & Paint	19,000 SF	3	1459830
C3024	Gym	Fair	Interior Floor Finish, Wood Strip	11,000 SF	24	1459811
C3024	Gym	Fair	Interior Floor Finish, Ceramic Tile	2,900 SF	25	1459829
C3024	Gym	Fair	Interior Floor Finish, Vinyl Tile (VCT)	725 SF	9	1459819
C3024	Gym	Fair	Interior Floor Finish, Wood Strip	8,400 SF	15	1459818
C3031	Gym	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,900 SF	4	1459815
C3031	Gym	Fair	Interior Ceiling Finish, Plastic Fiberglass-Reinforced	8,400 SF	18	1459809
C3031	Gym	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	12,000 SF	4	1459837
C3032	Gym	Fair	Interior Ceiling Finish, Hard Tile Ceiling w/ ACT	3,500 SF	15	1459836
Elevators						
D1013	Gym	Fair	Wheelchair Lift, 5' Rise, Renovate	1	12	1459820
Plumbing						
D2011	Gym	Fair	Toilet, Commercial Water Closet	4	18	1459804

Rubidoux High School / Gym 1400 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Gym	Fair	Urinal, Standard	6	20	1459821
D2014		Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	20	1459824
D2014	Gym	Fair	Service Sink, Wall-Hung	3	23	1459801
D2018	Gym	Fair	Drinking Fountain, Interior	5	8	1459812
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	20,000 SF	10	1577228
Fire Suppression						
D4011	Gym	Fair	Fire Department Connection, Double, 3"	1	15	1459805
D4019	Gym	Fair	Sprinkler System for Stage, Full Retrofit, Medium Density/Complexity, Renovate	3,632 SF	30	1459810
D4019	Gym	Fair	Sprinkler Heads (per SF) on Stage	3,632 SF	12	1459826
D4019		NA	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	16,368 SF	5	1577227
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	15	9	1577230
HVAC						
D3052	Gym	Fair	Packaged Unit Ground Mounted, 40 Ton [AC-7-RUB]	1	13	1459832
Electrical						
D5012	Gym	Fair	Main Distribution Panel, 200 AMP	3	10	1459813
D5012	Gym	Fair	Building/Main Switchboard, 800 AMP	1	5	1459803
D5012	Site	Fair	Secondary Transformer, 112.5 kVA	1	12	1459816
D5012	Gym	Fair	Main Distribution Panel, 200 AMP [Panel G]	1	10	1459828
D5012	Gym	Fair	Secondary Transformer, 225 kVA	1	20	1459802
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	20,000 SF	10	1577229
D5022	Gym	Fair	Light Fixture, 250 WATT	4	13	1459817
D5022	Gym	Fair	Light Fixture, 250 WATT	40	9	1459825
D5092		Fair	Emergency/Exit Combo LED	15	9	1577232
Fire Alarm & Comm						
D5037		Fair	Annunciator Alarm Panel	2	14	1577233
D5037		Fair	Fire Alarm Horn & Strobe	15	14	1577231
Equipment/Special						
E1093	Kitchen	Fair	Commercial Kitchen, Icemaker, Freestanding	1	8	1459814
Site Development						
G2047	Gym	Fair	Sports Apparatus, Scoreboard	2	16	1459823
G2047	Gym	Good	Sports Apparatus, Basketball Backstop	6	20	1459833
G2047	Gym	Fair	Sports Apparatus, Bleachers, Steel Frame w/ Aluminum Seats, Replace (per Seat)	3,500	16	1459807

Rubidoux High School / Learning Center Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011		Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	16,800 SF	3	1476792
B2021	Building Exterior	Fair	Window, 12 SF	5	15	1460045
B2021	Building Exterior	Fair	Window, 24 SF	22	10	1460044
B2032	Building Exterior	Fair	Exterior Door, Steel	17	21	1460046

Roofing

Rubidoux High School / Learning Center Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Roof	Poor	Roof, Single-Ply TPO/PVC Membrane	3,336 SF	1	1460048
B3011	Roof	Fair	Roof, Metal	9,500 SF	14	1460062
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	550 SF	5	1460049
Interiors						
C1021	Classrooms	Good	Interior Door, Wood Solid-Core	4	21	1476814
C1021	Restrooms	Good	Interior Door, Wood Solid-Core	2	36	1476807
C1031	Restrooms	Good	Toilet Partitions, Plastic/Laminate	5	16	1476803
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	13,750 SF	4	1476808
C3012	Restrooms	Good	Interior Wall Finish, Laminated Paneling (FRP)	1,136 SF	26	1476813
C3024	Restrooms	Good	Interior Floor Finish, Vinyl Sheeting	420 SF	11	1476801
C3024	Kitchen	Fair	Interior Floor Finish, Vinyl Sheeting	221 SF	3	1476811
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	9,955 SF	9	1476820
C3031	Restrooms	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	420 SF	6	1476806
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	9,955 SF	24	1476810
Plumbing						
D2011		Good	Toilet, Commercial Water Closet	4	26	1476805
D2012	Restrooms	Good	Urinal, Standard	2	26	1476809
D2014	Classrooms 9	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	1476817
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 2-Bowl	1	11	1476819
D2014	Utility closet	Good	Service Sink, Wall-Hung	1	31	1476818
D2014	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	26	1476802
D2018	Building exterior	Fair	Drinking Fountain, 2.0 GPM	1	5	1460050
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	504 SF	10	1577172
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	10,560 SF	5	1577171
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	13	9	1577174
HVAC						
D3032	Restrooms	Good	Split System HVAC, Interior & Exterior Component Pairing, 1 Ton	1	11	1460055
D3052	Classroom 10	Fair	Heat Pump, 3.5 TON	1	12	1460056
D3052	Teacher lounge	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	13	1460059
D3052	Classroom 3	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 3.5 to 4 Ton	1	15	1460054
D3052	Classroom 1	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	4	1460052
D3052	Classroom 6	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	5	1460043
D3052	Classroom 9	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 3.5 to 4 Ton	1	12	1460061
D3052	Classroom 2	Fair	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	15	1460053
D3052	Classroom 5	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 3.5 to 4 Ton	1	13	1460057
D3052	Classroom 7	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 3.5 to 4 Ton	1	4	1460058
D3052	Classroom 8	Fair	Heat Pump, 3.5 TON	1	15	1460063
D3052	Classroom 4	Fair	Heat Pump, 3.5	1	10	1460051
Electrical						

Rubidoux High School / Learning Center Classrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	10,560 SF	10	1577173
D5022		Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	18	16	1460042
D5029	Classrooms	Good	Lighting System, Interior, Medium Density & Standard Fixtures	9,955 SF	16	1476815
D5029	Restrooms	Good	Lighting System, Interior, Low Density & Standard Fixtures	420 SF	16	1476816
D5092		Fair	Emergency/Exit Combo LED	13	9	1577176

Fire Alarm & Comm

D5037		Good	Annunciator Alarm Panel	1	14	1577177
D5037		Fair	Fire Alarm Horn & Strobe	16	14	1577175

Equipment/Special

E1093	Kitchen	Fair	Commercial Kitchen, Range/Oven, 4-Burner	1	6	1476804
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	6	1476812

Rubidoux High School / Learning Center Office

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

B2011	Building Exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	1,200 SF	12	1460149
B2021	Building Exterior	Fair	Window, 24 SF	5	15	1460147
B2032	Building Exterior	Fair	Exterior Door, Steel	1	21	1460150
B2032	Building Exterior	Good	Exterior Door, Steel	1	33	1577239

Roofing

B3011		Fair	Roof, Asphalt Shingle 20-Year	1,985 SF	4	1476783
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Interiors

C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	4	21	1476788
C3012	Throughout building	Good	Interior Wall Finish, Vinyl	2,978 SF	11	1476786
C3024	Office	Good	Interior Floor Finish, Vinyl Tile (VCT)	108 SF	14	1476785
C3025	Throughout building	Good	Interior Floor Finish, Carpet Commercial Tile	1,332 SF	9	1476789
C3032	Throughout building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,440 SF	6	1476787

Fire Suppression

D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,400 SF	5	1577178
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	1	9	1577181

HVAC

D3052	Building exterior	Good	Heat Pump or Gas-Pack, Wall-Mounted, 2.5 to 3 Ton	1	19	1460145
D3052	Building exterior	Good	Heat Pump or Gas-Pack, Wall-Mounted, 2.5 to 3 Ton	1	19	1492354

Electrical

D5012	Building exterior	Fair	Secondary Transformer, 30 kVA	1	11	1460148
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,400 SF	20	1577180
D5022	Building exterior	Fair	Light Fixture, 150 WATT	4	3	1460146
D5092		Good	Emergency/Exit Combo LED	2	9	1577183

Fire Alarm & Comm

D5037		Good	Annunciator Alarm Panel	1	14	1577184
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Rubidoux High School / Learning Center Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037		Good	Fire Alarm Horn & Strobe	3	14	1577182

Rubidoux High School / Library 800 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Aluminum Siding, 1-2 Stories	1,220 SF	8	1492461
B2011	Building Exterior	Good	Exterior Soffit Gypsum Board, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	2,000 SF	8	1492467
B2011	Building Exterior	Good	Exterior Wall Masonry, Any Painted Surface, 1-2 Stories, Prep & Paint	1,672 SF	8	1492475
B2021	Building Exterior	Fair	Window, Steel 24 SF, 1-2 Stories	32	10	1492470
B2021	Building Exterior	Fair	Window, Steel 24 SF, 1-2 Stories	78	10	1492460
B2032	Throughout building	Fair	Exterior Door, Steel	5	8	1492471
Roofing						
B3011		Fair	Roof, Asphalt Shingle 30-Year	7,600 SF	11	1476790
B3011	Roof	Fair	Roof, Modified Bituminous	2,400 SF	3	1459838
Interiors						
C1021	Throughout building	Good	Interior Door, Steel w/ Extensive Glazing	3	21	1492477
C1021	Throughout building	Good	Interior Door, Wood Solid-Core	5	31	1492465
C3012	Throughout building	Good	Interior Wall Finish, any surface, Prep & Paint	6,700 SF	9	1492468
C3024	Throughout building	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,736 SF	6	1492463
C3025	Throughout building	Fair	Interior Floor Finish, Carpet Commercial Standard	5,210 SF	2	1492472
C3031	High ceiling in main part of Library	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	4,500 SF	8	1558172
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,900 SF	16	1492464
Plumbing						
D2011	Restroom	Fair	Toilet, Commercial Water Closet	1	17	1557249
D2014	Electrical room	Fair	Service Sink, Wall-Hung	1	15	1492476
D2014	Kitchen	Good	Sink/Lavatory, Vanity Top, Enameled Steel	1	17	1492459
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	17	1492462
D2029	Office restroom part of the building	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	2,900 SF	6	1558329
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	6,947 SF	5	1558482
D4031		Fair	Fire Extinguisher, Type ABC, up to 20 LB	6	5	1558548
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [LIB 3]	1	13	1459841
D3052	Roof	Fair	Packaged Unit (RTU), 6 to 7.5 Ton [Lib 2]	1	13	1459840
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 Ton	1	13	1459839
Electrical						
D5012	Electrical room	Fair	Main Distribution Panel, 200 AMP	1	21	1492469
D5019	Throughout	Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,947 SF	9	1558666
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	2,900 SF	11	1492478
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	6,947 SF	11	1492473
D5092	Throughout	Fair	Emergency/Exit Combo LED	4	5	1558790

Rubidoux High School / Library 800 Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Comm						
D5037	Throughout	Fair	Fire Alarm Horn & Strobe	4	5	1558736
D5037	Office	Fair	Annunciator Alarm Panel	1	5	1558832

Rubidoux High School / Main Office 900 Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	3,700 SF	39	1485659
B2011	Building Exterior	Good	Exterior Wall, Steel, 1-2 Stories	195 SF	39	1485661
B2016	Roof	Good	Soffit, Metal	4,997 SF	24	1485682
B2021	Building Exterior	Good	Window, 12 SF	33	29	1485686
B2021	Building Exterior	Good	Window, 24 SF	25	29	1485669
B2021	Building Exterior	Good	Window, 24 SF	5	29	1485685
B2021	Building Exterior	Good	Window, 24 SF	4	29	1485671
B2031	Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	2	29	1485691
B2032	Building Exterior	Good	Exterior Door, Steel	3	39	1485687
B2032	Building Exterior	Good	Exterior Door, Steel	2	39	1485680
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	12,667 SF	5	1459797
Interiors						
C1021	Office	Good	Interior Door, Steel	8	39	1485664
C1021	Office	Good	Interior Door, Steel	11	39	1485666
C1021	Teacher Lounge / Restroom	Fair	Interior Door, Wood Solid-Core	2	21	1485675
C1021	Office	Fair	Interior Door, Wood Solid-Core	1	6	1485690
C1021	Office	Good	Interior Door, Steel	2	39	1485670
C1031	Teacher Lounge / Restroom	Fair	Toilet Partitions, Plastic/Laminate	3	3	1485660
C3012	Throughout building	Fair	Interior Wall Finish, Vinyl	7,800 SF	4	1485676
C3024	Teacher Lounge / Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	250 SF	3	1485667
C3024	Teacher Lounge	Fair	Interior Floor Finish, Vinyl Sheeting	37 SF	3	1485681
C3024	Nurse Area	Good	Interior Floor Finish, Vinyl Tile (VCT)	750 SF	14	1485668
C3024	Utility closet	Fair	Interior Floor Finish, Vinyl Tile (VCT)	75 SF	3	1485662
C3025	Office	Good	Interior Floor Finish, Carpet Commercial Tile	6,625 SF	9	1485663
C3032	Throughout building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	7,775 SF	24	1485678
Plumbing						
D2011	Restrooms Nurse Area	Fair	Toilet, Commercial Water Closet	2	11	1485689
D2011	Teacher Lounge / Restroom	Fair	Toilet, Commercial Water Closet	3	11	1485688
D2012	Teacher Lounge / Restroom	Fair	Urinal, Standard	1	11	1485672
D2014	Restrooms Nurse Area	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	1485665
D2014	Teacher Lounge	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	1485679
D2014	Teacher Lounge / Restroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	11	1485692
D2014	Utility closet	Fair	Service Sink, Wall-Hung	1	16	1485657

Rubidoux High School / Main Office 900 Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Teacher Lounge / Restroom Men	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	1485673
D2018	Teacher Lounge	Fair	Drinking Fountain, Interior	1	3	1485683
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	7,868 SF	10	1576299
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	7,868 SF	5	1576300
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	7	9	1576297
HVAC						
D3032	Roof	Fair	Ductless Split System, Single Zone, 2.5 to 3 Ton	1	12	1459789
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	8	1459795
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	15	1459800
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	15	1459794
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	16	1459799
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 TON	1	15	1459796
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	15	1459791
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [Office 2]	1	16	1459790
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	15	1459792
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	15	1459793
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	12	1459798
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	7,868 SF	10	1576298
D5022	Building exterior	Good	Light Fixture, 100 WATT	26	19	1485677
D5029	Throughout building	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,775 SF	3	1485674
D5092		Good	Emergency/Exit Combo LED	5	9	1576295
Fire Alarm & Comm						
D5037	Office	Good	Fire Alarm Control Panel, Basic/Zoned	1	14	1485658
D5037		Good	Fire Alarm Horn & Strobe	8	14	1576296

Rubidoux High School / Men Locker 1700

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Any Painted Surface, 1-2 Stories, Prep & Paint	8,500 SF	5	1459923
B2021	Building Exterior	Fair	Window, 12 SF	56	15	1459916
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	7	20	1459925
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	7,120 SF	5	1459930
Interiors						
C1021	Throughout building	Fair	Interior Door, Wood Solid-Core	8	20	1459936
C3012	Throughout building	Fair	Interior Wall Finish, Laminated Paneling (FRP)	7,500 SF	20	1459922
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	4,830 SF	5	1459921
C3024	Locker room	Fair	Interior Floor Finish, Ceramic Tile	1,200 SF	30	1459928
C3031	Throughout building	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	8,000 SF	5	1459934

Rubidoux High School / Men Locker 1700

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,800 SF	15	1459917
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	1	20	1459918
D2012	Restrooms	Fair	Urinal, Standard	3	15	1459924
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	1459926
D2017	Locker room	Fair	Shower, Ceramic Tile	29	20	1459933
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1459920
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	9	1459929
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	6,030 SF	10	1576306
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	6,030 SF	5	1576307
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	7	9	1576304
HVAC						
D3042	Roof	Fair	Exhaust Fan, 50 - 500 CFM	2	7	1459932
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	4	1459935
D3052	Roof	Fair	Packaged Unit (RTU), 6 - 7.5 TON	1	17	1459927
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	6,030 SF	10	1576305
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	7	17	1459919
D5092		Good	Emergency/Exit Combo LED	7	9	1576302
Fire Alarm & Comm						
D5037		Good	Annunciator Alarm Panel	1	14	1576301
D5037		Good	Fire Alarm Horn & Strobe	7	14	1576303

Rubidoux High School / Modular 600 Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,143 SF	3	1485858
B2021	Building Exterior	Good	Window, 24 SF	2	23	1485855
B2032	Building Exterior	Good	Exterior Door, Steel	1	33	1485859
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 20-Year	1,080 SF	13	1485856
Interiors						
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	1,016 SF	8	1485860
C3025	Classrooms	Fair	Interior Floor Finish, Carpet Commercial Standard	920 SF	3	1485853
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	920 SF	18	1485854
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	960 SF	5	1577185
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	1	9	1577188
HVAC						

Rubidoux High School / Modular 600 Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Good	Heat Pump, 3.5 TON	1	15	1485857
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1577187
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	15	1485861
D5092		Fair	Emergency/Exit Combo LED	1	9	1577190
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	1	14	1577189
D5037		Fair	Annunciator Alarm Panel	1	14	1577191

Rubidoux High School / Modular 602 Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,143 SF	6	1485837
B2021	Building Exterior	Fair	Window, 24 SF	1	13	1485833
B2032	Building Exterior	Fair	Exterior Door, Steel	2	23	1485834
Roofing						
B3011	Roof	Fair	Roof, Rolled Asphalt roofing 20-Year	1,080 SF	3	1485832
Interiors						
C3012	Classrooms	Fair	Interior Wall Finish, Vinyl	1,016 SF	4	1485836
C3024	Classrooms	Good	Interior Floor Finish, Vinyl Tile (VCT)	920 SF	14	1485835
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	920 SF	8	1485838
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	960 SF	5	1577192
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	1	9	1577195
HVAC						
D3052	Building exterior	Good	Heat Pump, 3 TON	1	16	1485831
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	960 SF	10	1577194
D5022	Building exterior	Fair	Light Fixture, 100 WATT	1	3	1485839
D5092		Fair	Emergency/Exit Combo LED	2	9	1577197
Fire Alarm & Comm						
D5037		Fair	Annunciator Alarm Panel	1	14	1577198
D5037		Fair	Fire Alarm Horn & Strobe	1	14	1577196

Rubidoux High School / Modulares M1-M2-M3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,582 SF	6	1485797
B2021	Building Exterior	Fair	Window, 24 SF	5	13	1485801
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	3	9	1485803
B2032	Building Exterior	Fair	Exterior Door, Steel	4	23	1485799

Rubidoux High School / Modulares M1-M2-M3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Roof M1 and M2	Fair	Roof, Metal	2,712 SF	23	1485805
B3011	Roof M3	Fair	Roof, Rolled Asphalt roofing 20-Year	1,080 SF	3	1485807
Interiors						
C3012	Classrooms	Good	Interior Wall Finish, Vinyl	3,184 SF	6	1485798
C3025	Classrooms	Good	Interior Floor Finish, Carpet Commercial Tile	3,280 SF	9	1485806
C3032	Classrooms	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,280 SF	24	1485808
Plumbing						
D2014	Classrooms M1	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	1485800
D2029		Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	960 SF	10	1577200
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,295 SF	5	1577199
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	4	9	1577202
HVAC						
D3052	Building Exterior M2 and M3	Fair	Heat Pump, 3 TON	2	11	1485804
D3052	Roof M1	Fair	Packaged Unit (RTU), 5 TON	1	3	1485802
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	3,295 SF	10	1577201
D5092		Good	Emergency/Exit Combo LED	4	9	1577204
Fire Alarm & Comm						
D5037		Good	Fire Alarm Horn & Strobe	4	14	1577203
D5037		Good	Annunciator Alarm Panel	1	14	1577205

Rubidoux High School / P Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	9,500 SF	15	1459907
B2021	Building Exterior	Fair	Window, 24 SF	10	18	1459914
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	5	26	1459905
Roofing						
B3011	Roof	Fair	Roof, Rolled Asphalt roofing 20-Year	5,300 SF	8	1459909
Interiors						
C3012	Classrooms	Fair	Interior Wall Finish, Laminated Paneling (FRP)	7,800 SF	20	1459906
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,400 SF	8	1459912
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,400 SF	18	1459911
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,800 SF	5	1577206
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	5	9	1577209
HVAC						
D3052	Building exterior	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 2.5 to 3 Ton [P-5]	1	10	1459903

Rubidoux High School / P Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building exterior	Fair	Heat Pump, 4 [P-4]	1	15	1459915
D3052	Building exterior	Fair	Heat Pump, 4 [P-2]	1	8	1459908
D3052	Building exterior	Fair	Heat Pump, 3.5 [P-3]	1	15	1459910
D3052	Building exterior	Fair	Heat Pump, 3.5 [P-1]	1	6	1459904
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	4,800 SF	10	1577208
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	12	1459913
D5092		Fair	Emergency/Exit Combo LED	5	9	1577211
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	5	14	1577210
D5037		Fair	Annunciator Alarm Panel	1	14	1577212

Rubidoux High School / Pool Mechanical Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B101X	Building Exterior	Fair	Structural Frame, Masonry (CMU) Bearing Walls	1,397 SF	60	1459887
Facade						
B2032	Building Exterior	Poor	Exterior Door, Steel Fire, 90-Minutes and Over	5	2	1459895
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,000 SF	5	1556342
Interiors						
C3021	Mechanical room	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	1,000 SF	4	1459883
C3031	Mechanical room	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,000 SF	4	1459894
Plumbing						
D2014	Building interior	Fair	Service Sink, Laundry	1	5	1557248
D2019	Equipment room	Fair	Emergency Eye Wash, 1	1	11	1459885
D2029	Building interior	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	1,000 SF	15	1556384
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	1,000 SF	5	1624213
D4031	Mechanical room	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	1459890
Electrical						
D5012	Mechanical room	Fair	Variable Frequency Drive (VFD), 10 HP, Replace/Install	1	13	1459884
D5012	Mechanical room	Fair	Main Distribution Panel, 200 AMP	1	19	1459897
Equipment/Special						
F1041	Mechanical room	Fair	Circulation Pump with filter, Swimming Pool, 10 HP [No tag/plate found]	1	10	1556230
F1041	Pool pump room	Fair	Gas Heater, 1260 MBH	1	14	1459896
F1041	Exterior	Fair	Swimming Pool, Ladder	4	17	1459901
F1041	Pool pump room	Fair	Circulation Pump, Swimming Pool, 10 HP	1	13	1459886
F1041	Pool pump room	Fair	Swimming Pool, Filtration System	3	8	1459891
F1041	Exterior	Fair	Swimming Pool, Lifeguard Chair	1	30	1459900

Rubidoux High School / Pool Mechanical Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1041	Exterior	Fair	Swimming Pool, Diving Stand w/ Board 1 Meter High	8	20	1459893
F1041	Pool	Fair	Swimming Pool, Gutter System	275 LF	33	1459888
F1041	Exterior	Fair	Swimming Pool	2,500 SF	15	1459889
F1045	Mechanical room	Fair	Storage Tank, Medical or Industrial Gases, 2, 000 GAL	1	20	1459899
F1045	Mechanical room	Fair	Storage Tank, Medical or Industrial Gases, 2, 000 GAL	1	20	1459898

Site Lighting

G4021	Building exterior	Fair	Aluminum Pole, 30 FEET, Replace/Install	4	25	1459892
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Follow-up Studies

P000X		NA	Engineer, Fire Sprinkler System Survey, Evaluate/Report	1	0	1557235
P000X	Swimming Pool Equipment Building	Poor	Engineer, Structural,, Evaluate/Report	1	0	1624210

Rubidoux High School / Pool Restroom Bldg

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	2,700 SF	20	1459875
B2032	Building Exterior	Fair	Exterior Door, Steel	4	17	1459879
Roofing						
B3011	Roof	Fair	Roof, Rolled Asphalt roofing 20-Year	562 SF	5	1459876
Interiors						
C3024	Restrooms	Fair	Interior Floor Finish, Vinyl Sheeting	1,200 SF	10	1459882
C3032	Restrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	950 SF	14	1459873
Plumbing						
D2011	Restrooms	Fair	Toilet, Commercial Water Closet	6	18	1459874
D2012	Restrooms	Fair	Urinal, Standard	2	25	1459872
D2014	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	1459877
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	11	1459878
D2023	Restrooms	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	7	1459880
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	560 SF	10	1577242
Electrical						
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	8	1459881
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	3	5	1577243

Rubidoux High School / RCC Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	3,200 SF	4	1459865
B2021	Building Exterior	Fair	Window, 24 SF	4	15	1459869
B2032	Building Exterior	Fair	Exterior Door, Wood Solid-Core	2	16	1459868
Roofing						
B3011	Roof	Fair	Roof, Metal	1,706 SF	12	1459870

Rubidoux High School / RCC Office

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1021	Classroom	Fair	Interior Door, Wood Solid-Core	8	30	1459862
C1021	Office	Fair	Interior Door, Wood Solid-Core	1	30	1459863
C3025	Office	Fair	Interior Floor Finish, Carpet Commercial Standard	1,600 SF	7	1459866
C3032	Office	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,600 SF	13	1459864
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,430 SF	5	1577220
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	2	9	1577223
HVAC						
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON [T-11]	1	15	1459867
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	1,430 SF	10	1577222
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	13	1459871
D5092		Fair	Emergency/Exit Combo LED	2	9	1577225
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	2	14	1577224
D5037		Good	Annunciator Alarm Panel	1	14	1577226

Rubidoux High School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1015	Site	Fair	Exterior Stairs, Concrete	8,500 SF	40	1459782
Facade						
B2011	Concession stand	Fair	Exterior Wall, Fiber Cement Siding, 1-2 Stories	4,500 SF	35	1459773
B2016	Canopy Covered Walkway Between Buildings	Good	Soffit, Metal	10,171 SF	24	1485944
B2021	Concession stand	Fair	Window, 12 SF	20	23	1459745
B2021	Concession stand	Fair	Window Security Shutter, Rolling, Up To 50 SF	4	11	1459781
B2032	Concession stand	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	8	31	1459779
Roofing						
B3011		Poor	Roof, Modified Bituminous	9,500 SF	2	1587109
Interiors						
C1021	Concession stand	Fair	Interior Door, Wood Solid-Core	2	28	1459762
C3012	Concession stand	Fair	Interior Wall Finish, Laminated Paneling (FRP)	800 SF	15	1459743
C3021	Concession stand	Fair	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	3,200 SF	5	1459784
C3032	Concession stand	Fair	Interior Ceiling Finish, Fiberglass Panel	4,500 SF	22	1459755
C3032	Concession stand	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,200 SF	20	1459735
Elevators						
D1011	Football field	Fair	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	1	18	1459746
Plumbing						
D2011	Concession stand	Fair	Toilet, Commercial Water Closet	12	18	1459771

Rubidoux High School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Concession stand	Fair	Urinal, Standard	4	25	1459759
D2014	Concession stand	Fair	Service Sink, Floor	1	23	1459756
D2014	Concession stand	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	19	1459758
D2014	Concession stand	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	26	1459777
D2018	Football field	Fair	Drinking Fountain, Outside/Site Style	2	12	1459737
D2018		Fair	Drinking Fountain, Outside/Site Style	2	12	1459757
D2021	Site	Fair	Backflow Preventer, 6 INCH	1	18	1459747
D2021	Site	Fair	Backflow Preventer, 4 INCH	1	17	1459744
D2023	Concession stand	Fair	Water Heater, 30 GAL	1	7	1459751
D2023	Concession stand	Fair	Water Heater, 30 GAL	1	7	1459785
HVAC						
D3052	Concession stand	Fair	Heat Pump, 3.5 - 5 TON [Snack bar 2]	1	8	1459754
D3052	Concession stand	Fair	Heat Pump, 3.5 - 5 TON [Snack bar 1]	1	8	1459765
Electrical						
D5012	Concession stand	Fair	Main Distribution Panel, 50 AMP [C 20]	1	19	1459740
D5012	Concession stand	Fair	Main Distribution Panel, 50 AMP [C 10]	1	26	1459772
D5022	Canopy Covered Walkway Between Buildings	Good	Light Fixture, 100 WATT	36	19	1485943
D5022	Concession stand	Fair	Light Fixture, 250 WATT	6	17	1459783
D5092	Football field	Fair	Generator, 130 - 185 kW	2	21	1459767
Fire Alarm & Comm						
D5037	Concession stand	Fair	Fire Alarm Control Panel, Addressable	1	12	1459774
Equipment/Special						
E1099	Football field	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	2	17	1459750
E1099	Site	Fair	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	5	13	1459736
F1041		Fair	Swimming Pool, Ceramic Tile Finish	4,525 SF	15	1587313
Pavement						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	250,000 SF	10	1459780
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	250,000 SF	2	1459749
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	75 SF	30	1459742
Site Development						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	2,700 LF	30	1459760
G2041	Site	Fair	Fences & Gates, Chain Link, 4' High	21,000 LF	20	1459778
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	7,500 LF	30	1459731
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	12	1459775
G2044	Site	Fair	Signage, Property, building mounted	1	7	1594376
G2045	Site	Fair	Site Furnishings, Trash Receptacle, Fixed Concrete	26	19	1459787
G2047	Basketball court	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	46,500 SF	5	1459748
G2047	Track	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	21,000 SF	17	1459761
G2047	Basketball court	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	46,500 SF	2	1459753
G2047	Baseball field	Fair	Sports Apparatus, Scoreboard	1	14	1459738

Rubidoux High School / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2047	Football field	Fair	Sports Apparatus, Scoreboard	1	18	1459733
G2047	Tennis court	Fair	Play Surfaces & Sports Courts, Asphalt	49,000 SF	18	1459763
G2047	Football field	Fair	Play Surfaces & Sports Courts, Poured-in-place Rubber	60,000 SF	16	1459752
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	1 LF	28	1459766

Landscaping

G2057		Fair	Irrigation System	415,000 SF	7	1586964
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Site Lighting

G4021	Site	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	15	16	1459732
G4021	Football field	Fair	Site Pole Light, 80 - 100 WATT, Replace/Install	4	17	1459739
G4021	Tennis court	Fair	Site Pole Light, 105 - 200 WATT, Replace/Install	4	17	1459734

Rubidoux High School / T 1-10 (RCC Classrooms)

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

B2011	Building Exterior	Fair	Exterior Wall, Wood Clapboard Siding, 1-2 Stories	9,800 SF	15	1460006
B2021	Building Exterior	Fair	Window, 24 SF	15	20	1460016
B2032	Building Exterior	Fair	Exterior Door, Steel Fire, 90-Minutes and Over	9	30	1460015

Roofing

B3011	Roof	Fair	Roof, Metal	6,672 SF	10	1460000
B3011	Roof	Fair	Roof, Rolled Asphalt roofing 20-Year	4,448 SF	10	1460013

Interiors

C1021	Classrooms	Fair	Interior Door, Wood Solid-Core	3	25	1460004
C3012	Classrooms	Fair	Interior Wall Finish, any surface, Prep & Paint	14,000 SF	5	1460017
C3024	Classrooms	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,500 SF	10	1460007
C3032	Classrooms	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	9,500 SF	15	1460008

Fire Suppression

D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,600 SF	5	1577213
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	10	9	1577216

HVAC

D3052	Building exterior	Fair	Heat Pump, 4 [T 5]	1	8	1460002
D3052	Building exterior	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 2.5 to 3 Ton [T1]	1	15	1460018
D3052	Building exterior	Fair	Heat Pump, 4	1	13	1460009
D3052	Building exterior	Fair	Heat Pump or Gas-Pack, Wall-Mounted, 3	1	2	1460014
D3052	Roof	Fair	Packaged Unit (RTU), 4 TON	1	7	1460012
D3052	Building exterior	Fair	Heat Pump, 4 [T-2]	1	5	1460001
D3052	Building exterior	Fair	Heat Pump, .4 [T-8]	1	12	1460005
D3052	Building exterior	Fair	Heat Pump, 4 [T4]	1	12	1460020
D3052	Building exterior	Fair	Heat Pump, 4	1	3	1460011
D3052	Building exterior	Fair	Heat Pump, 4	1	11	1460003

Electrical

D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	9,600 SF	10	1577215
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Rubidoux High School / T 1-10 (RCC Classrooms)

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	5	10	1460010
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	8	13	1460019
D5092		Fair	Emergency/Exit Combo LED	9	9	1577218
Fire Alarm & Comm						
D5037		Fair	Fire Alarm Horn & Strobe	10	14	1577217
D5037		Good	Annunciator Alarm Panel	1	14	1577219

Rubidoux High School / Women Locker 1500

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	44,000 SF	3	1459850
B2021	Building Exterior	Fair	Window, 12 SF	24	18	1459851
B2032	Building Exterior	Fair	Exterior Door, Steel	9	26	1459853
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	6,742 SF	5	1459860
Interiors						
C3012	Women's locker room	Fair	Interior Wall Finish, any surface, Prep & Paint	5,500 SF	5	1459858
C3021	Throughout building	Fair	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	4,830 SF	5	1577152
C3024	Women's locker room	Fair	Interior Floor Finish, Ceramic Tile	5,120 SF	21	1459847
C3031	Women's locker room	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	6,500 SF	5	1459844
Plumbing						
D2011	Women's locker room	Fair	Toilet, Commercial Water Closet	11	18	1459854
D2014	Women's locker room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	18	1459852
D2017	Women's locker room	Fair	Shower, Ceramic Tile	62	19	1459857
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	11	1459861
D2018	Women's locker room	Fair	Drinking Fountain, Interior	1	6	1459856
D2029		Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	5,120 SF	10	1576313
Fire Suppression						
D4019		NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,120 SF	5	1576314
D4031		Good	Fire Extinguisher, Type ABC, up to 20 LB	9	9	1576311
HVAC						
D3032	Roof	Fair	Ductless Split System, Single Zone, 2.5 to 3 Ton [HP DG]	1	6	1459843
D3042	Roof	Fair	Exhaust Fan, 501 - 1000 CFM	3	10	1459855
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	10	1459859
D3052	Roof	Fair	Packaged Unit (RTU), 3.5 Ton	1	15	1459849
D3052	Roof	Fair	Packaged Unit (RTU), 5 TON	1	6	1459842
Electrical						
D5019		Fair	Full Electrical System Upgrade, Medium Density/Complexity	5,120 SF	10	1576312
D5022	Women's locker room	Fair	Light Fixture, 250 WATT	12	15	1459845
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	12	11	1459846

Rubidoux High School / Women Locker 1500

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5092		Good	Emergency/Exit Combo LED	9	9	1576309
Fire Alarm & Comm						
D5037		Good	Fire Alarm Horn & Strobe	9	14	1576310
D5037		Good	Annunciator Alarm Panel	1	14	1576308

Appendix E: Replacement Reserves

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$63,201	\$0	\$0	\$69,741	\$0	\$131,799	\$9,077	\$0	\$0	\$0	\$26,360	\$0	\$0	\$1,661	\$0	\$83,003		\$384,843
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$73,268	\$0	\$0	\$88,346	\$0	\$177,127	\$12,565	\$0	\$0	\$0	\$41,069	\$0	\$0	\$2,827	\$0	\$149,912		\$545,114	

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

Rubidoux High School / Cafeteria 1100 Bldg

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate
B2011	Building Exterior	1485716	Exterior Wall, Masonry CMU Painted Surface, 1-2 Stories, Prep & Paint	10	1	9	450	SF	\$3.32	\$1,494										\$1,494										\$1,494	\$2,989		
B2011	Building Exterior	1485754	Exterior Wall, Stucco, 1-2 Stories, Prep & Paint	10	1	9	5850	SF	\$3.54	\$20,723										\$20,723										\$20,723	\$41,446		
B2021	Roof	1485762	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	28	2	24	EA	\$719.55	\$17,269			\$17,269																			\$17,269	
B2021	Building Exterior	1485755	Window, 24 SF, Replace	30	19	11	24	EA	\$1,881.90	\$45,166												\$45,166										\$45,166	
B2021	Building Exterior	1485727	Window, 12 SF, Replace	30	19	11	12	EA	\$1,217.70	\$14,612												\$14,612										\$14,612	
B2021	Building Exterior	1485764	Window, 24 SF, Replace	30	19	11	36	EA	\$1,881.90	\$67,748												\$67,748										\$67,748	
B2021	Building Exterior	1485704	Window, 12 SF, Replace	30	19	11	8	EA	\$1,217.70	\$9,742												\$9,742										\$9,742	
B3011	Cafeteria 1100 Bldg	1577709	Roof, Modified Bituminous, Replace	20	15	5	11433	SF	\$11.07	\$126,563					\$126,563																	\$126,563	
C1021	Classrooms	1485752	Interior Door, Wood Hollow-Core Residential, Replace	20	16	4	1	EA	\$442.80	\$443				\$443																		\$443	
C3012	Throughout	1485730	Interior Wall Finish, any surface, Prep & Paint	10	4	6	15500	SF	\$1.66	\$25,738							\$25,738										\$25,738					\$25,738	
C3021	Kitchen Classroom	1485707	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	9	1	406	SF	\$1.66	\$674	\$674											\$674										\$674	
C3024	Classrooms	1485736	Interior Floor Finish, Vinyl Sheeting, Replace	15	9	6	506	SF	\$7.75	\$3,921							\$3,921															\$3,921	
C3024	Kitchen	1485728	Interior Floor Finish, Ceramic Tile, Replace	40	34	6	2000	SF	\$19.93	\$39,852							\$39,852															\$39,852	
C3024	Serving Area	1485725	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	260	SF	\$5.54	\$1,439							\$1,439															\$1,439	
C3024	Kitchen	1485714	Interior Floor Finish, Ceramic Tile, Replace	40	29	11	233	SF	\$19.93	\$4,643												\$4,643										\$4,643	
C3024	Kitchen	1485749	Interior Floor Finish, Ceramic Tile, Replace	40	29	11	209	SF	\$19.93	\$4,165												\$4,165										\$4,165	
C3024	Dining Area	1485701	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	5568	SF	\$5.54	\$30,819															\$30,819							\$30,819	
D2011	Restrooms	1485696	Toilet, Commercial Water Closet, Replace	30	24	6	2	EA	\$1,439.10	\$2,878							\$2,878															\$2,878	
D2014	Restrooms	1485698	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	2	EA	\$1,660.50	\$3,321							\$3,321															\$3,321	
D2014	Kitchen	1485771	Commercial Kitchen Sink, Stainless Steel, 3-Bowl, Replace	30	19	11	1	EA	\$2,767.50	\$2,768												\$2,768										\$2,768	
D2014	Kitchen Classroom	1485713	Commercial Kitchen Sink, Stainless Steel, 1-Bowl, Replace	30	19	11	1	EA	\$1,771.20	\$1,771												\$1,771										\$1,771	
D2014	Kitchen Classroom	1485711	Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,549.80	\$1,550																\$1,550						\$1,550	
D2023	Utility closet	1485719	Water Heater, 100 GAL., Replace	20	17	3	1	EA	\$18,376.20	\$18,376			\$18,376																			\$18,376	
D2029	Cafeteria 1100 Bldg	1577165	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	11433	SF	\$12.18	\$139,220											\$139,220											\$139,220	
D2034	Building exterior	1485705	Grease Trap/Interceptor, Underground, Replace	20	14	6	1	EA	\$13,284.00	\$13,284						\$13,284																\$13,284	
D3041	Serving Area	1485699	Fan, 1000 - 3800 CFM, Replace	20	18	2	3	EA	\$2,324.70	\$6,974			\$6,974																			\$6,974	
D3041	Kitchen	1485724	Fan, 1000 - 3800 CFM, Replace	20	18	2	1	EA	\$2,324.70	\$2,325			\$2,325																			\$2,325	
D3041	Kitchen Classroom	1485757	Fan, 1000 - 3800 CFM, Replace	20	7	13	1	EA	\$2,324.70	\$2,325													\$2,325									\$2,325	
D3042	Roof	1495778	Exhaust Fan, 600 CFM, Replace	20	18	2	1	EA	\$1,328.40	\$1,328			\$1,328																			\$1,328	
D3042	Roof	1495787	Exhaust Fan, 2000 CFM, Replace	20	15	5	1	EA	\$2,656.80	\$2,657					\$2,657																	\$2,657	
D3042	Building exterior	1485748	Exhaust Fan, 150 CFM, Replace	25	19	6	1	EA	\$1,549.80	\$1,550						\$1,550																\$1,550	
D3042	Roof	1495779	Exhaust Fan, 4000 CFM, Replace	25	10	15	1	EA	\$3,321.00	\$3,321																\$3,321						\$3,321	
D3052	Roof	1495781	Packaged Unit (RTU), 4 TON, Replace	20	17	3	1	EA	\$9,963.00	\$9,963				\$9,963																		\$9,963	
D3052	Roof	1495788	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$12,177.00	\$12,177				\$12,177																		\$12,177	
D3052	Roof	1495777	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$12,177.00	\$12,177				\$12,177																		\$12,177	
D3052	Roof	1495775	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$12,177.00	\$12,177				\$12,177																		\$12,177	
D3052	Roof	1495782	Packaged Unit (RTU), 2 TON, Replace	20	16	4	1	EA	\$6,088.50	\$6,089				\$6,089																		\$6,089	
D3052	Roof	1495784	Packaged Unit (RTU), 2.5 TON, Replace	20	10	10	1	EA	\$7,195.50	\$7,196											\$7,196											\$7,196	
D3052	Roof	1495776	Packaged Unit (RTU), 5 TON, Replace	20	5	15	1	EA	\$12,177.00	\$12,177																\$12,177						\$12,177	
D3052	Roof	1495780	Packaged Unit (RTU), 5 TON, Replace	20	5	15	1	EA	\$12,177.00	\$12,177																\$12,177						\$12,177	
D3052	Roof	1495783	Packaged Unit (RTU), 3 TON, Replace	20	5	15	1	EA	\$8,302.50	\$8,303																\$8,303						\$8,303	
D3052	Roof	1495785	Packaged Unit (RTU), 3 TON, Replace	20	5	15	1	EA	\$8,302.50	\$8,303																\$8,303						\$8,303	
D3052	Roof	1495786	Packaged Unit (RTU), 3 TON, Replace	20	4	16	1	EA	\$8,302.50	\$8,303																\$8,303						\$8,303	
D4019	Cafeteria 1100 Bldg	1577164	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	11433	SF	\$5.54	\$63,282					\$63,282																	\$63,282	
D4031	Cafeteria 1100 Bldg	1577167	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	8	EA	\$166.05	\$1,328										\$1,328									\$1,328		\$1,328	\$2,657	
D4091	Kitchen	1485738	Fire Suppression System, Commercial Kitchen (per LF of Hood), Install/Replace	20	9																												

Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate					
D5037	Cafeteria 1100 Bldg	1577168	Fire Alarm Horn & Strobe, Replace		15	1	14	10	EA	\$304.43	\$3,044																							\$3,044	\$3,044			
D5037	Cafeteria 1100 Bldg	1577170	Annunciator Alarm Panel, Replace		15	1	14	1	EA	\$1,749.06	\$1,749																								\$1,749	\$1,749		
D5092	Cafeteria 1100 Bldg	1577169	Emergency/Exit Combo LED, Replace		10	1	9	8	EA	\$332.10	\$2,657										\$2,657														\$2,657	\$5,314		
E1093	Kitchen	1485715	Commercial Kitchen, Mixer, Tabletop, Replace		20	19	1	1	EA	\$3,763.80	\$3,764		\$3,764																						\$3,764	\$3,764		
E1093	Kitchen	1485729	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace		15	14	1	1	EA	\$2,988.90	\$2,989		\$2,989															\$2,989								\$2,989	\$5,978	
E1093	Kitchen	1485702	Commercial Kitchen, Mixer, Freestanding, Replace		25	24	1	1	EA	\$15,498.00	\$15,498		\$15,498																							\$15,498	\$15,498	
E1093	Kitchen	1485720	Commercial Kitchen, Range/Oven, 6-Burner, Replace		15	14	1	1	EA	\$6,642.00	\$6,642		\$6,642															\$6,642								\$6,642	\$13,284	
E1093	Kitchen	1485742	Commercial Kitchen, Food Warmer, Replace		15	13	2	1	EA	\$1,881.90	\$1,882			\$1,882																					\$1,882	\$3,764		
E1093	Kitchen Classroom	1485697	Commercial Kitchen, Icemaker, Freestanding, Replace		15	13	2	1	EA	\$7,416.90	\$7,417			\$7,417																					\$7,417	\$14,834		
E1093	Kitchen	1485740	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace		15	13	2	2	EA	\$6,309.90	\$12,620			\$12,620																					\$12,620	\$25,240		
E1093	Kitchen	1485700	Commercial Kitchen, Walk-In Combination Freezer/Refrigerator, Replace		20	17	3	1	EA	\$38,745.00	\$38,745				\$38,745																						\$38,745	\$38,745
E1093	Kitchen Classroom	1485709	Commercial Kitchen, Dishwasher, Replace		10	7	3	1	EA	\$23,800.50	\$23,801				\$23,801										\$23,801												\$23,801	\$47,601
E1093	Kitchen Classroom	1485746	Commercial Kitchen, Deep Fryer, Replace		15	12	3	1	EA	\$7,749.00	\$7,749				\$7,749																					\$7,749	\$15,498	
E1093	Kitchen	1485708	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace		15	12	3	1	EA	\$5,645.70	\$5,646				\$5,646																					\$5,646	\$11,291	
E1093	Kitchen	1485732	Commercial Kitchen, Icemaker, Freestanding, Replace		15	12	3	1	EA	\$7,416.90	\$7,417				\$7,417																					\$7,417	\$14,834	
E1093	Kitchen	1485760	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace		15	12	3	1	EA	\$5,092.20	\$5,092				\$5,092																					\$5,092	\$10,184	
E1093	Kitchen	1485710	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace		15	12	3	1	EA	\$7,084.80	\$7,085				\$7,085																					\$7,085	\$14,170	
E1093	Kitchen	1485726	Commercial Kitchen, Food Warmer, Replace		15	12	3	1	EA	\$1,881.90	\$1,882				\$1,882																					\$1,882	\$3,764	
E1093	Kitchen	1485731	Commercial Kitchen, Convection Oven, Double, Replace		10	7	3	4	EA	\$10,516.50	\$42,066				\$42,066										\$42,066												\$42,066	\$84,132
E1093	Kitchen	1485768	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace		15	12	3	1	EA	\$2,988.90	\$2,989				\$2,989																					\$2,989	\$5,978	
E1093	Kitchen	1485694	Commercial Kitchen, Steamer, Freestanding, Replace		10	7	3	2	EA	\$11,623.50	\$23,247				\$23,247											\$23,247											\$23,247	\$46,494
E1093	Kitchen	1485745	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace		15	12	3	1	EA	\$2,988.90	\$2,989				\$2,989																					\$2,989	\$5,978	
E1093	Kitchen Classroom	1485766	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace		15	10	5	1	EA	\$4,206.60	\$4,207					\$4,207																				\$4,207	\$8,413	
E1093	Kitchen	1485744	Commercial Kitchen, Garbage Disposal, 1 to 3 HP, Replace		15	9	6	1	EA	\$4,206.60	\$4,207							\$4,207																			\$4,207	\$4,207
E1093	Kitchen	1485741	Commercial Kitchen, 10 LF, Replace		15	9	6	1	EA	\$4,981.50	\$4,982							\$4,982																			\$4,982	\$4,982
E1093	Kitchen Classroom	1485769	Commercial Kitchen, Griddle, Replace		15	9	6	1	EA	\$7,749.00	\$7,749							\$7,749																			\$7,749	\$7,749
E1093	Kitchen	1485733	Commercial Kitchen, Food Warmer, Replace		15	8	7	1	EA	\$1,881.90	\$1,882								\$1,882																		\$1,882	\$1,882
E1093	Kitchen	1485712	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace		15	8	7	1	EA	\$5,092.20	\$5,092								\$5,092																		\$5,092	\$5,092
E1093	Kitchen	1485767	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace		15	8	7	1	EA	\$5,092.20	\$5,092								\$5,092																		\$5,092	\$5,092
E1093	Kitchen	1485722	Commercial Kitchen, Warmer/Warming Drawers, Set of 4, Replace		15	6	9	3	EA	\$6,309.90	\$18,930										\$18,930																\$18,930	\$18,930
E1093	Kitchen	1485734	Commercial Kitchen, Convection Oven, Double, Replace		10	1	9	2	EA	\$10,516.50	\$21,033											\$21,033															\$21,033	\$42,066
E1093	Kitchen	1485737	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace		15	4	11	1	EA	\$7,527.60	\$7,528																										\$7,528	\$7,528
E1093	Kitchen	1485770	Commercial Kitchen, Steam Kettle, Replace		20	9	11	1	EA	\$33,210.00	\$33,210																										\$33,210	\$33,210
E1093	Kitchen Classroom	1485759	Commercial Kitchen, Salad/Sandwich Preparation Table, Replace		20	9	11	1	EA	\$4,538.70	\$4,539																										\$4,539	\$4,539
E1093	Kitchen Classroom	1485763	Commercial Kitchen, Food Warmer, Replace		15	1	14	1	EA	\$1,881.90	\$1,882																									\$1,882	\$1,882	
E1093	Kitchen Classroom	1485751	Commercial Kitchen, Range/Oven, 6-Burner, Replace		15	1	14	1	EA	\$6,642.00	\$6,642																									\$6,642	\$6,642	
E1093	Kitchen	1485718	Commercial Kitchen, Food Warmer, Replace		15	1	14	1	EA	\$1,881.90	\$1,882																									\$1,882	\$1,882	
E1093	Kitchen Classroom	1485695	Commercial Kitchen, 12 LF, Replace		15	1	14	1	EA	\$4,981.50	\$4,982																									\$4,982	\$4,982	
E1093	Kitchen	1485747	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace		15	1	14	1	EA	\$5,645.70	\$5,646																									\$5,646	\$5,646	
E1093	Kitchen	1485717	Commercial Kitchen, Dairy Cooler/Wells, Replace		15	1	14	1	EA	\$3,985.20	\$3,985																									\$3,985	\$3,985	
Totals, Unescalated												\$0	\$29,567	\$50,656	\$233,577	\$6,531	\$196,708	\$126,632	\$12,066	\$0	\$66,165	\$374,229	\$201,878	\$0	\$91,438	\$60,630	\$44,280	\$45,221	\$21,919	\$40,848	\$55,704	\$4,207	\$1,662,258					
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$30,454	\$53,741	\$255,236	\$7,351	\$228,039	\$151,205	\$14,840	\$0	\$86,331	\$502,933	\$279,446	\$0	\$134,280	\$91,709	\$68,987	\$72,566	\$36,228	\$69,541	\$97,678	\$7,598	\$2,188,163					

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

Rubidoux High School / Classroom 100 Bldg

Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B3011	Roof	1459674	Roof																														

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate									
D5019	Classroom 1200 Bldg B	1576263	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	30	10	7596	SF	\$19.93	\$151,358											\$151,358											\$151,358									
D5022	Throughout building	1459973	Light Fixture, 1, Replace		20	7	13	40	EA	\$232.47	\$9,299														\$9,299								\$9,299									
D5037	Classroom 1200 Bldg B	1576259	Annunciator Alarm Panel, Replace		15	1	14	1	EA	\$1,749.06	\$1,749															\$1,749							\$1,749									
D5037	Classroom 1200 Bldg B	1576261	Fire Alarm Horn & Strobe, Replace		15	1	14	7	EA	\$304.43	\$2,131															\$2,131							\$2,131									
D5092	Classroom 1200 Bldg B	1576260	Emergency/Exit Combo LED, Replace		10	1	9	7	EA	\$332.10	\$2,325											\$2,325								\$2,325			\$4,649									
Totals, Unescalated												\$0	\$0	\$0	\$52,970	\$0	\$158,235	\$3,100	\$73,394	\$0	\$3,487	\$193,402	\$0	\$9,963	\$70,571	\$3,880	\$24,908	\$3,100	\$73,394	\$0	\$3,487	\$39,520								\$713,409		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$57,882	\$0	\$183,437	\$3,701	\$90,265	\$0	\$4,550	\$259,916	\$0	\$14,205	\$103,636	\$5,869	\$38,805	\$4,974	\$121,309	\$0	\$6,115	\$71,377										\$966,041

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

Rubidoux High School / Classroom 200 Bldg

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate										
B3011	Roof	1459699	Roof, Modified Bituminous, Replace		20	12	8	8600	SF	\$11.07	\$95,202									\$95,202														\$95,202									
C3012	Throughout building	1485231	Interior Wall Finish, Vinyl, Replace		15	1	14	9156	SF	\$2.77	\$25,339															\$25,339								\$25,339									
C3024	Throughout building	1485221	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	1	14	5900	SF	\$5.54	\$32,657															\$32,657								\$32,657									
D3052	Roof	1459682	Packaged Unit (RTU), 3.5 TON, Replace		20	14	6	1	EA	\$9,077.40	\$9,077							\$9,077																\$9,077									
D3052	Roof	1459701	Packaged Unit (RTU), 4 TON, Replace		20	14	6	1	EA	\$12,177.00	\$12,177							\$12,177																\$12,177									
D3052	Roof	1459704	Packaged Unit (RTU), 4 TON, Replace		20	13	7	1	EA	\$12,177.00	\$12,177							\$12,177																\$12,177									
D3052	Roof	1459679	Packaged Unit (RTU), 3.5 TON, Replace		20	8	12	1	EA	\$9,077.40	\$9,077													\$9,077										\$9,077									
D3052	Roof	1459702	Packaged Unit (RTU), 3.5 TON, Replace		20	8	12	1	EA	\$9,077.40	\$9,077													\$9,077										\$9,077									
D3052	Roof	1459703	Packaged Unit (RTU), 3.5 TON, Replace		20	8	12	1	EA	\$9,077.40	\$9,077													\$9,077										\$9,077									
D3052	Roof	1459686	Packaged Unit (RTU), 3.5 TON, Replace		20	8	12	1	EA	\$9,077.40	\$9,077													\$9,077										\$9,077									
D3052	Roof	1459700	Packaged Unit (RTU), 3.5 TON, Replace		20	8	12	1	EA	\$9,077.40	\$9,077													\$9,077										\$9,077									
D4019	Classroom 200 Bldg	1576132	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate		40	35	5	6252	SF	\$5.54	\$34,605					\$34,605																		\$34,605									
D4031	Classroom 200 Bldg	1576140	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	8	EA	\$166.05	\$1,328																			\$1,328				\$1,328									
D5019	Classroom 200 Bldg	1576136	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	32	8	6252	SF	\$19.93	\$124,577									\$124,577														\$124,577									
D5022	Building exterior	1485224	Light Fixture, 100 WATT, Replace		20	1	19	14	EA	\$210.33	\$2,945																				\$2,945			\$2,945									
D5029	Classrooms	1485222	Lighting System, Interior, Medium Density & Standard Fixtures, Replace		20	1	19	5900	SF	\$8.86	\$52,250																				\$52,250			\$52,250									
D5037	Classroom 200 Bldg	1576244	Annunciator Alarm Panel, Replace		15	1	14	1	EA	\$1,749.06	\$1,749															\$1,749								\$1,749									
D5037	Classroom 200 Bldg	1576124	Fire Alarm Horn & Strobe, Replace		15	1	14	8	EA	\$304.43	\$2,435															\$2,435								\$2,435									
D5092	Classroom 200 Bldg	1576123	Emergency/Exit Combo LED, Replace		10	1	9	8	EA	\$332.10	\$2,657																			\$2,657				\$2,657									
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$34,605	\$21,254	\$12,177	\$219,779	\$3,985	\$0	\$0	\$45,387	\$0	\$62,180	\$0	\$0	\$0	\$0	\$59,180	\$0									\$458,548		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$40,116	\$25,379	\$14,976	\$278,410	\$5,200	\$0	\$0	\$64,711	\$0	\$94,053	\$0	\$0	\$0	\$0	\$103,773	\$0											\$626,618

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

Rubidoux High School / Classroom 300 Bldg

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Roof	1459718	Roof, Modified Bituminous, Replace		20	13	7	10052	SF	\$11.07	\$111,276								\$111,276															\$111,276
C3012	Throughout building	1485241	Interior Wall Finish, Vinyl, Replace		15	1	14	9884	SF	\$2.77	\$27,354															\$27,354								\$27,354
C3024	Throughout building	1485237	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	1	14	6900	SF	\$5.54	\$38,192															\$38,192								\$38,192
D2014	Classrooms	1485242	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	26	4	1	EA	\$1,328.40	\$1,328					\$1,328																		\$1,328
D2014	Classrooms	1485247	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	22	8	2	EA	\$1,328.40	\$2,657									\$2,657														\$2,657
D2014	Classrooms	1485233	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	19	11	20	EA	\$1,328.40	\$26,568																							\$26,568
D2014	Utility closet	1485240	Service Sink, Wall-Hung, Replace		35	19	16	1	EA	\$1,549.80	\$1,550																	\$1,550						\$1,550
D2014	Classrooms	1485251	Service Sink, Floor, Replace		35	19	16	2	EA	\$885.60	\$1,771																	\$1,771						\$1,771
D2029	Classroom 300 Bldg	1576238	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace		40	30	10	6788	SF	\$5.54	\$37,572																							\$37,572
D3052	Roof	1459720	Packaged Unit (RTU), 3.5 TON, Replace		20	5	15	1	EA	\$9,077.40	\$9,077																\$9,077							\$9,077
D3052	Roof	1459721	Packaged Unit (RTU), 3.5 TON, Replace		20	5	15	1	EA	\$9,077.40	\$9,077																\$9,077							\$9,077
D3052	Roof	1459725	Packaged Unit (RTU), 3.5 TON, Replace		20	5	15	1	EA	\$9,077.40	\$9,077																\$9,077							\$9,077
D3052	Roof	1459723	Packaged Unit (RTU), 3.5 TON, Replace		20	5	15	1	EA	\$9,077.40	\$9,077																\$9,077							\$9,077
D3052	Roof	1459719	Packaged Unit (RTU), 3.5 TON, Replace		20	5	15	1	EA	\$9,077.40	\$9,077																\$9,077							\$9,077
D3052	Roof	1459722	Packaged Unit (RTU), 3.5 TON, Replace		20	5	15	1	EA	\$9,077.40	\$9,077																\$9,077							\$9,

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
D5037	Classroom 300 Bldg	1576152	Fire Alarm Horn & Strobe, Replace		15	1	14	7	EA	\$304.43	\$2,131																						\$2,131	\$2,131	
D5037	Classroom 300 Bldg	1576240	Annunciator Alarm Panel, Replace		15	1	14	1	EA	\$1,749.06	\$1,749																							\$1,749	\$1,749
D5092	Classroom 300 Bldg	1576153	Emergency/Exit Combo LED, Replace		10	1	9	8	EA	\$332.10	\$2,657											\$2,657											\$2,657	\$5,314	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$1,328	\$37,572	\$0	\$111,276	\$2,657	\$3,819	\$172,829	\$26,568	\$0	\$0	\$69,426	\$63,542	\$3,321	\$0	\$0	\$69,132	\$0	\$561,469		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$1,495	\$43,556	\$0	\$136,855	\$3,366	\$4,983	\$232,268	\$36,776	\$0	\$0	\$105,012	\$98,996	\$5,329	\$0	\$0	\$121,224	\$0	\$789,860		

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

Rubidoux High School / Classroom 400 Bldg

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B3011	Roof	1459727	Roof, Modified Bituminous, Replace		20	15	5	6150	SF	\$11.07	\$68,081						\$68,081																	\$68,081		
C3012	Throughout building	1485254	Interior Wall Finish, Vinyl, Replace		15	1	14	7410	SF	\$2.77	\$20,507																							\$20,507	\$20,507	
C3024	Throughout building	1485269	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	1	14	4997	SF	\$5.54	\$27,658																							\$27,658	\$27,658	
D2014	Classrooms	1485260	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	19	11	5	EA	\$1,328.40	\$6,642												\$6,642											\$6,642	\$6,642	
D2014	Classrooms	1485259	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	19	11	2	EA	\$1,217.70	\$2,435												\$2,435											\$2,435	\$2,435	
D2018	Building exterior	1485256	Drinking Fountain, Outside/Site Style, Replace		15	1	14	1	EA	\$3,985.20	\$3,985																							\$3,985	\$3,985	
D2023	Classrooms	1485265	Water Heater, 6 GAL., Replace		15	12	3	1	EA	\$608.85	\$609				\$609																	\$609		\$1,218	\$1,218	
D2029	Classroom 400 Bldg	1576271	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace		40	30	10	4000	SF	\$5.54	\$22,140																							\$22,140	\$22,140	
D3052	Roof	1459728	Packaged Unit (RTU), 5 TON, Replace		20	10	10	1	EA	\$12,177.00	\$12,177																							\$12,177	\$12,177	
D3052	Roof	1459726	Packaged Unit (RTU), 5 TON, Replace		20	8	12	1	EA	\$12,177.00	\$12,177																								\$12,177	\$12,177
D3052	Roof	1459729	Packaged Unit (RTU), 5 TON, Replace		20	7	13	1	EA	\$12,177.00	\$12,177																							\$12,177	\$12,177	
D4019	Classroom 400 Bldg	1576272	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate		40	35	5	4000	SF	\$5.54	\$22,140						\$22,140																	\$22,140	\$22,140	
D4031	Classroom 400 Bldg	1576269	Fire Extinguisher, Type ABC, up to 20 LB, Replace		10	1	9	9	EA	\$166.05	\$1,494																							\$1,494	\$2,989	
D5019	Classroom 400 Bldg	1576270	Full Electrical System Upgrade, Medium Density/Complexity, Replace		40	30	10	4000	SF	\$19.93	\$79,704																							\$79,704	\$79,704	
D5022	Building exterior	1485252	Light Fixture, 100 WATT, Replace		20	1	19	10	EA	\$210.33	\$2,103																							\$2,103	\$2,103	
D5029	Classrooms	1485263	Lighting System, Interior, Medium Density & Standard Fixtures, Replace		20	1	19	4997	SF	\$8.86	\$44,253																							\$44,253	\$44,253	
D5037	Classroom 400 Bldg	1576266	Annunciator Alarm Panel, Replace		15	1	14	1	EA	\$1,749.06	\$1,749																							\$1,749	\$1,749	
D5037	Classroom 400 Bldg	1576268	Fire Alarm Horn & Strobe, Replace		15	1	14	6	EA	\$304.43	\$1,827																							\$1,827	\$1,827	
D5092	Classroom 400 Bldg	1576267	Emergency/Exit Combo LED, Replace		10	1	9	6	EA	\$332.10	\$1,993																							\$1,993	\$3,985	
Totals, Unescalated												\$0	\$0	\$0	\$609	\$0	\$90,221	\$0	\$0	\$0	\$3,487	\$114,021	\$9,077	\$12,177	\$12,177	\$55,726	\$0	\$0	\$0	\$609	\$49,844	\$0	\$347,948			
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$665	\$0	\$104,590	\$0	\$0	\$0	\$4,550	\$153,235	\$12,565	\$17,361	\$17,882	\$84,291	\$0	\$0	\$0	\$1,037	\$87,401	\$0	\$483,578			

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

Rubidoux High School / Classroom 500 Bldg

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1485597	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint		10	1	9	1300	SF	\$3.32	\$4,317																							\$4,317	\$8,635	
B2032	Building Exterior	1485599	Exterior Door, Wood Solid-Core, Replace		25	19	6	2	EA	\$774.90	\$1,550							\$1,550																	\$1,550	\$1,550
B3011	Classroom 500 Bldg	1487534	Roof, Modified Bituminous, Replace		20	17	3	5162	SF	\$11.07	\$57,143				\$57,143																				\$57,143	\$57,143
C1021	Throughout building	1485601	Interior Door, Wood Solid-Core, Replace		40	29	11	1	EA	\$774.90	\$775																							\$775	\$775	
C3012	Classrooms	1485612	Interior Wall Finish, any surface, Prep & Paint		10	7	3	932	SF	\$1.66	\$1,548																							\$1,548	\$3,095	
C3012	Classrooms	1485604	Interior Wall Finish, any surface, Prep & Paint		10	1	9	4212	SF	\$1.66	\$6,994																							\$6,994	\$13,988	
C3024	Classrooms	1485602	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	1	14	4240	SF	\$5.54	\$23,468																							\$23,468	\$23,468	
C3031	Shop	1485600	Interior Ceiling Finish, any flat surface, Prep & Paint		10	6	4	932	SF	\$2.21	\$2,063					\$2,063																		\$2,063	\$4,127	
D2011	Shop Restrooms	1485606	Toilet, Residential Water Closet, Replace		30	19	11	1	EA	\$774.90	\$775																							\$775	\$775	
D2014	shop Restrooms	1485611	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	19	11	1	EA	\$1,660.50	\$1,661																							\$1,661	\$1,661	
D2014	Shop Restrooms	1485615	Service Sink, Wall-Hung, Replace		35	19	16	1	EA	\$1,549.80	\$1,550																							\$1,550	\$1,550	
D2019	Classrooms	1485603	Emergency Eye Wash & Shower Station, , Replace		20	1	19	2	EA	\$2,546.10	\$5,092																							\$5,092	\$5,092	
D2023	Shop Restrooms	1485609	Water Heater, 6 GAL., Replace		15	12	3	1	EA	\$608.85	\$609				\$609																			\$609	\$1,218	
D2029	Classroom 500 Bldg	1576278	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace		40	30	10	5162	SF	\$5.54	\$28,572																							\$28,572	\$28,572	
D3042	Classroom 500 Bldg	1487535	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace		20	14	6	1	EA	\$1,549.80	\$1,550							\$1,550																	\$1,550	\$1,550
D3042	Classroom 500 Bldg	1487536	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace		20	14	6	1	EA	\$1,549.80	\$1,550							\$1,550																	\$1,550	\$1,550
D3042	Classroom 500 Bldg	1487539	Exhaust Fan, Roof or Wall Mounted, 501 to 1,000 CFM, Replace		20	12	8	1	EA	\$1,549.80	\$1,550																									

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate									
D5037	Office	1558832	Annunciator Alarm Panel, Replace	15	10	5	1	EA	\$1,749.06	\$1,749						\$1,749																\$1,749	\$3,498									
D5092	Throughout	1558790	Emergency/Exit Combo LED, Replace	10	5	5	4	EA	\$332.10	\$1,328						\$1,328									\$1,328									\$2,657								
Totals, Unescalated											\$0	\$0	\$43,256	\$26,568	\$0	\$59,124	\$25,660	\$0	\$38,752	\$149,551	\$207,009	\$133,478	\$43,256	\$49,815	\$0	\$3,875	\$11,236	\$4,317	\$22,601	\$11,125	\$2,967							\$832,589				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$45,890	\$29,032	\$0	\$68,541	\$30,640	\$0	\$49,089	\$195,130	\$278,203	\$184,764	\$61,673	\$73,155	\$0	\$6,036	\$18,031	\$7,136	\$38,476	\$19,508	\$5,358											\$1,110,662

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

Rubidoux High School / Main Office 900 Building

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate										
B3011	Roof	1459797	Roof, Modified Bituminous, Replace	20	15	5	12667	SF	\$11.07	\$140,224						\$140,224																		\$140,224									
C1021	Office	1485690	Interior Door, Wood Solid-Core, Replace	40	34	6	1	EA	\$774.90	\$775							\$775																		\$775								
C1031	Teacher Lounge / Restroom	1485660	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	3	EA	\$830.25	\$2,491				\$2,491																					\$2,491								
C3012	Throughout building	1485676	Interior Wall Finish, Vinyl, Replace	15	11	4	7800	SF	\$2.77	\$21,587					\$21,587																				\$43,173								
C3024	Teacher Lounge / Restroom	1485667	Interior Floor Finish, Vinyl Sheeting, Replace	15	12	3	250	SF	\$7.75	\$1,937				\$1,937																					\$3,875								
C3024	Teacher Lounge	1485681	Interior Floor Finish, Vinyl Sheeting, Replace	15	12	3	37	SF	\$7.75	\$287				\$287																					\$573								
C3024	Utility closet	1485662	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	75	SF	\$5.54	\$415				\$415																					\$830								
C3024	Nurse Area	1485668	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	1	14	750	SF	\$5.54	\$4,151															\$4,151										\$4,151								
C3025	Office	1485663	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	6625	SF	\$7.20	\$47,670									\$47,670																\$95,340								
D2011	Restrooms Nurse Area	1485689	Toilet, Commercial Water Closet, Replace	30	19	11	2	EA	\$1,439.10	\$2,878																									\$2,878								
D2011	Teacher Lounge / Restroom	1485688	Toilet, Commercial Water Closet, Replace	30	19	11	3	EA	\$1,439.10	\$4,317																									\$4,317								
D2012	Teacher Lounge / Restroom	1485672	Urinal, Standard, Replace	30	19	11	1	EA	\$1,217.70	\$1,218																									\$1,218								
D2014	Restrooms Nurse Area	1485665	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	2	EA	\$1,660.50	\$3,321																									\$3,321								
D2014	Teacher Lounge	1485679	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	1	EA	\$1,328.40	\$1,328																									\$1,328								
D2014	Teacher Lounge / Restroom	1485692	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	2	EA	\$1,217.70	\$2,435																									\$2,435								
D2014	Teacher Lounge / Restroom Men	1485673	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	2	EA	\$1,660.50	\$3,321																									\$3,321								
D2014	Utility closet	1485657	Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,549.80	\$1,550																									\$1,550								
D2018	Teacher Lounge	1485683	Drinking Fountain, Interior, Replace	15	12	3	1	EA	\$2,103.30	\$2,103				\$2,103																					\$2,103								
D2029	Main Office 900 Building	1576299	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	30	10	7868	SF	\$5.54	\$43,549											\$43,549														\$43,549								
D3032	Roof	1459789	Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	3	12	1	EA	\$6,752.70	\$6,753																									\$6,753								
D3052	Roof	1459795	Packaged Unit (RTU), 5 TON, Replace	20	12	8	1	EA	\$12,177.00	\$12,177									\$12,177																\$12,177								
D3052	Roof	1459798	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963																									\$9,963								
D3052	Roof	1459800	Packaged Unit (RTU), 3.5 TON, Replace	20	5	15	1	EA	\$9,077.40	\$9,077																									\$9,077								
D3052	Roof	1459794	Packaged Unit (RTU), 3.5 TON, Replace	20	5	15	1	EA	\$9,077.40	\$9,077																									\$9,077								
D3052	Roof	1459796	Packaged Unit (RTU), 3.5 TON, Replace	20	5	15	1	EA	\$9,077.40	\$9,077																									\$9,077								
D3052	Roof	1459791	Packaged Unit (RTU), 5 TON, Replace	20	5	15	1	EA	\$12,177.00	\$12,177																									\$12,177								
D3052	Roof	1459792	Packaged Unit (RTU), 4 TON, Replace	20	5	15	1	EA	\$9,963.00	\$9,963																									\$9,963								
D3052	Roof	1459793	Packaged Unit (RTU), 5 TON, Replace	20	5	15	1	EA	\$12,177.00	\$12,177																									\$12,177								
D3052	Roof	1459799	Packaged Unit (RTU), 5 TON, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																									\$12,177								
D3052	Roof	1459790	Packaged Unit (RTU), 5 TON, Replace	20	4	16	1	EA	\$12,177.00	\$12,177																									\$12,177								
D4019	Main Office 900 Building	1576300	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	7868	SF	\$5.54	\$43,549						\$43,549																			\$43,549								
D4031	Main Office 900 Building	1576297	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	7	EA	\$166.05	\$1,162																									\$1,162								
D5019	Main Office 900 Building	1576298	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	7868	SF	\$19.93	\$156,778												\$156,778													\$156,778								
D5022	Building exterior	1485677	Light Fixture, 100 WATT, Replace	20	1	19	26	EA	\$210.33	\$5,469																									\$5,469								
D5029	Throughout building	1485674	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	17	3	7775	SF	\$8.86	\$68,855				\$68,855																					\$68,855								
D5037	Office	1485658	Fire Alarm Control Panel, Basic/Zoned, Replace	15	1	14	1	EA	\$4,428.00	\$4,428																									\$4,428								
D5037	Main Office 900 Building	1576296	Fire Alarm Horn & Strobe, Replace	15	1	14	8	EA	\$304.43	\$2,435																									\$2,435								
D5092	Main Office 900 Building	1576295	Emergency/Exit Combo LED, Replace	10	1	9	5	EA	\$332.10	\$1,661																									\$1,661								
Totals, Unescalated											\$0	\$0	\$0	\$76,089	\$21,587	\$183,773	\$775	\$0	\$12,177	\$50,493	\$200,327	\$18,819	\$16,716	\$0	\$11,015	\$61,549	\$25,904	\$0	\$4,742	\$77,548	\$0									\$761,513			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$83,144	\$24,296	\$213,043	\$925	\$0	\$15,425	\$65,882	\$269,223	\$26,050	\$23,833	\$0	\$16,661	\$95,892	\$41,568	\$0	\$8,074	\$135,981	\$0												\$1,019,996

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

Rubidoux High School / Men Locker 1700

Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
D5037	Modular 602 Building	1577198	Annunciator Alarm Panel, Replace	15	1	14	1	EA	\$1,749.06	\$1,749																\$1,749							\$1,749			
D5037	Modular 602 Building	1577196	Fire Alarm Horn & Strobe, Replace	15	1	14	1	EA	\$304.43	\$304																\$304							\$304			
D5092	Modular 602 Building	1577197	Emergency/Exit Combo LED, Replace	10	1	9	2	EA	\$332.10	\$664											\$664									\$664			\$1,328			
Totals, Unescalated												\$0	\$0	\$0	\$4,753	\$2,812	\$5,314	\$3,796	\$0	\$3,565	\$830	\$19,129	\$0	\$0	\$1,052	\$7,146	\$0	\$8,667	\$0	\$0	\$3,642	\$0				\$60,705
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$5,194	\$3,165	\$6,160	\$4,533	\$0	\$4,515	\$1,083	\$25,708	\$0	\$0	\$1,544	\$10,808	\$0	\$13,908	\$0	\$0	\$6,386	\$0				\$83,005

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

Rubidoux High School / Modulars M1-M2-M3

Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1485797	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	3582	SF	\$3.32	\$11,896								\$11,896										\$11,896					\$23,792			
B2021	Building Exterior	1485803	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	21	9	3	EA	\$1,051.65	\$3,155											\$3,155												\$3,155			
B2021	Building Exterior	1485801	Window, 24 SF, Replace	30	17	13	5	EA	\$1,051.65	\$5,258															\$5,258									\$5,258		
B3011	Roof M3	1485807	Roof, Rolled Asphalt roofing 20-Year, Replace	20	17	3	1080	SF	\$4.21	\$4,543					\$4,543																		\$4,543			
C3012	Classrooms	1485798	Interior Wall Finish, Vinyl, Replace	15	9	6	3184	SF	\$2.77	\$8,812								\$8,812																\$8,812		
C3025	Classrooms	1485806	Interior Floor Finish, Carpet Commercial Tile, Replace	10	1	9	3280	SF	\$7.20	\$23,601												\$23,601									\$23,601			\$47,202		
D2014	Classrooms M1	1485800	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	\$1,328.40	\$1,328															\$1,328									\$1,328		
D2029	Modulars M1-M2-M3	1577200	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	30	10	960	SF	\$5.54	\$5,314												\$5,314												\$5,314		
D3052	Roof M1	1485802	Packaged Unit (RTU), 5 TON, Replace	20	17	3	1	EA	\$12,177.00	\$12,177					\$12,177																			\$12,177		
D3052	Building Exterior M2 and M3	1485804	Heat Pump, 3 TON, Replace	20	9	11	2	EA	\$4,870.80	\$9,742													\$9,742												\$9,742	
D4019	Modulars M1-M2-M3	1577199	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	3295	SF	\$5.54	\$18,238						\$18,238																		\$18,238		
D4031	Modulars M1-M2-M3	1577202	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	4	EA	\$166.05	\$664												\$664								\$664				\$1,328		
D5019	Modulars M1-M2-M3	1577201	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	3295	SF	\$19.93	\$65,656												\$65,656												\$65,656		
D5037	Modulars M1-M2-M3	1577203	Fire Alarm Horn & Strobe, Replace	15	1	14	4	EA	\$304.43	\$1,218																\$1,218								\$1,218		
D5037	Modulars M1-M2-M3	1577205	Annunciator Alarm Panel, Replace	15	1	14	1	EA	\$1,749.06	\$1,749																\$1,749								\$1,749		
D5092	Modulars M1-M2-M3	1577204	Emergency/Exit Combo LED, Replace	10	1	9	4	EA	\$332.10	\$1,328												\$1,328									\$1,328			\$2,657		
Totals, Unescalated												\$0	\$0	\$0	\$16,720	\$0	\$18,238	\$20,708	\$0	\$0	\$28,749	\$70,970	\$9,742	\$0	\$6,587	\$2,967	\$0	\$11,896	\$0	\$0	\$25,594	\$0				\$212,169
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$18,271	\$0	\$21,143	\$24,726	\$0	\$0	\$37,511	\$95,377	\$13,485	\$0	\$9,673	\$4,487	\$0	\$19,089	\$0	\$0	\$44,879	\$0				\$288,640

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

Rubidoux High School / P Building

Uniform Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1459907	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	15	15	9500	SF	\$33.21	\$315,495																\$315,495								\$315,495		
B2021	Building Exterior	1459914	Window, 24 SF, Replace	30	12	18	10	EA	\$1,051.65	\$10,517																			\$10,517					\$10,517		
B3011	Roof	1459909	Roof, Rolled Asphalt roofing 20-Year, Replace	20	12	8	5300	SF	\$4.21	\$22,295										\$22,295															\$22,295	
C3012	Classrooms	1459906	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	10	20	7800	SF	\$17.71	\$138,154																				\$138,154					\$138,154	
C3024	Classrooms	1459912	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	5400	SF	\$5.54	\$29,889										\$29,889															\$29,889	
C3032	Classrooms	1459911	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	7	18	5400	SF	\$3.87	\$20,922																		\$20,922							\$20,922	
D3052	Building exterior	1459904	Heat Pump, 3.5, Replace	20	14	6	1	EA	\$6,088.50	\$6,089								\$6,089																	\$6,089	
D3052	Building exterior	1459908	Heat Pump, 4, Replace	20	12	8	1	EA	\$6,088.50	\$6,089										\$6,089															\$6,089	
D3052	Building exterior	1459903	Heat Pump or Gas-Pack, Wall-Mounted, 2.5 to 3 Ton, Replace	20	10	10	1	EA	\$4,870.80	\$4,871												\$4,871													\$4,871	
D3052	Building exterior	1459915	Heat Pump, 4, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089									\$6,089	
D3052	Building exterior	1459910	Heat Pump, 3.5, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089									\$6,089	
D4019	P Building	1577206	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	4800	SF	\$5.54	\$26,568					\$26,568																				\$26,568	
D4031	P Building	1577209	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	5	EA	\$166.05	\$830												\$830								\$830					\$1,661	
D5019	P Building	1577208	Full Electrical System Upgrade, Medium Density/Complexity, Replace	40	30	10	4800	SF	\$19.93	\$95,645												\$95,645													\$95,645	
D5022	Building exterior	1459913	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	8	12	5	EA	\$232.47	\$1,162													\$1,162												\$1,162	
D5037	P Building	1577210	Fire Alarm Horn & Strobe, Replace	15	1	14	5	EA	\$304.43	\$1,522																\$1,522									\$1,522	
D5037	P Building	1577212	Annunciator Alarm Panel, Replace	15	1	14	1	EA	\$1,749.06	\$1,749																\$1,749									\$1,749	
D5092	P Building	1577211	Emergency/Exit Combo LED, Replace	10	1	9	5	EA	\$332.10	\$1,661											\$1,661									\$1,661					\$3,321	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$26,568	\$6,089	\$0	\$58,272	\$2,491	\$100,516	\$0	\$1,162	\$0	\$3,271	\$327,672	\$0	\$0	\$31,439	\$2,491	\$138,154				\$698,124
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$30,800	\$7,270	\$0	\$73,818	\$3,250	\$135,085	\$0	\$1,657	\$0	\$4,948	\$510,502	\$0	\$0	\$53,522	\$4,368	\$249,521				\$1,074,740

* Markup/LocationFactor (1.107

Replacement Reserve - AssetCALC

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B3011	Roof	1556342	Roof, Modified Bituminous, Replace	20	15	5	1000	SF	\$11.07	\$11,070						\$11,070																\$11,070
C3021	Mechanical room	1459883	Interior Floor Finish, any surface w/ Paint or Sealant, Prep & Paint	10	6	4	1000	SF	\$1.66	\$1,661					\$1,661									\$1,661								\$3,321
C3031	Mechanical room	1459894	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1000	SF	\$2.21	\$2,214					\$2,214									\$2,214								\$4,428
D2014	Building interior	1557248	Service Sink, Laundry, Replace	30	25	5	1	EA	\$996.30	\$996						\$996																\$996
D2019	Equipment room	1459885	Emergency Eye Wash, 1, Replace	20	9	11	1	EA	\$1,660.50	\$1,661												\$1,661										\$1,661
D2029	Building interior	1556384	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	25	15	1000	SF	\$12.18	\$12,177															\$12,177							\$12,177
D4019	Pool Mechanical Bldg	1624213	Sprinkler System, Full Retrofit, High Density/Complexity, Renovate	40	35	5	1000	SF	\$7.75	\$7,749						\$7,749																\$7,749
D4031	Mechanical room	1459890	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$332.10	\$332					\$332											\$332						\$664
D5012	Mechanical room	1459884	Variable Frequency Drive (VFD), 10 HP, Replace/Install	20	7	13	1	EA	\$7,749.00	\$7,749													\$7,749									\$7,749
D5012	Mechanical room	1459897	Main Distribution Panel, 200 AMP, Replace	30	11	19	1	EA	\$2,767.50	\$2,768																			\$2,768			\$2,768
F1041	Pool pump room	1459891	Swimming Pool, Filtration System, Replace	15	7	8	3	EA	\$6,642.00	\$19,926									\$19,926													\$19,926
F1041	Mechanical room	1556230	Circulation Pump with filter, Swimming Pool, 10 HP, Replace	25	15	10	1	EA	\$7,527.60	\$7,528											\$7,528											\$7,528
F1041	Pool pump room	1459886	Circulation Pump, Swimming Pool, 10 HP, Replace	25	12	13	1	EA	\$7,527.60	\$7,528													\$7,528									\$7,528
F1041	Pool pump room	1459896	Gas Heater, 1260 MBH, Replace	20	6	14	1	EA	\$41,401.80	\$41,402														\$41,402								\$41,402
F1041	Exterior	1459889	Swimming Pool, , Replace	50	35	15	2500	SF	\$9.96	\$24,908															\$24,908							\$24,908
F1041	Exterior	1459901	Swimming Pool, Ladder, Replace	40	23	17	4	EA	\$996.30	\$3,985																		\$3,985				\$3,985
F1041	Exterior	1459893	Swimming Pool, Diving Stand w/ Board 1 Meter High, Replace	30	10	20	8	EA	\$18,154.80	\$145,238																				\$145,238		\$145,238
F1045	Mechanical room	1459899	Storage Tank, Medical or Industrial Gases, 2, 000 GAL, Replace	30	10	20	1	EA	\$49,815.00	\$49,815																					\$49,815	\$49,815
F1045	Mechanical room	1459898	Storage Tank, Medical or Industrial Gases, 2, 000 GAL, Replace	30	10	20	1	EA	\$49,815.00	\$49,815																					\$49,815	\$49,815
P000X	Pool Mechanical Bldg	1557235	Engineer, Fire Sprinkler System Survey, Evaluate/Report	0	0	0	1	EA	\$2,214.00	\$2,214	\$2,214																					\$2,214
P000X	Swimming Pool Equipment Building	1624210	Engineer, Structural, Evaluate/Report	0	0	0	1	EA	\$7,749.00	\$7,749	\$7,749																					\$7,749
Totals, Unescalated											\$9,963	\$0	\$5,258	\$0	\$3,875	\$20,147	\$0	\$0	\$19,926	\$0	\$7,528	\$1,661	\$0	\$15,277	\$45,276	\$37,417	\$0	\$3,985	\$0	\$2,768	\$244,868	\$417,948
Totals, Escalated (3.0% inflation, compounded annually)											\$9,963	\$0	\$5,578	\$0	\$4,361	\$23,356	\$0	\$0	\$25,242	\$0	\$10,116	\$2,299	\$0	\$22,434	\$68,484	\$58,294	\$0	\$6,587	\$0	\$4,853	\$442,260	\$683,827

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

Rubidoux High School / Pool Restroom Bldg

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Building Exterior	1459875	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	30	10	20	2700	SF	\$33.21	\$89,667																					\$89,667	\$89,667
B2032	Building Exterior	1459879	Exterior Door, Steel, Replace	40	23	17	4	EA	\$664.20	\$2,657																	\$2,657					\$2,657
B3011	Roof	1459876	Roof, Rolled Asphalt roofing 20-Year, Replace	20	15	5	562	SF	\$4.21	\$2,364					\$2,364																	\$2,364
C3024	Restrooms	1459882	Interior Floor Finish, Vinyl Sheeting, Replace	15	5	10	1200	SF	\$7.75	\$9,299											\$9,299											\$9,299
C3032	Restrooms	1459873	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	11	14	950	SF	\$3.87	\$3,681													\$3,681									\$3,681
D2011	Restrooms	1459874	Toilet, Commercial Water Closet, Replace	30	12	18	6	EA	\$1,439.10	\$8,635																		\$8,635				\$8,635
D2014	Restrooms	1459877	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	5	EA	\$1,660.50	\$8,303															\$8,303						\$8,303	
D2018	Building exterior	1459878	Drinking Fountain, Outside/Site Style, Replace	15	4	11	1	EA	\$3,985.20	\$3,985											\$3,985											\$3,985
D2023	Restrooms	1459880	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	8	7	1	EA	\$608.85	\$609							\$609															\$609
D2029	Pool Restroom Bldg	1577242	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	30	10	560	SF	\$12.18	\$6,819											\$6,819											\$6,819
D5022	Building exterior	1459881	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace	20	12	8	2	EA	\$232.47	\$465								\$465														\$465
D5037	Pool Restroom Bldg	1577243	Fire Alarm Horn & Strobe, Replace	15	10	5	3	EA	\$304.43	\$913						\$913													\$913			\$913
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$3,277	\$0	\$609	\$465	\$0	\$16,118	\$3,985	\$0	\$0	\$3,681	\$8,303	\$0	\$2,657	\$8,635	\$0	\$90,580	\$138,309
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$3,799	\$0	\$749	\$589	\$0	\$21,661	\$5,516	\$0	\$0	\$5,568	\$12,935	\$0	\$4,391	\$14,700	\$0	\$163,598	\$233,506

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

Rubidoux High School / RCC Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1459865	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	3200	SF	\$3.32	\$10,627					\$10,627										\$10,627								\$21,254
B2021	Building Exterior	1459869	Window, 24 SF, Replace	30	15	15	4	EA	\$1,051.65	\$4,207																\$4,207						\$4,207	
B2032	Building Exterior	1459868	Exterior Door, Wood Solid-Core, Replace	25	9	16	2	EA	\$774.90	\$1,550																	\$1,550					\$1,550	
B3011	Roof	1459870	Roof, Metal, Replace	40	28	12	1706	SF	\$14.39	\$24,551													\$24,551									\$24,551	
C3025	Office	1459866	Interior Floor Finish, Carpet Commercial Standard, Replace	10	3	7	1600	SF	\$8.30	\$13,284							\$13,284										\$13,284					\$13,284	
C3032	Office	1459864	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	12	13	1600	SF	\$3.87	\$6,199													\$6,199									\$6,199	
D3052	Roof	1459867	Packaged Unit (RTU), 5 TON, Replace	20	5	15	1	EA	\$12,177.00	\$12,177															\$12,177							\$12,177	
D4019	RCC Office	1577220	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	1430	SF	\$5.54	\$7,915					\$7,915																	\$7,915	
D4031	RCC Office	1577223	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	2	EA	\$166.05	\$332																							

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
D5037	RCC Office	1577226	Annunciator Alarm Panel, Replace	15	1	14	1	EA	\$1,749.06	\$1,749																						\$1,749	\$1,749
D5092	RCC Office	1577225	Emergency/Exit Combo LED, Replace	10	1	9	2	EA	\$332.10	\$664											\$664											\$664	\$1,328
Totals, Unescalated											\$0	\$0	\$0	\$0	\$10,627	\$7,915	\$0	\$13,284	\$0	\$996	\$28,494	\$0	\$24,551	\$6,897	\$12,985	\$16,384	\$1,550	\$13,284	\$0	\$996	\$0	\$137,963	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$11,961	\$9,176	\$0	\$16,338	\$0	\$1,300	\$38,294	\$0	\$35,004	\$10,128	\$19,641	\$25,525	\$2,487	\$21,956	\$0	\$1,747	\$0	\$193,557	

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

Rubidoux High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate				
B2021	Concession stand	1459781	Window Security Shutter, Rolling, Up To 50 SF, Replace	20	9	11	4	EA	\$1,268.62	\$5,074																						\$5,074	\$5,074			
B3011	Site	1587109	Roof, Modified Bituminous, Replace	20	18	2	9500	SF	\$11.07	\$105,165			\$105,165																				\$105,165			
C3012	Concession stand	1459743	Interior Wall Finish, Laminated Paneling (FRP), Replace	30	15	15	800	SF	\$17.71	\$14,170																							\$14,170	\$14,170		
C3021	Concession stand	1459784	Interior Floor Finish, any surface w/ Epoxy Coating, Prep & Paint	10	5	5	3200	SF	\$13.28	\$42,509						\$42,509																	\$42,509	\$85,018		
C3032	Concession stand	1459735	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	1200	SF	\$3.87	\$4,649																					\$4,649	\$4,649				
D1011	Football field	1459746	Elevator, Hydraulic, 1500 to 2500 LB, 2 Floors, Renovate	30	12	18	1	EA	\$60,885.00	\$60,885																						\$60,885	\$60,885			
D2011	Concession stand	1459771	Toilet, Commercial Water Closet, Replace	30	12	18	12	EA	\$1,439.10	\$17,269																							\$17,269	\$17,269		
D2014	Concession stand	1459758	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	8	EA	\$1,660.50	\$13,284																							\$13,284	\$13,284		
D2018	Football field	1459737	Drinking Fountain, Outside/Site Style, Replace	15	3	12	2	EA	\$3,985.20	\$7,970																							\$7,970	\$7,970		
D2018	Site	1459757	Drinking Fountain, Outside/Site Style, Replace	15	3	12	2	EA	\$3,985.20	\$7,970																							\$7,970	\$7,970		
D2021	Site	1459744	Backflow Preventer, 4 INCH, Replace	30	13	17	1	EA	\$7,306.20	\$7,306																							\$7,306	\$7,306		
D2021	Site	1459747	Backflow Preventer, 6 INCH, Replace	30	12	18	1	EA	\$11,623.50	\$11,624																								\$11,624	\$11,624	
D2023	Concession stand	1459751	Water Heater, 30 GAL, Replace	20	13	7	1	EA	\$13,726.80	\$13,727																								\$13,727	\$13,727	
D2023	Concession stand	1459785	Water Heater, 30 GAL, Replace	20	13	7	1	EA	\$13,726.80	\$13,727																								\$13,727	\$13,727	
D3052	Concession stand	1459754	Heat Pump, 3.5 - 5 TON, Replace	20	12	8	1	EA	\$6,974.10	\$6,974																								\$6,974	\$6,974	
D3052	Concession stand	1459765	Heat Pump, 3.5 - 5 TON, Replace	20	12	8	1	EA	\$6,974.10	\$6,974																								\$6,974	\$6,974	
D5012	Concession stand	1459740	Main Distribution Panel, 50 AMP, Replace	30	11	19	1	EA	\$2,767.50	\$2,768																								\$2,768	\$2,768	
D5022	Concession stand	1459783	Light Fixture, 250 WATT, Replace	20	3	17	6	EA	\$210.33	\$1,262																								\$1,262	\$1,262	
D5022	Canopy Covered Walkway Between Buildings	1485943	Light Fixture, 100 WATT, Replace	20	1	19	36	EA	\$210.33	\$7,572																								\$7,572	\$7,572	
D5037	Concession stand	1459774	Fire Alarm Control Panel, Addressable, Replace	15	3	12	1	EA	\$16,605.00	\$16,605																								\$16,605	\$16,605	
E1099	Site	1459736	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	20	7	13	5	EA	\$166.05	\$830																								\$830	\$830	
E1099	Football field	1459750	Bleachers, Fixed Aluminum Benches, 15 to 30 Tiers, Replace (per Seat)	20	3	17	2	EA	\$166.05	\$332																								\$332	\$332	
F1041	Site	1587313	Swimming Pool, Ceramic Tile Finish, Replace	30	15	15	4525	SF	\$19.93	\$90,165																								\$90,165	\$90,165	
G2022	Site	1459749	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	250000	SF	\$0.50	\$124,538																								\$124,538	\$498,150	
G2022	Site	1459780	Parking Lots, Asphalt Pavement, Mill & Overlay	25	15	10	250000	SF	\$3.87	\$968,625																								\$968,625	\$968,625	
G2041	Site	1459778	Fences & Gates, Chain Link, 4' High, Replace	40	20	20	21000	LF	\$19.93	\$418,446																								\$418,446	\$418,446	
G2044	Site	1594376	Signage, Property, building mounted, Replace	20	13	7	1	EA	\$10,516.50	\$10,517																									\$10,517	\$10,517
G2044	Site	1459775	Signage, Property, Monument/Pylon, Replace/Install	20	8	12	1	EA	\$10,516.50	\$10,517																								\$10,517	\$10,517	
G2045	Site	1459787	Site Furnishings, Trash Receptacle, Fixed Concrete, Replace	30	11	19	26	EA	\$2,767.50	\$71,955																									\$71,955	\$71,955
G2047	Basketball court	1459753	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	46500	SF	\$0.50	\$23,112																								\$23,112	\$92,450	
G2047	Basketball court	1459748	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	20	5	46500	SF	\$3.87	\$180,164																								\$180,164	\$180,164	
G2047	Baseball field	1459738	Sports Apparatus, Scoreboard, Replace	25	11	14	1	EA	\$22,140.00	\$22,140																									\$22,140	\$22,140
G2047	Football field	1459752	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	4	16	60000	SF	\$23.25	\$1,394,820																								\$1,394,820	\$1,394,820	
G2047	Track	1459761	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	3	17	21000	SF	\$23.25	\$488,187																									\$488,187	\$488,187
G2047	Football field	1459733	Sports Apparatus, Scoreboard, Replace	25	7	18	1	EA	\$22,140.00	\$22,140																									\$22,140	\$22,140
G2047	Tennis court	1459763	Play Surfaces & Sports Courts, Asphalt, Replace	25	7	18	49000	SF	\$7.20	\$352,580																									\$352,580	\$352,580
G2057	Site	1586964	Irrigation System, , Replace	25	18	7	415000	SF	\$3.87	\$1,607,918																									\$1,607,918	\$1,607,918
G4021	Site	1459732	Site Pole Light, 105 - 200 WATT, Replace/Install	20	4	16	15	EA	\$4,428.00	\$66,420																									\$66,420	\$66,420
G4021	Football field	1459739	Site Pole Light, 80 - 100 WATT, Replace/Install	20	3	17	4	EA	\$4,649.40	\$18,598																									\$18,598	\$18,598
G4021	Tennis court	1459734	Site Pole Light, 105 - 200 WATT, Replace/Install	20	3	17	4	EA	\$4,428.00	\$17,712																									\$17,712	\$17,712
Totals, Unescalated											\$0	\$0	\$252,815	\$0	\$0	\$222,673	\$0	\$1,793,538	\$13,948	\$0	\$968,625	\$5,074	\$190,712													

* 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	1459746	D1011	Elevator	2500 LB	Rubidoux High School / Site	Football field	Modular elevator Co	10037	37730	2007		
2	1459820	D1013	Wheelchair Lift		Rubidoux High School / Gym 1400 Bldg	Gym	Porch lift					

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1459744	D2021	Backflow Preventer	4 INCH	Rubidoux High School / Site	Site	Zurn	Illegible	Illegible			
2	1459747	D2021	Backflow Preventer	6 INCH	Rubidoux High School / Site	Site	Zurn Wilkins	Illegible	Illegible			
3	1485915	D2023	Domestic Circulation Pump	.5 HP	Rubidoux High School / Faculty Lounge 700	Utility closet				2005		
4	1485651	D2023	Water Heater	10 GAL	Rubidoux High School / Classroom 600 Bldg	Utility closet	A. O. Smith	ELSC 10 917	F07 J012979	2001		
5	1485655	D2023	Water Heater	10 GAL	Rubidoux High School / Classroom 600 Bldg	Utility closet	A. O. Smith	Illegible	Illegible	2005		
6	1485719	D2023	Water Heater	100 GAL	Rubidoux High School / Cafeteria 1100 Bldg	Utility closet	Universal	G100-250	URNG 0700G02404	2000		
7	1485878	D2023	Water Heater	30 GAL	Rubidoux High School / Classroom 1000 Bldg	Utility closet	A. O. Smith	GVR 30 100	9211709003	2007		
8	1459751	D2023	Water Heater	30 GAL	Rubidoux High School / Site	Concession stand	Rheem	82V30-2	. RH 1106R07767	2006		
9	1459785	D2023	Water Heater	30 GAL	Rubidoux High School / Site	Concession stand	Rheem	82V30-2	RH 1106R07768	2006		
10	1485609	D2023	Water Heater	6 GAL	Rubidoux High School / Classroom 500 Bldg	Shop Restrooms	Vanguard	1P278	VIG 0807609945	2007		
11	1485265	D2023	Water Heater	6 GAL	Rubidoux High School / Classroom 400 Bldg	Classrooms	A. O. Smith	EJC 6 200	K07J053433	2007		
12	1459880	D2023	Water Heater	15 GAL	Rubidoux High School / Pool Restroom Bldg	Restrooms	Illegible	Illegible	Illegible			
13	1485935	D2023	Water Heater	30 GAL	Rubidoux High School / Faculty Lounge 700	Utility closet	State	PRV 30 NRT 4 CM	G86411991	1986		
14	1485705	D2034	Grease Trap/Interceptor		Rubidoux High School / Cafeteria 1100 Bldg	Building exterior				2005		
15	1460021	D2091	Air Compressor	10 HP	Rubidoux High School / Auto Body 1800 Bldg	Building exterior	Gardner Denver	L04	D180250	2019		3

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1485890	D3032	Condensing Unit/Heat Pump	2.5 TON	Rubidoux High School / Classroom 1000 Bldg	Office				2018		
2	1459711	D3032	Condensing Unit/Heat Pump	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Ingersoll Rand	4TUK4524A10NOA	1721S1037X	2017		
3	1493743	D3032	Ductless Split System	1 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Fujitsu	AQU12RL2	EYN008140	2008		
4	1459789	D3032	Ductless Split System	3 TON	Rubidoux High School / Main Office 900 Building	Roof	Samsung	AQX36VFUAGM	Y6K8AFH500608B	2016		
5	1459939	D3032	Ductless Split System	3 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Samsung	AR24KSWJWKX		2012		
6	1459945	D3032	Ductless Split System	3 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Samsung	AC024JXADCH	B4CHP3CK300027B	2012		
7	1459843	D3032	Ductless Split System [HP DG]	3 TON	Rubidoux High School / Women Locker 1500	Roof	Mitsubishi	Illegible	Illegible			
8	1460055	D3032	Split System HVAC	1 TON	Rubidoux High School / Learning Center Classrooms	Restrooms	Fujitsu	ASU9RLF1	MXA 152078	2015		
9	1493740	D3032	Split System HVAC	3 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Mitsubishi	PUH36EK	2500085B	2000		
10	1485905	D3041	Air Handler (AHU)	1400 CFM	Rubidoux High School / Faculty Lounge 700	Utility closet	Ingersoll Rand	4MUM4536B10N0A	1730MT069X	2017		
11	1485757	D3041	Fan	1000 - 3800 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	Mars Air Systems	NHV42-1UD-MW	211279	2012		
12	1485724	D3041	Fan [AD K2]	1000 - 3800 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Mars Air Systems	72C	9407PF372C-L	2000		
13	1485699	D3041	Fan [AD-K1, 2, and 3]	1000 - 3800 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Serving Area	Mars Air Systems	72C		2000		3
14	1487535	D3042	Exhaust Fan	No tag/plate found	Rubidoux High School / Classroom 500 Bldg			FC-109-SR	60097	2005		
15	1487539	D3042	Exhaust Fan	1000	Rubidoux High School / Classroom 500 Bldg		Greenheck	SWB-108-4-CCH-TH-X	07F07961	2007		
16	1487536	D3042	Exhaust Fan	No tag/plate found	Rubidoux High School / Classroom 500 Bldg			FC-109-SR	60098	2005		
17	1487538	D3042	Exhaust Fan	1000	Rubidoux High School / Classroom 500 Bldg		Greenheck	SWB-108-4-CCH-TH-X	07F07969	2007		
18	1459712	D3042	Exhaust Fan	1500 CFM	Rubidoux High School / Classroom 1000 Bldg	Roof	Cook	Inaccessible	Inaccessible			10
19	1485748	D3042	Exhaust Fan	150 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found	2000		
20	1493744	D3042	Exhaust Fan	1500 CFM	Rubidoux High School / Classroom 600 Bldg	Roof	No tag/plate found	No tag/plate found	No tag/plate found			4
21	1493746	D3042	Exhaust Fan	1500 CFM	Rubidoux High School / Classroom 600 Bldg	Roof	No tag/plate found	No tag/plate found	No tag/plate found			2
22	1495787	D3042	Exhaust Fan	2000 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Dayton	4YY15	120523691004	2004		
23	1493741	D3042	Exhaust Fan	2400 CFM	Rubidoux High School / Classroom 600 Bldg	Roof	Cook	Illegible	Illegible			2
24	1459932	D3042	Exhaust Fan	50 - 500 CFM	Rubidoux High School / Men Locker 1700	Roof	No tag/plate found	Inaccessible	Inaccessible			2
25	1459955	D3042	Exhaust Fan	Illegible	Rubidoux High School / Classroom 1200 Bldg A	Roof	No tag/plate found	Inaccessible	Inaccessible			10
26	1459855	D3042	Exhaust Fan	501 - 1000 CFM	Rubidoux High School / Women Locker 1500	Roof	No tag/plate found	Illegible	Illegible			3
27	1495778	D3042	Exhaust Fan	600 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Roof	No tag/plate found	No tag/plate found	No tag/plate found			
28	1495779	D3042	Exhaust Fan [EF-K1]	4000 CFM	Rubidoux High School / Cafeteria 1100 Bldg	Roof	No tag/plate found	No tag/plate found	No tag/plate found			
29	1460028	D3051	Unit Heater	8	Rubidoux High School / Auto Body 1800 Bldg	Shop	Reznor	Inaccessible	Inaccessible			
30	1485831	D3052	Heat Pump	3 TON	Rubidoux High School / Modular 602 Building	Building exterior	Bard	W36H2-A05UP4	309P153291034-02	2015		
31	1485804	D3052	Heat Pump	3 TON	Rubidoux High School / Modulers M1-M2-M3	Building Exterior M2 and M3	Marvair	Illegible	Illegible	2010		2
32	1460051	D3052	Heat Pump	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 4	INTERTHERM	Illegible	Illegible	2003		
33	1485857	D3052	Heat Pump	3.5 TON	Rubidoux High School / Modular 600 Building	Building exterior	Bard	W42H2-A04UP4XXX	332D143116369-02	2014		
34	1460056	D3052	Heat Pump	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 10	Classic	Illegible	Illegible	2000		
35	1460063	D3052	Heat Pump	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 8	Illegible	Illegible	Illegible	2003		
36	1460009	D3052	Heat Pump	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Bard	Illegible	Illegible			
37	1460011	D3052	Heat Pump	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Bard	W42H1-A04UP4XXX	332C133001367-02	2002		
38	1460003	D3052	Heat Pump	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Eubank	HW36CFCFOB1FO1A	C21-P19725	2010		
39	1460059	D3052	Heat Pump	3 TON	Rubidoux High School / Learning Center Classrooms	Teacher lounge	Bard	WH361-A05XX4XXX	125N072433765-02	2012		
40	1460053	D3052	Heat Pump	3 TON	Rubidoux High School / Learning Center Classrooms	Classroom 2	Bard	W36H2-A05UP4XXX	309D143117993-02	2014		
41	1460052	D3052	Heat Pump	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 1	INTERTHERM	Illegible	Illegible	2003		
42	1460043	D3052	Heat Pump	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 6	Classic	AVP42HPA08NB - 1000	EG18612	2004		
43	1459904	D3052	Heat Pump [P-1]	3.5	Rubidoux High School / P Building	Building exterior	Bard	H42H2-A04UP4XXX	332J153253841-02	2002		
44	1459908	D3052	Heat Pump [P-2]	4	Rubidoux High School / P Building	Building exterior		48WH1	80224816			
45	1459910	D3052	Heat Pump [P-3]	3.5	Rubidoux High School / P Building	Building exterior		H42H1-A04UP4XXX	332D122901092-02			
46	1459915	D3052	Heat Pump [P-4]	4	Rubidoux High School / P Building	Building exterior		48MWH1	8:0224795			
47	1459765	D3052	Heat Pump [Snack bar 1]	3.5 - 5 TON	Rubidoux High School / Site	Concession stand	Bard	W42H2-A04VP4XXX	332F143119715-02	2007		
48	1459754	D3052	Heat Pump [Snack bar 2]	3.5 - 5 TON	Rubidoux High School / Site	Concession stand	Bard	WH421-A05XX4XXX	126B072307258-02	2007		
49	1460002	D3052	Heat Pump [T 5]	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Classic	AVP48HPA10NB 1000 CI	937			
50	1460001	D3052	Heat Pump [T-2]	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Bard	H48H1-A04UP4XXX	343D133008564-02	2004		

51	1460020	D3052	Heat Pump [T4]	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Bard	Illegible	Illegible	
52	1460005	D3052	Heat Pump [T-8]	4	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Eubank	HWOOCFOOB 1 FO1A	01E-P10632	
53	1460145	D3052	Heat Pump or Gas-Pack	3 TON	Rubidoux High School / Learning Center Office	Building exterior	Bard	H36HA-A5UP4XXX	278C183528052-02	2018
54	1492354	D3052	Heat Pump or Gas-Pack	3	Rubidoux High School / Learning Center Office	Building exterior	Bard	36HA-A05UP4XXX	278C183528056-02	2018
55	1460054	D3052	Heat Pump or Gas-Pack	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 3	Bard	W42H2-A04UP4XXX	332D143112735-02	2014
56	1460061	D3052	Heat Pump or Gas-Pack	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 9	Bard	w42H1-A04VP4XXX	332N112856270-02	2011
57	1460057	D3052	Heat Pump or Gas-Pack	4 TON	Rubidoux High School / Learning Center Classrooms	Classroom 5	Classic	AVP48HPA10NB - 1000 CI	EJ12428	2012
58	1460058	D3052	Heat Pump or Gas-Pack	3.5 TON	Rubidoux High School / Learning Center Classrooms	Classroom 7	INTERTHERM	WYO42XCXKA	Illegible	2003
59	1460014	D3052	Heat Pump or Gas-Pack	3	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Bard	WH361-AOZxx4xx	13567504434-01	2001
60	1459903	D3052	Heat Pump or Gas-Pack [P-5]	3	Rubidoux High School / P Building	Building exterior	Bard	WH36H1-A05UP4XXX	309A143088069-02	2009
61	1460018	D3052	Heat Pump or Gas-Pack [T 1]	3	Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior	Bard	Illegible	149711 41093-02	
62	1493750	D3052	Packaged Unit (RTU)	10 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Trane	YHC120F3RLAD107	152310684L	2015
63	1495782	D3052	Packaged Unit (RTU)	2 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Rheem	RRKA-A024JK04X	1R6301ADAAF160114159	2001
64	1495784	D3052	Packaged Unit (RTU)	2.5 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Trane	4YCC3060A3096AB	9061H4L9H	2009
65	1495783	D3052	Packaged Unit (RTU)	3 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Trane	4YCC3060A3075CA	144713084L	2014
66	1459963	D3052	Packaged Unit (RTU)	3 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Samsung	AR24KSWSJWKX	Illegible	2012
67	1493747	D3052	Packaged Unit (RTU)	3 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Trane	4YCC3048A3075BA	11492TC09H	2011
68	1459849	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Women Locker 1500	Roof	Rheem	RRKA-A060JK10X	1R6670ADAAF180218822	2002
69	1459999	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / 1600 Building Music	Roof	Inaccessible	Inaccessible	Inaccessible	
70	1460041	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Auto Body 1800 Bldg	Roof	Trane	4YCC3048A3075AB	10324M779H	2010
71	1459800	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Main Office 900 Building	Roof	American Standard Inc.	Illegible	Illegible	
72	1459794	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Main Office 900 Building	Roof	American Standard Inc.	Illegible	Illegible	
73	1459703	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	Illegible	
74	1459796	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Main Office 900 Building	Roof	American Standard Inc.	Illegible	Illegible	
75	1459992	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / 1600 Building Music	Roof	Inaccessible	Inaccessible	Inaccessible	
76	1459722	D3052	Packaged Unit (RTU)	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible	
77	1459669	D3052	Packaged Unit (RTU)		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible	2007
78	1459667	D3052	Packaged Unit (RTU)	TON	Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible	
79	1459676	D3052	Packaged Unit (RTU)		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	YHC048A3E1	Illegible	2007
80	1459678	D3052	Packaged Unit (RTU)		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible	2007
81	1495781	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Rudd	UKKA-4048CK08X	2A5639ADAAF410012025	2000
82	1459704	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	7061021831	2006
83	1459976	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Trane	THC048E3RLA13A2C000000000	121010622L	2012
84	1459714	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA13A2C000000000	120912768L	2009
85	1459715	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	4TXK3824A10NUAA	S171003070X	2012
86	1460012	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / T 1-10 (RCC Classrooms)	Roof	American Standard Inc.	2WCC3048A1000AA	6262XHC9H	2006
87	1459966	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Trane	YHC048E3RLA13A2C000000000	121011951L	
88	1459792	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Main Office 900 Building	Roof	Trane	4YCC3024A1040AA	73421 L99H	2007
89	1459798	D3052	Packaged Unit (RTU)	4 TON	Rubidoux High School / Main Office 900 Building	Roof	Mitsubishi Electric	Illegible	Illegible	
90	1459795	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Main Office 900 Building	Roof	American Standard Inc.	2YCC3024A1040AA	73421 L99H	2007
91	1459859	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Women Locker 1500	Roof	Rheem	RRKA-A060JK10X	1R6670ADAAAF090213892	2002
92	1493749	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Classroom 600 Bldg	Roof	American Standard Inc.	Illegible	Illegible	
93	1493748	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Trane	Illegible	Illegible	
94	1459935	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Men Locker 1700	Roof	Rheem	RRMA-A024JK04X	1R6894ADAAF360307025	2003
95	1459842	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Women Locker 1500	Roof	Rheem	A060JK10X	IR6670ADAAF1,20215538	2002
96	1495780	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Trane	4YCC3060A3120BA	141211194L	2014
97	1493739	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Trane	4YCC3060A3120BA	141211178L	2012
98	1495788	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Rheem	RRKA-A060CM10E	1R5643ADAAF280229253	2002
99	1495777	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Rheem	RRKA-A060CM10E	1R5643ADAAF280229254	2002
100	1493742	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Trane	4YCC3048A3096CA	152112967L	2015
101	1459799	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Main Office 900 Building	Roof	Trane	4YCC3048A3096CA	152112935L	2015
102	1459791	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Main Office 900 Building	Roof	Trane	4YCC3048A3096BA	141910068L	2014
103	1493745	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Classroom 600 Bldg	Roof	Trane	4YCC3060A3075CA	141213353L	2014
104	1495775	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Rheem	RRKA-A060CM10E	1R5643ADAAF280229250	2002
105	1459793	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Main Office 900 Building	Roof	Trane	4YCC3060A3075CA	144713126L	2014
106	1485802	D3052	Packaged Unit (RTU)	5 TON	Rubidoux High School / Modulars M1-M2-M3	Roof M1	Carrier	50HS-060-301AB	3000GA0336	2000
107	1459927	D3052	Packaged Unit (RTU)	6 - 7.5 TON	Rubidoux High School / Men Locker 1700	Roof	Trane	4YCC3060A3096BA	161912542L	2016
108	1459839	D3052	Packaged Unit (RTU)	7.5 TON	Rubidoux High School / Library 800 Bldg	Roof	Trane	YHC092F3RLA01DOCO00000000	120812622	2012
109	1459716	D3052	Packaged Unit (RTU) [1003]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA13A2C000000000	120912754L	2012
110	1459713	D3052	Packaged Unit (RTU) [1004]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA1	121010636L	2012
111	1459717	D3052	Packaged Unit (RTU) [1006]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA13A2C000000000	121010650L	2012
112	1459707	D3052	Packaged Unit (RTU) [1010]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA13A2C000000000	120912712L	2012
113	1459710	D3052	Packaged Unit (RTU) [1011]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA13A2C000000000	120912698L	2012
114	1459708	D3052	Packaged Unit (RTU) [1012]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	YHC048E3RLA13A2C000000000	120912726L	2012
115	1459709	D3052	Packaged Unit (RTU) [1013]	4 TON	Rubidoux High School / Classroom 1000 Bldg	Roof	Trane	THC048E3RLA13A2C000000000	120912850L	2012
116	1459956	D3052	Packaged Unit (RTU) [1201]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	1209126371	
117	1459946	D3052	Packaged Unit (RTU) [1202]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	120912669L	2012
118	1459941	D3052	Packaged Unit (RTU) [1203]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA12A2C000000000	114711339L	2012
119	1459958	D3052	Packaged Unit (RTU) [1204]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	121011937L	
120	1459960	D3052	Packaged Unit (RTU) [1205]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	120912684L	
121	1459984	D3052	Packaged Unit (RTU) [1207]	4 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Trane	YHC048E3RLA13A2C000000000	120912740L	2012
122	1459979	D3052	Packaged Unit (RTU) [1208]	4 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Trane	THC048E3RLA13A2C000000000	121010168L	2012
123	1459965	D3052	Packaged Unit (RTU) [1210]	4 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Trane	YHC048E3RLA13A2C000000000	120912653L	
124	1459969	D3052	Packaged Unit (RTU) [1215]	4 TON	Rubidoux High School / Classroom 1200 Bldg B	Roof	Trane	YHC048E3RLA13A2C000000000	YHC048E3RLA	2012
125	1459954	D3052	Packaged Unit (RTU) [1216]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	121011923L	2012
126	1459943	D3052	Packaged Unit (RTU) [1217]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	121011382L	
127	1459959	D3052	Packaged Unit (RTU) [1218]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	121010180L	2012

128	1459950	D3052	Packaged Unit (RTU) [1219]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA12A2C000000000	114711331L		
129	1459961	D3052	Packaged Unit (RTU) [1220]	5 TON	Rubidoux High School / Classroom 1200 Bldg A	Roof	Trane	YHC048E3RLA13A2C000000000	121011909L	2012	
130	1459671	D3052	Packaged Unit (RTU) [AC 102]		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible		
131	1459668	D3052	Packaged Unit (RTU) [AC 103]		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible		
132	1459675	D3052	Packaged Unit (RTU) [AC 104]		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible		
133	1459666	D3052	Packaged Unit (RTU) [AC 106]	3.5 TON	Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible	2007	
134	1459672	D3052	Packaged Unit (RTU) [AC 107]	TON	Rubidoux High School / Classroom 100 Bldg	Roof	Trane	YHC043A3ELA000	705102025L	2007	
135	1459670	D3052	Packaged Unit (RTU) [AC 109]		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible		
136	1459677	D3052	Packaged Unit (RTU) [AC 110]		Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible		
137	1459673	D3052	Packaged Unit (RTU) [AC 112]	3.5 TON	Rubidoux High School / Classroom 100 Bldg	Roof	Trane	Illegible	Illegible		
138	1459701	D3052	Packaged Unit (RTU) [AC 201]	4 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	YHC043A3ELA13000000	705101947L	2005	
139	1459679	D3052	Packaged Unit (RTU) [AC 203]	3.5 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	Illegible		
140	1459682	D3052	Packaged Unit (RTU) [AC 203]	3.5 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	705102105L	2005	
141	1459686	D3052	Packaged Unit (RTU) [AC 204]	3.5 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	Illegible		
142	1459702	D3052	Packaged Unit (RTU) [AC 205]	3.5 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	Illegible		
143	1459700	D3052	Packaged Unit (RTU) [AC 207]	3.5 TON	Rubidoux High School / Classroom 200 Bldg	Roof	Trane	Illegible	Illegible		
144	1459723	D3052	Packaged Unit (RTU) [AC 301]	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible		
145	1459721	D3052	Packaged Unit (RTU) [AC 303]	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible		
146	1459720	D3052	Packaged Unit (RTU) [AC 304]	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible		
147	1459719	D3052	Packaged Unit (RTU) [AC 305]	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible		
148	1459724	D3052	Packaged Unit (RTU) [AC 306]	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible		
149	1459725	D3052	Packaged Unit (RTU) [AC 307]	3.5 TON	Rubidoux High School / Classroom 300 Bldg	Roof	Trane	Illegible	Illegible		
150	1459728	D3052	Packaged Unit (RTU) [AC 401]	5 TON	Rubidoux High School / Classroom 400 Bldg	Roof	Trane	Illegible	Illegible		
151	1459729	D3052	Packaged Unit (RTU) [AC 402]	5 TON	Rubidoux High School / Classroom 400 Bldg	Roof	Trane	Illegible	Illegible		
152	1459726	D3052	Packaged Unit (RTU) [AC 403]	5 TON	Rubidoux High School / Classroom 400 Bldg	Roof	Trane	Illegible	Illegible		
153	1487528	D3052	Packaged Unit (RTU) [AC-501]		Rubidoux High School / Classroom 500 Bldg		Trane	YHC063A3ELA	705102015L	2007	
154	1487529	D3052	Packaged Unit (RTU) [AC-502]		Rubidoux High School / Classroom 500 Bldg		Trane	YSC060G3ELA01	171310847L	2017	
155	1487530	D3052	Packaged Unit (RTU) [AC-503]		Rubidoux High School / Classroom 500 Bldg		Trane	YHC063A3ELA	705102095L	2007	
156	1487531	D3052	Packaged Unit (RTU) [AC-504]		Rubidoux High School / Classroom 500 Bldg		American Standard	2YCC3024A1040AA	7081MOX9H	2007	
157	1495786	D3052	Packaged Unit (RTU) [KIT-1]	3 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Trane	4Y CZ6036A3075CA	152113031L	2015	
158	1495785	D3052	Packaged Unit (RTU) [KIT-2]	3 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Trane	4Y CZ6036A3075CA	144713070L	2014	
159	1495776	D3052	Packaged Unit (RTU) [KIT-4]	5 TON	Rubidoux High School / Cafeteria 1100 Bldg	Roof	Trane	4Y CZ6060A3120BA	141211146L	2014	
160	1459840	D3052	Packaged Unit (RTU) [Lib 2]	7.5 TON	Rubidoux High School / Library 800 Bldg	Roof	Trane	YHC092F3RLA01DOCO00000000	120911494L	2012	
161	1459841	D3052	Packaged Unit (RTU) [Lib 3]	7.5 TON	Rubidoux High School / Library 800 Bldg	Roof	Trane	YHC092F3RLA01DOCO00000000 D	120812612L	2012	
162	1487239	D3052	Packaged Unit (RTU)		Rubidoux High School / Classroom 500 Bldg		Trane	4WCC4024A1000AA	163612767L	2016	
163	1459790	D3052	Packaged Unit (RTU) [Office 2]	5 TON	Rubidoux High School / Main Office 900 Building	Roof	Trane	4Y CZ6048A3096CA	152112951L	2015	
164	1459867	D3052	Packaged Unit (RTU) [T-11]	5 TON	Rubidoux High School / RCC Office	Roof	Trane	4WCC306OA1000BA SE	143210098L	2014	
165	1459832	D3052	Packaged Unit Ground Mounted [AC-7-RUB]	40 TON	Rubidoux High School / Gym 1400 Bldg	Gym	Trane	YCH480B4TJ2B3NC1000000H00000P00	C12F03705	2012	

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1459805	D4011	Fire Department Connection		Rubidoux High School / Gym 1400 Bldg	Gym						
2	1576276	D4031	Fire Extinguisher		Rubidoux High School / Classroom 500 Bldg					2018		9
3	1576269	D4031	Fire Extinguisher		Rubidoux High School / Classroom 400 Bldg					2018		9
4	1576255	D4031	Fire Extinguisher		Rubidoux High School / Classroom 1200 Bldg A					2018		11
5	1577174	D4031	Fire Extinguisher		Rubidoux High School / Learning Center Classrooms					2018		13
6	1577167	D4031	Fire Extinguisher		Rubidoux High School / Cafeteria 1100 Bldg					2018		8
7	1576283	D4031	Fire Extinguisher		Rubidoux High School / Classroom 600 Bldg					2018		12
8	1558548	D4031	Fire Extinguisher		Rubidoux High School / Library 800 Bldg							6
9	1576311	D4031	Fire Extinguisher		Rubidoux High School / Women Locker 1500					2018		9
10	1576304	D4031	Fire Extinguisher		Rubidoux High School / Men Locker 1700					2018		7
11	1577209	D4031	Fire Extinguisher		Rubidoux High School / P Building					2018		5
12	1577230	D4031	Fire Extinguisher		Rubidoux High School / Gym 1400 Bldg					2018		15
13	1577181	D4031	Fire Extinguisher		Rubidoux High School / Learning Center Office					2018		
14	1576141	D4031	Fire Extinguisher		Rubidoux High School / Classroom 100 Bldg					2018		12
15	1576140	D4031	Fire Extinguisher		Rubidoux High School / Classroom 200 Bldg					2018		8
16	1576297	D4031	Fire Extinguisher		Rubidoux High School / Main Office 900 Building					2018		7
17	1576290	D4031	Fire Extinguisher		Rubidoux High School / Faculty Lounge 700					2018		
18	1576325	D4031	Fire Extinguisher		Rubidoux High School / Classroom 1000 Bldg					2018		14
19	1551969	D4031	Fire Extinguisher		Rubidoux High School / Auto Body 1800 Bldg	Throughout the interior						4
20	1576318	D4031	Fire Extinguisher		Rubidoux High School / 1600 Building Music					2018		4
21	1577195	D4031	Fire Extinguisher		Rubidoux High School / Modular 602 Building					2018		
22	1576154	D4031	Fire Extinguisher		Rubidoux High School / Classroom 300 Bldg					2018		7
23	1576262	D4031	Fire Extinguisher		Rubidoux High School / Classroom 1200 Bldg B					2018		7
24	1577188	D4031	Fire Extinguisher		Rubidoux High School / Modular 600 Building					2018		
25	1577202	D4031	Fire Extinguisher		Rubidoux High School / Modulares M1-M2-M3					2018		4
26	1577216	D4031	Fire Extinguisher		Rubidoux High School / T 1-10 (RCC Classrooms)					2018		10
27	1577223	D4031	Fire Extinguisher		Rubidoux High School / RCC Office					2018		2
28	1459890	D4031	Fire Extinguisher		Rubidoux High School / Pool Mechanical Bldg	Mechanical room						

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1459803	D5012	Building/Main Switchboard	800 AMP	Rubidoux High School / Gym 1400 Bldg		Bulldog			1959		
2	1485874	D5012	Building/Main Switchboard	800 AMP	Rubidoux High School / Classroom 1000 Bldg	Utility closet	Bull Dog Electrical		GOM 253	1959		
3	1459972	D5012	Building/Main Switchboard [Station B]	600 AMP	Rubidoux High School / Classroom 1200 Bldg B	Utility closet	Bulldog	VB406	GO M253	1959		
4	1485939	D5012	Building/Main Switchgear	200 AMP	Rubidoux High School / Faculty Lounge 700	Utility closet	PCI	PCL10502	00019619	2007		
5	1459813	D5012	Main Distribution Panel	200 AMP	Rubidoux High School / Gym 1400 Bldg	Gym	Bulldog					
6	1459986	D5012	Main Distribution Panel	200 AMP	Rubidoux High School / 1600 Building Music	Utility closet						

7	1459952	D5012	Main Distribution Panel	200 AMP	Rubidoux High School / Classroom 1200 Bldg A	Utility closet					
8	1459897	D5012	Main Distribution Panel	200 AMP	Rubidoux High School / Pool Mechanical Bldg	Mechanical room	GE	AF49S	C999999	2008	
9	1460036	D5012	Main Distribution Panel	200 AMP	Rubidoux High School / Auto Body 1800 Bldg	Shop	Gould	Illegible	Illegible		2
10	1492469	D5012	Main Distribution Panel	200 AMP	Rubidoux High School / Library 800 Bldg	Electrical room				2010	
11	1459944	D5012	Main Distribution Panel	400 AMP	Rubidoux High School / Classroom 1200 Bldg A	Utility closet					
12	1459772	D5012	Main Distribution Panel [C 10]	50 AMP	Rubidoux High School / Site	Concession stand	Square D				
13	1459740	D5012	Main Distribution Panel [C 20]	50 AMP	Rubidoux High School / Site	Concession stand	Square D				
14	1459970	D5012	Main Distribution Panel [Panel BB]	200 AMP	Rubidoux High School / Classroom 1200 Bldg B	Utility closet	No tag/plate found	Inaccessible	Inaccessible		
15	1459828	D5012	Main Distribution Panel [Panel G]	200 AMP	Rubidoux High School / Gym 1400 Bldg	Gym	Zinsco				
16	1459816	D5012	Secondary Transformer	112.5 kVA	Rubidoux High School / Gym 1400 Bldg	Site					
17	1459974	D5012	Secondary Transformer	150 kVA	Rubidoux High School / Classroom 1200 Bldg B	Utility closet	Internation transformer	3091113D-C	cosoG-186		
18	1485884	D5012	Secondary Transformer	225 kVA	Rubidoux High School / Classroom 1000 Bldg	Utility closet	International	3090H3DC-HR	C0835-186	2000	
19	1459802	D5012	Secondary Transformer	225 kVA	Rubidoux High School / Gym 1400 Bldg	Gym	International	Inaccessible	Inaccessible		
20	1460148	D5012	Secondary Transformer	30 kVA	Rubidoux High School / Learning Center Office	Building exterior	Square D	30T3HIS	33349-17212-056 S	2000	
21	1485912	D5012	Secondary Transformer	300 kVA	Rubidoux High School / Faculty Lounge 700	Utility closet	Jeffries			2000	
22	1485887	D5012	Secondary Transformer	5.2 kVA	Rubidoux High School / Classroom 1000 Bldg	Utility closet	GE	9F2K 2003		2000	
23	1459884	D5012	Variable Frequency Drive (VFD)	10 HP	Rubidoux High School / Pool Mechanical Bldg	Mechanical room	Danfoss	178U0628	523704Y255		
24	1459973	D5022	Light Fixture	1	Rubidoux High School / Classroom 1200 Bldg B	Throughout building					40
25	1485235	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 300 Bldg	Building exterior				2018	20
26	1485605	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 500 Bldg	Building exterior				2018	
27	1485893	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 1000 Bldg	Building exterior				2018	27
28	1485758	D5022	Light Fixture	100 WATT	Rubidoux High School / Cafeteria 1100 Bldg	Building exterior				2018	15
29	1485943	D5022	Light Fixture	100 WATT	Rubidoux High School / Site	Canopy Covered Walkway Between Buildings				2018	36
30	1485936	D5022	Light Fixture	100 WATT	Rubidoux High School / Faculty Lounge 700	Building exterior				2018	17
31	1485839	D5022	Light Fixture	100 WATT	Rubidoux High School / Modular 602 Building	Building exterior				2002	
32	1485703	D5022	Light Fixture	100 WATT	Rubidoux High School / Cafeteria 1100 Bldg	Building exterior				2000	4
33	1485224	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 200 Bldg	Building exterior				2018	14
34	1485677	D5022	Light Fixture	100 WATT	Rubidoux High School / Main Office 900 Building	Building exterior				2018	26
35	1485204	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 100 Bldg	Building exterior				2018	26
36	1485938	D5022	Light Fixture	100 WATT	Rubidoux High School / Faculty Lounge 700	Teacher Lounge				2018	11
37	1485252	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 400 Bldg	Building exterior				2018	10
38	1485640	D5022	Light Fixture	100 WATT	Rubidoux High School / Classroom 600 Bldg	Building exterior				2018	17
39	1485861	D5022	Light Fixture	100 WATT	Rubidoux High School / Modular 600 Building	Building exterior				2014	
40	1460146	D5022	Light Fixture	150 WATT	Rubidoux High School / Learning Center Office	Building exterior				2000	4
41	1459845	D5022	Light Fixture	250 WATT	Rubidoux High School / Women Locker 1500	Women's locker room					12
42	1459783	D5022	Light Fixture	250 WATT	Rubidoux High School / Site	Concession stand					6
43	1459817	D5022	Light Fixture	250 WATT	Rubidoux High School / Gym 1400 Bldg	Gym					4
44	1459825	D5022	Light Fixture	250 WATT	Rubidoux High School / Gym 1400 Bldg	Gym					40
45	1459991	D5022	Light Fixture		Rubidoux High School / 1600 Building Music	Building exterior					7
46	1460010	D5022	Light Fixture		Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior					5
47	1459881	D5022	Light Fixture		Rubidoux High School / Pool Restroom Bldg	Building exterior					2
48	1459913	D5022	Light Fixture		Rubidoux High School / P Building	Building exterior					5
49	1460019	D5022	Light Fixture		Rubidoux High School / T 1-10 (RCC Classrooms)	Building exterior					8
50	1459871	D5022	Light Fixture		Rubidoux High School / RCC Office	Building exterior					3
51	1460042	D5022	Light Fixture		Rubidoux High School / Learning Center Classrooms						18
52	1459919	D5022	Light Fixture		Rubidoux High School / Men Locker 1700	Building exterior					7
53	1459957	D5022	Light Fixture		Rubidoux High School / Classroom 1200 Bldg A	Building exterior					32
54	1459846	D5022	Light Fixture		Rubidoux High School / Women Locker 1500	Building exterior					12
55	1460025	D5022	Light Fixture		Rubidoux High School / Auto Body 1800 Bldg	Building exterior					
56	1576301	D5037	Annunciator Alarm Panel		Rubidoux High School / Men Locker 1700					2018	
57	1577198	D5037	Annunciator Alarm Panel		Rubidoux High School / Modular 602 Building					2018	
58	1577177	D5037	Annunciator Alarm Panel		Rubidoux High School / Learning Center Classrooms					2018	
59	1576322	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 1000 Bldg					2018	
60	1552071	D5037	Annunciator Alarm Panel		Rubidoux High School / Auto Body 1800 Bldg	Garage					
61	1576259	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 1200 Bldg B					2018	
62	1577233	D5037	Annunciator Alarm Panel		Rubidoux High School / Gym 1400 Bldg					2018	2
63	1576315	D5037	Annunciator Alarm Panel		Rubidoux High School / 1600 Building Music					2018	
64	1576266	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 400 Bldg					2018	
65	1576252	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 1200 Bldg A					2018	
66	1576244	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 200 Bldg					2018	
67	1577226	D5037	Annunciator Alarm Panel		Rubidoux High School / RCC Office					2018	
68	1577212	D5037	Annunciator Alarm Panel		Rubidoux High School / P Building					2018	
69	1577191	D5037	Annunciator Alarm Panel		Rubidoux High School / Modular 600 Building					2018	
70	1576273	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 500 Bldg					2018	
71	1577184	D5037	Annunciator Alarm Panel		Rubidoux High School / Learning Center Office					2018	
72	1576240	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 300 Bldg					2018	
73	1576243	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 100 Bldg					2018	
74	1577219	D5037	Annunciator Alarm Panel		Rubidoux High School / T 1-10 (RCC Classrooms)					2018	
75	1576308	D5037	Annunciator Alarm Panel		Rubidoux High School / Women Locker 1500					2018	
76	1558832	D5037	Annunciator Alarm Panel		Rubidoux High School / Library 800 Bldg	Office					
77	1577205	D5037	Annunciator Alarm Panel		Rubidoux High School / Modulares M1-M2-M3					2018	
78	1577170	D5037	Annunciator Alarm Panel		Rubidoux High School / Cafeteria 1100 Bldg					2018	
79	1576280	D5037	Annunciator Alarm Panel		Rubidoux High School / Classroom 600 Bldg					2018	2
80	1576287	D5037	Annunciator Alarm Panel		Rubidoux High School / Faculty Lounge 700					2018	
81	1459774	D5037	Fire Alarm Control Panel		Rubidoux High School / Site	Concession stand	Interknight				
82	1485942	D5037	Fire Alarm Control Panel		Rubidoux High School / Faculty Lounge 700	Utility closet				2018	
83	1485658	D5037	Fire Alarm Control Panel		Rubidoux High School / Main Office 900 Building	Office	Silent Night	RA-2000		2018	

84	1577189	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Modular 600 Building						2018	
85	1577210	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / P Building						2018	5
86	1576310	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Women Locker 1500						2018	9
87	1576152	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 300 Bldg						2018	7
88	1577217	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / T 1-10 (RCC Classrooms)						2018	10
89	1576317	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / 1600 Building Music						2018	4
90	1551970	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Auto Body 1800 Bldg	Throughout the building						4
91	1576143	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 100 Bldg						2018	12
92	1576268	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 400 Bldg						2018	6
93	1577243	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Pool Restroom Bldg							3
94	1577224	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / RCC Office						2018	2
95	1576303	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Men Locker 1700						2018	7
96	1576254	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 1200 Bldg A						2018	11
97	1558736	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Library 800 Bldg	Throughout						4
98	1577203	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Modulares M1-M2-M3						2018	4
99	1577175	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Learning Center Classrooms						2018	16
100	1576124	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 200 Bldg						2018	8
101	1577168	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Cafeteria 1100 Bldg						2018	10
102	1577231	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Gym 1400 Bldg						2018	15
103	1576275	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 500 Bldg						2018	9
104	1577182	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Learning Center Office						2018	3
105	1576261	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 1200 Bldg B						2018	7
106	1576289	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Faculty Lounge 700						2018	5
107	1576282	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 600 Bldg						2018	12
108	1576296	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Main Office 900 Building						2018	8
109	1576324	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Classroom 1000 Bldg						2018	14
110	1577196	D5037	Fire Alarm Horn & Strobe	Rubidoux High School / Modular 602 Building						2018	
111	1576260	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 1200 Bldg B						2018	7
112	1576153	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 300 Bldg						2018	8
113	1576295	D5092	Emergency/Exit Combo LED	Rubidoux High School / Main Office 900 Building						2018	5
114	1577232	D5092	Emergency/Exit Combo LED	Rubidoux High School / Gym 1400 Bldg						2018	15
115	1576267	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 400 Bldg						2018	6
116	1577183	D5092	Emergency/Exit Combo LED	Rubidoux High School / Learning Center Office						2018	2
117	1551966	D5092	Emergency/Exit Combo LED	Rubidoux High School / Auto Body 1800 Bldg	Throughout the building						2
118	1558790	D5092	Emergency/Exit Combo LED	Rubidoux High School / Library 800 Bldg	Throughout						4
119	1576316	D5092	Emergency/Exit Combo LED	Rubidoux High School / 1600 Building Music						2018	4
120	1577211	D5092	Emergency/Exit Combo LED	Rubidoux High School / P Building						2018	5
121	1577190	D5092	Emergency/Exit Combo LED	Rubidoux High School / Modular 600 Building						2018	
122	1576274	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 500 Bldg						2018	6
123	1577197	D5092	Emergency/Exit Combo LED	Rubidoux High School / Modular 602 Building						2018	2
124	1577176	D5092	Emergency/Exit Combo LED	Rubidoux High School / Learning Center Classrooms						2018	13
125	1576309	D5092	Emergency/Exit Combo LED	Rubidoux High School / Women Locker 1500						2018	9
126	1577204	D5092	Emergency/Exit Combo LED	Rubidoux High School / Modulares M1-M2-M3						2018	4
127	1576123	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 200 Bldg						2018	8
128	1577218	D5092	Emergency/Exit Combo LED	Rubidoux High School / T 1-10 (RCC Classrooms)						2018	9
129	1576323	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 1000 Bldg						2018	14
130	1576253	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 1200 Bldg A						2018	11
131	1576302	D5092	Emergency/Exit Combo LED	Rubidoux High School / Men Locker 1700						2018	7
132	1577225	D5092	Emergency/Exit Combo LED	Rubidoux High School / RCC Office						2018	2
133	1576142	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 100 Bldg						2018	12
134	1576281	D5092	Emergency/Exit Combo LED	Rubidoux High School / Classroom 600 Bldg						2018	12
135	1577169	D5092	Emergency/Exit Combo LED	Rubidoux High School / Cafeteria 1100 Bldg						2018	8
136	1485929	D5092	Exit Sign Light Fixture	Rubidoux High School / Faculty Lounge 700	Teacher Lounge					2018	
137	1459767	D5092	Generator	130 - 185 kW Rubidoux High School / Site	Football field	Inaccessible		Inaccessible			2

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1485741	E1093	Commercial 10 LF	10 LF	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen				2010		
2	1485695	E1093	Commercial 12 LF	12 LF	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom				2018		
3	1485734	E1093	Commercial Convection Oven, Double		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Montague	2-115A(E1)	L3-D-67453A	2018		2
4	1485731	E1093	Commercial Convection Oven, Double		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Montague	Inaccessible	Inaccessible	2010		4
5	1485717	E1093	Commercial Dairy Cooler/Wells		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	True Manufacturing Co	TM-58	9378575	2018		
6	1485746	E1093	Commercial Deep Fryer		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	Wolf	FS-WTF-42-S	67518-005 F-90	2005		
7	1485709	E1093	Commercial Dishwasher		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	No tag/plate found	No tag/plate found	No tag/plate found	2010		
8	1485742	E1093	Commercial Food Warmer		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Cres Cor	H138S1834C	BAE-J52605-1601	2001		
9	1485733	E1093	Commercial Food Warmer		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Cres Cor	H138S1834C	BAE-J52605-1611	2011		
10	1485763	E1093	Commercial Food Warmer		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	Vulcan	VBP15	481880551	2018		
11	1485718	E1093	Commercial Food Warmer		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Cres Cor	H-138-1834D		2018		
12	1476812	E1093	Commercial Food Warmer		Rubidoux High School / Learning Center Classrooms	Kitchen				2010		
13	1485726	E1093	Commercial Food Warmer		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Metro	Inaccessible	Inaccessible	2005		
14	1485708	E1093	Commercial Freezer, 2-Door Reach-In		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Traulsen	G22010	T82972K04	2004		
15	1485747	E1093	Commercial Freezer, 2-Door Reach-In		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	True Manufacturing Co	T-49F- HC	9553248	2018		
16	1485737	E1093	Commercial Freezer, 3-Door Reach-In		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	True Manufacturing Co	T-72F	8430721	2015		
17	1485744	E1093	Commercial Garbage Disposal, 1 to 3 HP		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	InSinkErator	SS100-28	06049030338	2010		
18	1485766	E1093	Commercial Garbage Disposal, 1 to 3 HP		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	InSinkErator	LC-50-11	10099013280	2009		
19	1485769	E1093	Commercial Griddle		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	Vulcan	36S-2B24GN	481883160	2010		
20	1485697	E1093	Commercial Icemaker, Freestanding		Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	Ice-O-Matic	Inaccessible	Inaccessible	2000		

21	1459814	E1093	Commercial Ice maker, Freestanding	Rubidoux High School / Gym 1400 Bldg	Kitchen	Scotsman				
22	1485732	E1093	Commercial Ice maker, Freestanding	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Hoshizaki	KML-451MAN	D07255L	2007	
23	1485702	E1093	Commercial Mixer, Freestanding	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Hobart	H600	1146833	1990	
24	1485715	E1093	Commercial Mixer, Tabletop	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Hobart	A200	16861	1990	
25	1476804	E1093	Commercial Range/Oven, 4-Burner	Rubidoux High School / Learning Center Classrooms	Kitchen				2010	
26	1485751	E1093	Commercial Range/Oven, 6-Burner	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom	Vulcan	36S-6BN	481885282	2018	
27	1485720	E1093	Commercial Range/Oven, 6-Burner	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Wolf	F-6-27	87390 H32	1960	
28	1485729	E1093	Commercial Refrigerator, 1-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	MCI / Frigidare	R22CW10	WA41900310	2000	
29	1485768	E1093	Commercial Refrigerator, 1-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	True Manufacturing Co	T-23	4512780	2006	
30	1485745	E1093	Commercial Refrigerator, 1-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Cornelius	VR-26-BEV-P.RH	070715680	2007	
31	1485712	E1093	Commercial Refrigerator, 2-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Everest	ESR2	BSR210040021	2011	
32	1485760	E1093	Commercial Refrigerator, 2-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Beverage-Air Corporation	PRI2-1AS	No tag/plate found	2007	
33	1485767	E1093	Commercial Refrigerator, 2-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Everest	ESR2	BSR210040017	2011	
34	1485710	E1093	Commercial Refrigerator, 3-Door Reach-In	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	True Manufacturing Co	GDM-69	4916576	2007	
35	1485759	E1093	Commercial Salad/Sandwich Preparation Table	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen Classroom				2010	
36	1485770	E1093	Commercial Steam Kettle	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Groen	AH-40		2010	
37	1485694	E1093	Commercial Steamer, Freestanding	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Wells Mfg. Co.	400	CAG 2244	2010	2
38	1485700	E1093	Commercial Walk-In Combination Freezer/Refrigerator	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen				2000	
39	1485722	E1093	Commercial Warmer/Warming Drawers, Set of 4	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Toastmaster	3B84D	DW8840813A0023	2013	3
40	1485740	E1093	Commercial Warmer/Warming Drawers, Set of 4	Rubidoux High School / Cafeteria 1100 Bldg	Kitchen	Star	No tag/plate found	No tag/plate found	2005	2
41	1459750	E1099	Bleachers	Rubidoux High School / Site	Football field					2
42	1459736	E1099	Bleachers	Rubidoux High School / Site	Site					5

F10 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1459886	F1041	Circulation Pump		Rubidoux High School / Pool Mechanical Bldg	Pool pump room	No tag/plate found	Inaccessible				
2	1556230	F1041	Circulation Pump with filter		Rubidoux High School / Pool Mechanical Bldg	Mechanical room		Illegible				
3	1459896	F1041	Gas Heater	1260 MBH	Rubidoux High School / Pool Mechanical Bldg	Pool pump room	Raypak	350779	1301350779	2013		
4	1459893	F1041	Swimming Pool		Rubidoux High School / Pool Mechanical Bldg	Exterior						8
5	1459891	F1041	Swimming Pool		Rubidoux High School / Pool Mechanical Bldg	Pool pump room	Stark	RS-60	9805801			3
6	1459901	F1041	Swimming Pool		Rubidoux High School / Pool Mechanical Bldg	Exterior						4
7	1459900	F1041	Swimming Pool		Rubidoux High School / Pool Mechanical Bldg	Exterior						
8	1459899	F1045	Storage Tank		Rubidoux High School / Pool Mechanical Bldg	Mechanical room						
9	1459898	F1045	Storage Tank		Rubidoux High School / Pool Mechanical Bldg	Mechanical room						

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1459892	G4021	Aluminum Pole	30 FEET	Rubidoux High School / Pool Mechanical Bldg	Building exterior						4
2	1459732	G4021	Site Pole Light	105 - 200 WATT	Rubidoux High School / Site	Site						15
3	1459734	G4021	Site Pole Light	105 - 200 WATT	Rubidoux High School / Site	Tennis court						4
4	1459739	G4021	Site Pole Light	80 - 100 WATT	Rubidoux High School / Site	Football field						4