



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC Architects
3546 Concourses Street
Ontario, California 91764
Andrew Thompson



PREPARED BY:

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

EMG CONTACT:

Mark Surdam
Program Manager
800.733.0660 x6251
msurdam@emgcorp.com

EMG PROJECT #:

139069.19R000-025.354

DATE OF REPORT:

October 7, 2019

ON SITE DATE:

September 10, 2019

THE LEARNING CENTER - ADULT EDUCATION
4041 Pacific Avenue
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	4041 Pacific Avenue, Jurupa Valley, California 92509
Site Developed	1990
Property Type	Adult Education
Current Occupants	Jurupa Unified School District
Building Area	13,100 SF
Number of Buildings	13
Date(s) of Visit	September 10, 2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	David Harrell
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)
Main Office	Administration	2000	1,600
Restrooms	Common area restrooms	1990	500
Portable-Room 1	Classroom	1990	1,000
Portable-Room 2	Classroom	1990	1,000
Portable-Room 3	Classroom	1990	1,000

Building Summary

Building	Use	Constructed	Area(SF)
Portable-Room 4	Classroom	1990	1,000
Portable-Room 5	Classroom	1990	1,000
Portable-Room 6	Classroom	1990	1,000
Portable-Room 7	Classroom	1990	1,000
Portable-Room 8	Classroom	1990	1,000
Portable-Room 9	Classroom	1990	1,000
Portable-Room 10	Classroom	1990	1,000
Staff Lounge	Kitchen/Break Area	1990	1,000
TOTAL			13,100

Unit Allocation

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

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

Plan Types

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

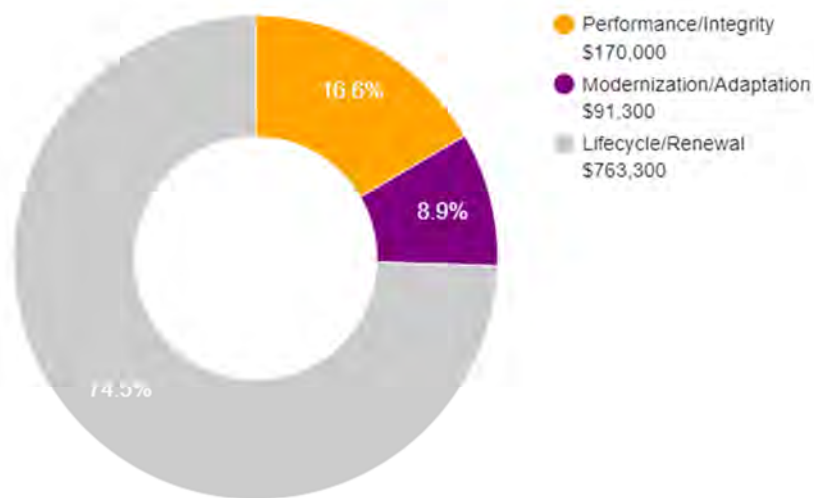
Plan Type Descriptions

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.

Plan Type Descriptions

Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,024,600

Campus Findings and Deficiencies

Historical Summary

The portable classrooms were constructed between 1990 and 2000. The school houses programs for Adult learners and for children with special education needs. All buildings are currently occupied by the Jurupa Unified School District.

Architectural

The portable classrooms are constructed of wood-framed construction with wood siding and aluminum-framed, single-paned windows. The wood siding at some of the portables is delaminated, cracked, and heavily weathered. Roofing is flat with sheet metal or modified bituminous finishes. Portable- Rooms 1 through 4 are noted to have roof leaks by the POC.

Interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The portable classrooms are heated and cooled by wall mounted heat pumps that are in good to fair condition. Some are approaching the end of their useful life and replacements should be anticipated. The electrical infrastructure is mostly original to the 1990 construction and appears adequate. Plumbing is mostly restricted to the one Restroom Portable and appears to be adequate for the site. The site is protected by a facility wide alarm system however the buildings lack a modern sprinkler system.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The sidewalks are generally in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

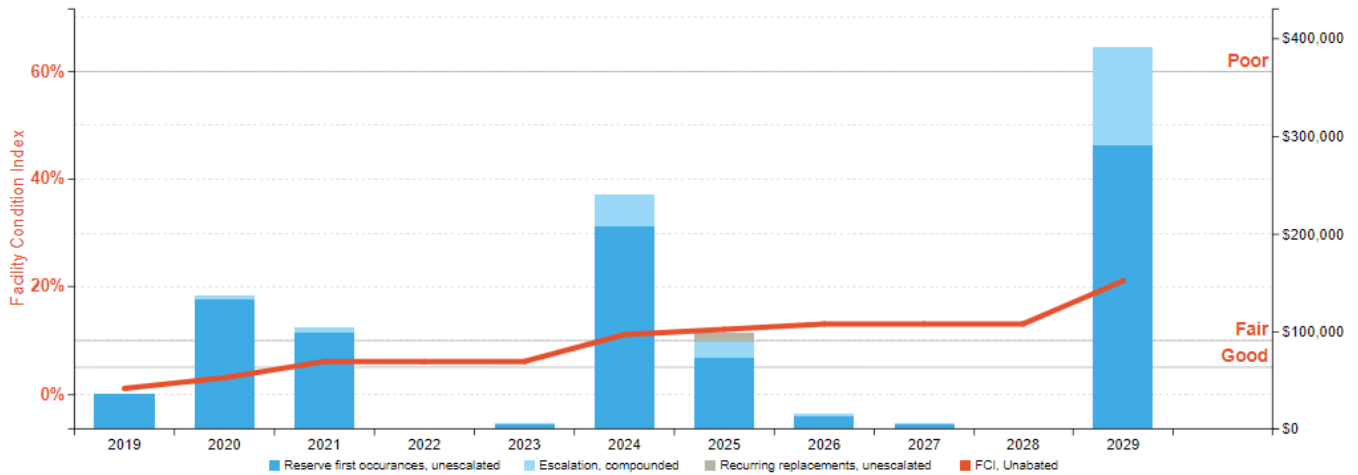
Facility (year built)	Cost/SF	Total SF	Replacement Value				
			Current	3-Year	5-Year	10-Year	
The Learning Center - Adult Education / Portable - Main Office	\$175	1,600	\$280,000	0.0%	2.3%	2.3%	21.1%
The Learning Center - Adult Education / Portable - Restrooms	\$175	500	\$87,500	0.0%	0.0%	0.0%	11.3%
The Learning Center - Adult Education / Portable - Room 1	\$175	1,000	\$175,000	0.0%	12.3%	12.4%	25.0%
The Learning Center - Adult Education / Portable - Room 10	\$175	1,000	\$175,000	0.0%	6.6%	6.7%	20.7%
The Learning Center - Adult Education / Portable - Room 2	\$175	1,000	\$175,000	7.0%	9.9%	10.0%	24.2%
The Learning Center - Adult Education / Portable - Room 3	\$175	1,000	\$175,000	0.0%	12.3%	12.4%	26.6%
The Learning Center - Adult Education / Portable - Room 4	\$175	1,000	\$175,000	7.0%	9.9%	13.2%	27.4%
The Learning Center - Adult Education / Portable - Room 5	\$175	1,000	\$175,000	0.0%	6.6%	6.7%	20.7%
The Learning Center - Adult Education / Portable - Room 6	\$175	1,000	\$175,000	0.0%	6.6%	6.7%	20.7%
The Learning Center - Adult Education / Portable - Room 7	\$175	1,000	\$175,000	0.0%	6.6%	6.7%	29.2%
The Learning Center - Adult Education / Portable - Room 8	\$175	1,000	\$175,000	0.0%	6.6%	6.7%	20.7%
The Learning Center - Adult Education / Portable - Room 9	\$175	1,000	\$175,000	0.0%	2.8%	2.9%	16.8%
The Learning Center - Adult Education / Portable - Staff Lounge	\$175	1,000	\$175,000	6.3%	9.2%	9.3%	34.6%
The Learning Center - Adult Education / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: The Learning Center - Adult Education

Replacement Value: \$ 4,934,250; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
The Learning Center - Adult Education	3	\$35,424
Total	3	\$35,424

ID	Location	UF Code	Description	Condition	Plan Type	Cost
1425204	The Learning Center - Adult Education / Portable - Staff Lounge	B3011	Roof, Modified Bituminous, Replace	Poor	Performance/Integrity	\$11,070
1425661	The Learning Center - Adult Education / Portable - Room 4	B3011	Roof, Modified Bituminous, Replace	Poor	Performance/Integrity	\$12,177
1425623	The Learning Center - Adult Education / Portable - Room 2	B3011	Roof, Modified Bituminous, Replace	Poor	Performance/Integrity	\$12,177
Total (3 Items)						\$35,424

Key Findings



Roof in Poor condition.

Modified Bituminous
Portable - Staff Lounge Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,100

\$\$\$\$

Roof leaks according to POC. - AssetCALC ID: 1425264

Roof in Poor condition.

Modified Bituminous
Portable - Room 4 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,200

\$\$\$\$

Roof leaks according to POC. - AssetCALC ID: 1425861

Roof in Poor condition.

Modified Bituminous
Portable - Room 2 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,200

\$\$\$\$

Roof leaks according to POC. - AssetCALC ID: 1425823

Roof in Poor condition.

Metal
Portable - Room 3 Roof

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

Priority Score: **90.0**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,800

\$\$\$\$

Roof leaks according to POC. - AssetCALC ID: 1425844

Roof in Poor condition.

Priority Score: **90.0**

Metal
Portable - Room 1 Roof

Plan Type:
Performance/Integrity

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

Cost Estimate: \$15,800

\$\$\$\$

Roof leaks according to POC. - AssetCALC ID: 1425329



Parking Lots in Poor condition.

Priority Score: **87.0**

Asphalt Pavement
Site Parking lot

Plan Type:
Performance/Integrity

Uniformat Code: G2022
Recommendation: **Seal and Stripe in 2020**

Cost Estimate: \$10,000

\$\$\$\$

Most of the existing lines are worn and invisible and the asphalt is cracked and settled in many places. - AssetCALC ID: 1422513



Parking Lots in Poor condition.

Priority Score: **87.0**

Asphalt Pavement
Site Parking lot

Plan Type:
Performance/Integrity

Uniformat Code: G2022
Recommendation: **Mill and Overlay in 2020**

Cost Estimate: \$77,500

\$\$\$\$

The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, and localized depression. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system. Complete milling and overlay of the entire lot is also recommended. - AssetCALC ID: 1422512

2. Portable – Main Office



Portable – Main Office: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	2000	
Building Size	1600 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Good
Elevators	None	--
Plumbing	None	--

Portable – Main Office: Systems Summary		
HVAC	Wall mounted heat pump	Excellent
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$6,300	-	-	\$16,600	\$23,000
Roofing	-	-	-	-	\$13,500	\$13,500
Interiors	-	-	\$13,300	\$6,500	\$30,700	\$50,600
Fire Suppression	-	-	\$200	\$10,600	\$300	\$11,000
HVAC	-	-	-	-	\$17,100	\$17,100
Electrical	-	-	-	\$14,300	\$11,600	\$25,800
Fire Alarm & Comm	-	-	\$8,200	\$9,200	-	\$17,400
Equipment/Special	-	-	\$1,900	-	\$2,600	\$4,500
TOTALS	-	\$6,300	\$23,600	\$40,600	\$92,400	\$162,900

3. Portable - Restrooms



Portable - Restrooms: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum / wood / vinyl / steel windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Linoleum Ceilings: Fiberglass panels	Good
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$3,800	-	\$8,900	\$12,700
Roofing	-	-	-	-	\$10,000	\$10,000
Interiors	-	-	-	\$2,600	\$15,700	\$18,300
Plumbing	-	-	-	-	\$35,400	\$35,400
Fire Suppression	-	-	\$200	\$3,300	\$300	\$3,800
HVAC	-	-	-	\$23,800	-	\$23,800
Electrical	-	-	-	\$4,500	\$10,000	\$14,400
Fire Alarm & Comm	-	-	\$2,100	\$3,000	\$3,200	\$8,300
TOTALS	-	-	\$6,100	\$37,200	\$83,500	\$126,700

4. Portable – Room 1



Portable- Room 1: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Poor
Interiors	Walls: Vinyl Floors: Linoleum, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heater	Fair

Portable- Room 1: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$8,500	\$16,200
Roofing	-	\$16,300	-	-	-	\$16,300
Interiors	-	-	\$3,800	\$12,200	\$7,400	\$23,400
Plumbing	-	-	-	-	\$2,600	\$2,600
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	-	\$5,600	-	-	\$5,600
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$21,200	\$13,800	\$36,500	\$45,200	\$116,600

5. Portable – Room 2



Portable – Room 2: Systems Summary

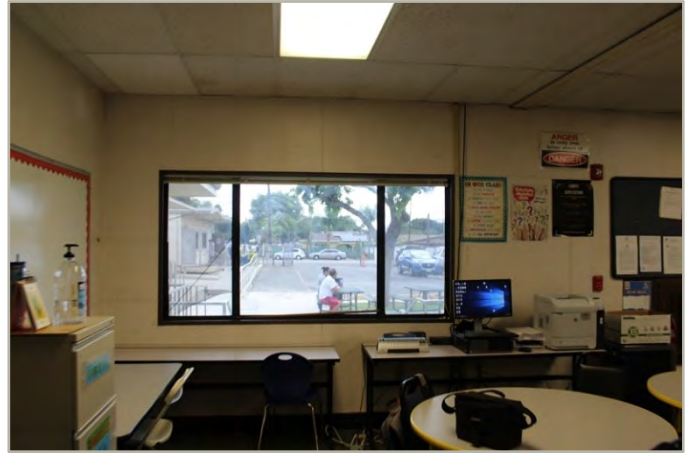
Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 2: Systems Summary		
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, roof leaks	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	\$12,200	-	-	-	\$22,000	\$34,200
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	-	-	-	\$7,600	\$7,600
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	\$12,200	\$4,900	\$16,600	\$29,500	\$83,800	\$147,000

6. Portable – Room 3



Portable – Room 3: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Poor
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 3: Systems Summary		
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, roof leaks, needs replacement	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	-	\$16,300	-	-	-	\$16,300
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	-	-	-	\$9,500	\$9,500
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$21,200	\$16,600	\$29,500	\$63,700	\$131,000

7. Portable – Room 4



Portable – Room 4: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 4: Systems Summary

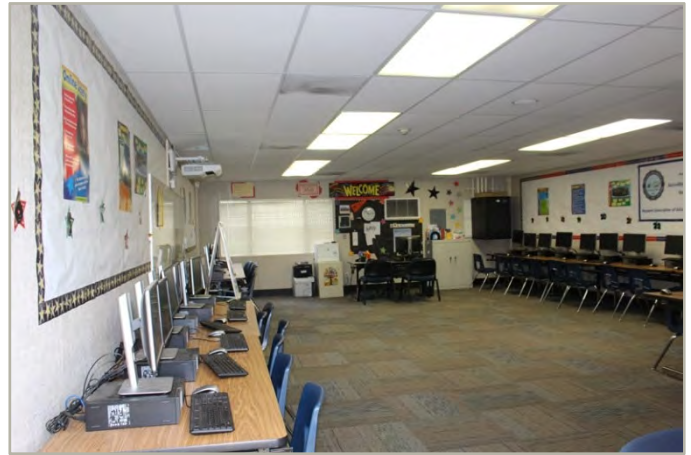
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	\$12,200	-	-	-	\$22,000	\$34,200
Interiors	-	-	\$12,200	\$6,200	\$20,000	\$38,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	-	\$5,500	-	-	\$5,500
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	\$12,200	\$4,900	\$22,100	\$30,500	\$76,200	\$145,900

8. Portable – Room 5



Portable – Room 5: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 5: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	-	-	-	-	\$21,900	\$21,900
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	\$6,500	-	-	-	\$6,500
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$11,400	\$16,600	\$29,500	\$76,100	\$133,600

9. Portable – Room 6



Portable – Room 6: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 6: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	-	-	-	-	\$21,900	\$21,900
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	\$6,500	-	-	-	\$6,500
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$11,400	\$16,600	\$29,500	\$76,100	\$133,600

10. Portable – Room 7



Portable – Room 7: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 7: Systems Summary

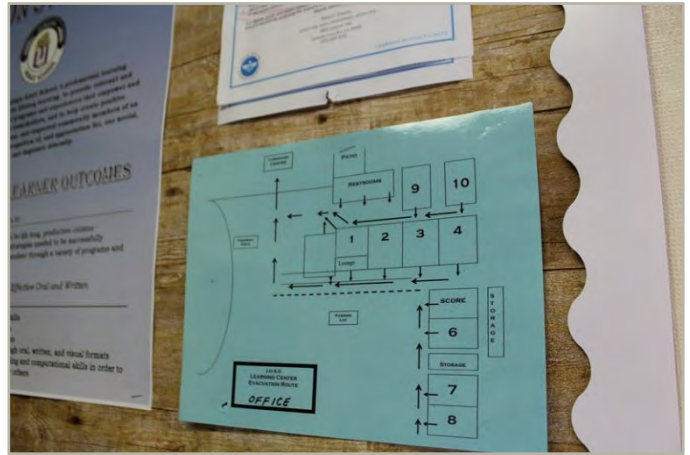
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	-	-	\$14,100	-	-	\$14,100
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	\$6,500	-	-	-	\$6,500
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$11,400	\$30,700	\$29,500	\$54,200	\$125,800

11. Portable – Room 8



Portable – Room 8: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 8: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	-	-	-	-	\$21,900	\$21,900
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	\$6,500	-	-	-	\$6,500
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$11,400	\$16,600	\$29,500	\$76,100	\$133,600

12. Portable – Room 9



Portable – Room 9: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 9: Systems Summary		
HVAC	Wall mounted heat pump	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$7,500	\$15,300
Roofing	-	-	-	-	\$21,900	\$21,900
Interiors	-	-	\$12,200	\$5,200	\$20,000	\$37,400
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	-	-	-	\$8,900	\$8,900
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$4,900	\$16,600	\$29,500	\$85,000	\$136,000

13. Portable – Room 10



Portable – Room 10: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Room 10: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$2,800	\$8,500	\$16,200
Roofing	-	\$16,300	-	-	-	\$16,300
Interiors	-	-	\$3,800	\$12,200	\$7,400	\$23,400
Plumbing	-	-	-	-	\$2,600	\$2,600
Fire Suppression	-	-	\$200	\$6,600	\$300	\$7,100
HVAC	-	-	\$5,600	-	-	\$5,600
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$4,200	\$6,000	\$6,500	\$16,600
TOTALS	-	\$21,200	\$13,800	\$36,500	\$45,200	\$116,600

14. Portable – Staff Lounge



Portable – Staff Lounge: Systems Summary

Address	4041 Pacific Avenue, Jurupa Valley, California 92509	
Constructed/Renovated	1990	
Building Size	1000 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab with raised floor	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--

Portable – Staff Lounge: Systems Summary

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

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,900	-	\$5,700	\$8,500	\$19,100
Roofing	\$11,100	-	-	-	\$20,000	\$31,100
Interiors	-	-	\$5,500	\$59,500	\$17,700	\$82,700
Fire Suppression	-	-	-	\$6,600	-	\$6,600
HVAC	-	-	-	\$6,200	-	\$6,200
Electrical	-	-	-	\$8,900	\$19,900	\$28,800
Fire Alarm & Comm	-	-	\$23,400	\$6,000	\$36,500	\$65,900
TOTALS	\$11,100	\$4,900	\$28,900	\$92,900	\$102,600	\$240,400

15. Site Summary



Site Information		
Lot Size	1.29 acres (estimated)	
Parking Spaces	31 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted signage, chain link fencing, Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	No significant landscaping features Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	Patio structure attached to Restrooms building	--
Key Issues and Findings	Heavy asphalt wear, severe alligator cracking and potholes	

See Appendix D for the Component Condition Table.

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	-	-	-
Plumbing	-	-	-	-	\$5,200	\$5,200
Electrical	-	-	\$5,100	-	\$61,300	\$66,400
Fire Alarm & Comm	-	-	-	\$25,800	-	\$25,800
Pavement	-	\$90,100	-	\$11,900	\$29,800	\$131,700
Site Development	-	\$11,200	-	-	\$40,400	\$51,600
Site Lighting	-	-	-	-	\$20,700	\$20,700
Landscaping	-	\$14,400	-	-	-	\$14,400
TOTALS	-	\$115,700	\$5,100	\$37,700	\$157,400	\$315,800

16. 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 1990. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

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

Portable – Main Office: Accessibility Issues

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

Portable - Restrooms: Accessibility Issues

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

Portable – Room 1: Accessibility Issues

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

Portable – Room 2: Accessibility Issues

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

Portable – Room 3: Accessibility Issues

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

Portable – Room 3: Accessibility Issues

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

Portable – Room 4: Accessibility Issues

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

Portable – Room 5: Accessibility Issues

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

Portable – Room 6: Accessibility Issues

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

Portable – Room 7: Accessibility Issues

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

Portable – Room 8: Accessibility Issues

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

Portable – Room 9: Accessibility Issues

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

Portable – Room 10: Accessibility Issues

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

Portable – Room 10: Accessibility Issues

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

Portable – Staff Lounge: Accessibility Issues

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

Site: Accessibility Issues

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

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

Reference Guide

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

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	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 1- All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few door knobs instead of lever handles - Non-compliant signage
Interior Path of Travel	1qq1wq0p=-0-ppp-	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

17. 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.

18. 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.

19. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for The Learning Center - Adult Education, 4041 Pacific Avenue, Jurupa Valley, California 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: David Harrell PE,
Project Manager

Reviewed by:



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

20. Appendices

Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: Pre-Survey Questionnaire

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	PORTABLE 6
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#2	PORTABLES 7 AND 8
----	-------------------



#3	PORTABLE STAFF LOUNGE
----	-----------------------



#4	MAIN OFFICE
----	-------------



#5	PORTABLE 6
----	------------



#6	PORTABLES 1 THROUGH 4
----	-----------------------



#7	LUNCH PATIO
----	-------------



#8	RESTROOMS
----	-----------



#9	PORTABLES 9 AND 10
----	--------------------



#10	ALUMINUM WINDOWS
-----	------------------



#11	ROOF STRUCTURE, FLAT, METAL DECK OVER STEEL BEAMS
-----	---



#12	EXTERIOR WALL WOOD SIDING
-----	---------------------------



#13	EXTERIOR DOOR, STEEL
-----	----------------------



#14	ROOF, MODIFIED BITUMINOUS
-----	---------------------------



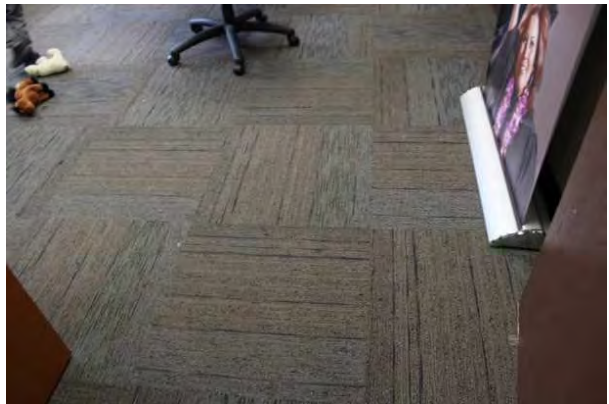
#15	INTERIOR FLOOR FINISH, LINOLEUM
-----	---------------------------------



#16	INTERIOR FLOOR FINISH, LINOLEUM
-----	---------------------------------



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



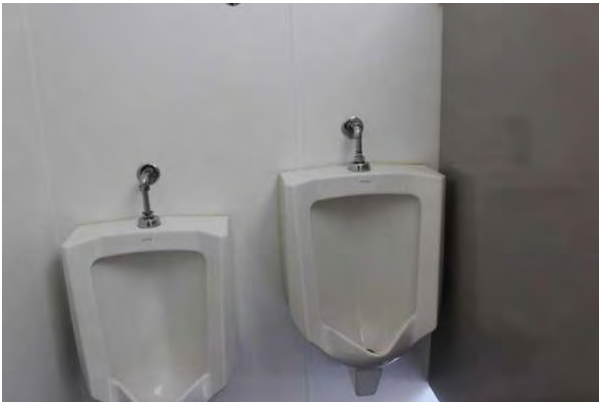
#18	INTERIOR FLOOR FINISH, CARPET COMMERCIAL TILE
-----	---



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



#20	TOILET, COMMERCIAL WATER CLOSET
-----	------------------------------------



#21	URINAL, STANDARD
-----	------------------



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



#23	BACKFLOW PREVENTER
-----	--------------------



#24	BACKFLOW PREVENTER
-----	--------------------



#25	WATER HEATER, INSTANT HOT, ELECTRIC
-----	-------------------------------------



#26	DUCTLESS SPLIT SYSTEM, MULTI ZONE
-----	-----------------------------------



#27	HEAT PUMP, WALL-MOUNTED
-----	-------------------------



#28	FIRE EXTINGUISHER, TYPE ABC
-----	-----------------------------



#29	BUILDING/MAIN SWITCHBOARD
-----	---------------------------



#30	SECONDARY TRANSFORMER, DRY
-----	----------------------------



#31	ELECTRICAL PANEL
-----	------------------



#32	LIGHT FIXTURE, EXTERIOR FLOOD
-----	-------------------------------



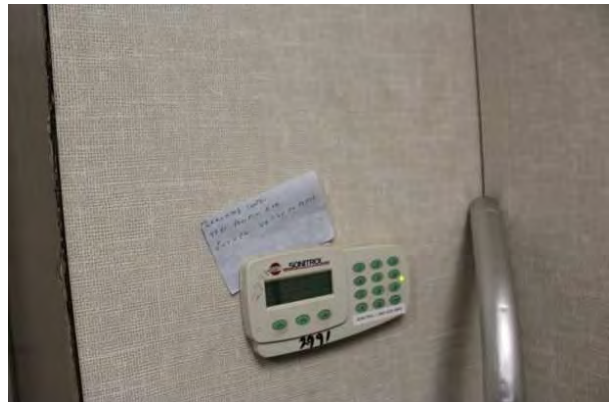
#33	LIGHTING SYSTEM, INTERIOR T8
-----	------------------------------



#34	FIRE ALARM CONTROL PANEL, ADDRESSABLE
-----	---------------------------------------



#35	ANNUNCIATOR ALARM PANEL
-----	-------------------------



#36	INTRUSION DETECTION ALARM SYSTEM
-----	----------------------------------



#37	DEFIBRILLATOR (AED), CABINET MOUNTED
-----	--------------------------------------



#38	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#39	PARKING LOTS, ASPHALT PAVEMENT
-----	--------------------------------



#40	PEDESTRIAN PAVEMENT, SIDEWALK
-----	-------------------------------



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



#42	SITE FURNISHINGS, PARK BENCH
-----	------------------------------



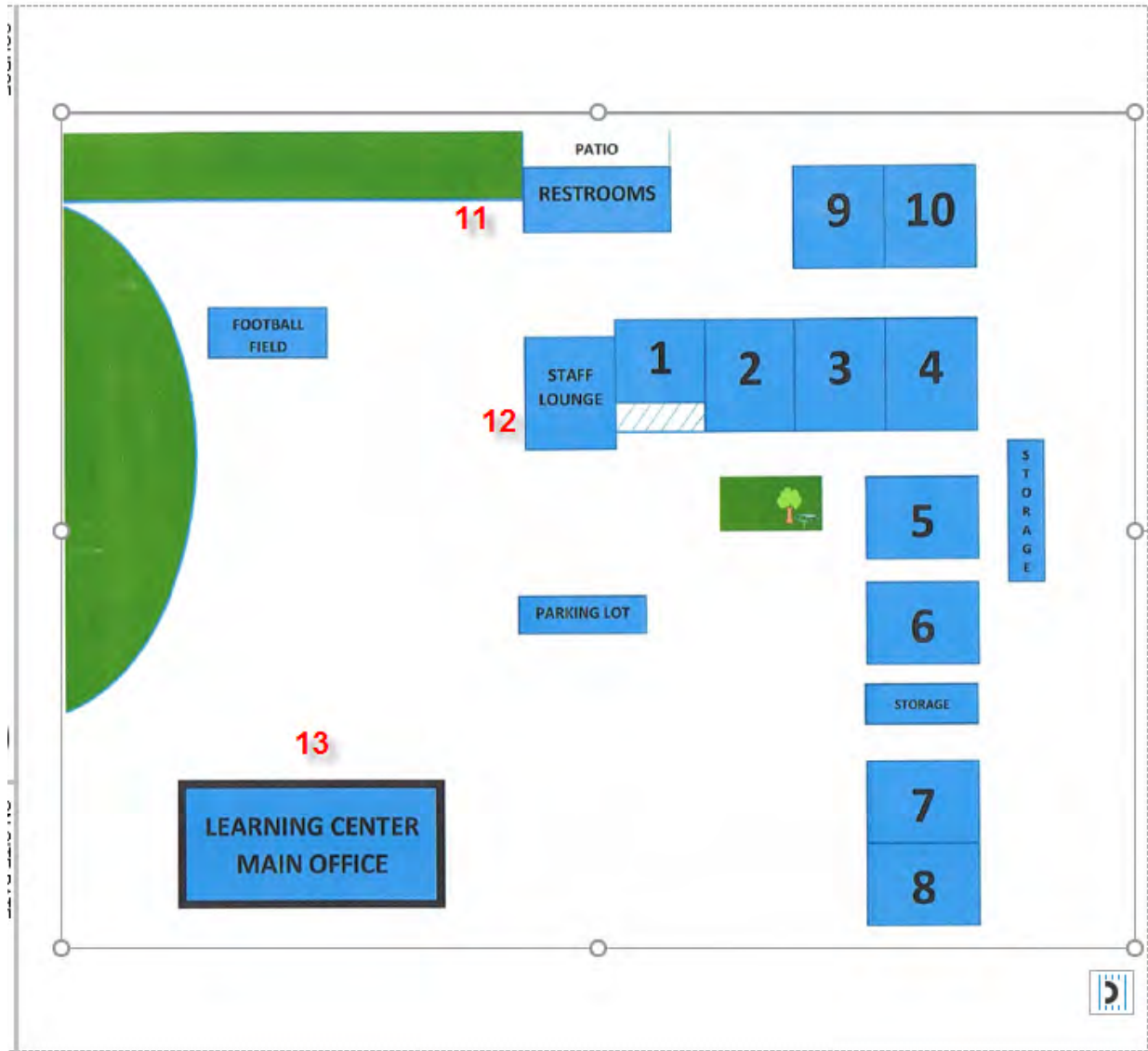
#43	IRRIGATION SYSTEM
-----	-------------------



#44	SITE POLE LIGHT
-----	-----------------

Appendix B: Site and Floor Plans

Site Plan



SOURCE:

Client



ON-SITE DATE:

September 10, 2019

Aerial Site Plan



SOURCE:

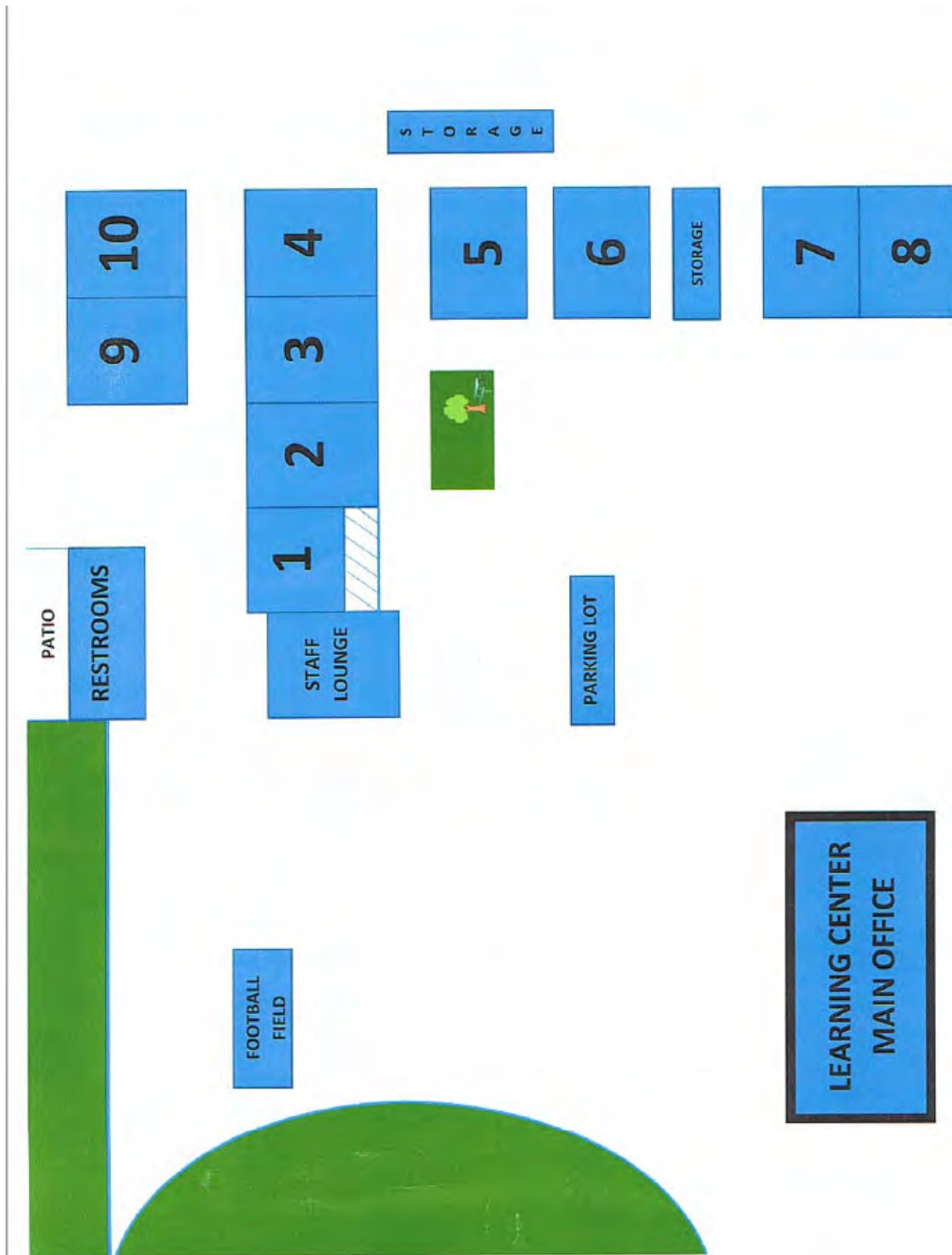
Google Maps



ON-SITE DATE:

September 10, 2019

Floor Plan



SOURCE:

Jurupa Unified School District



ON-SITE DATE:

September 10, 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: The Learning Center / Adult Education	No. of Buildings: 12 portable structures		
Name of person completing questionnaire: Dana Toland/ Pablo Ponce			
Length of Association with the Property: 3yrs./ 19 yrs.	Phone Number: 909 758-6447		

SITE INFORMATION			
Year of Construction: 1990	Built:	Renovated:	Historical: N
No. of Stories: single	Floor(s)		
Total Site Area:	Acres		
Total Building Area: 10,965	Sq. ft.		
Building Replacement Value:	\$ NA		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	None		
2. HVAC	1990	PM 2019	
3. Plumbing System/Fixtures	None		
4. Electrical System/Lighting	None		
5. Life-Safety/Fire	2002	2019	
6. Roofs	none		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	1990
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?			UN		
9	Is there an Asbestos Operations and Maintenance Plan? (AHERA?)		N			
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?			UN		
12	Are there any problems with the landscape irrigation systems?	Y				System needs to be up-dated
BUILDING STRUCTURE						
13	Are there any problems with foundations or structures?		N			
14	Is there any water infiltration in basements or crawl spaces?		N			
15	Has a termite/wood boring insect inspection been performed within the last year?		N			
16	Are there any wall, or window leaks?		N			
BUILDING ENVELOPE						
17	Are there any roof leaks?	Y			2-3	
18	Is the roofing covered by a warranty or bond?		N			



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
BUILDING ENVELOPE						
19	Are there any poorly insulated areas?			UN		
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
BUILDING HVAC & ELECTRICAL						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?					
PLUMBING						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments		N			
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?		N			
31	Are there any plumbing leaks or water pressure problems?		N			
ADA						
32	Has the management previously completed an ADA review?		N			
33	Have any ADA improvements been made to the property?	Y				ADA ramp has been installed
34	Does a Barrier Removal Plan exist for the property?		N			



Facility Condition Assessment Pre-Survey Questionnaire

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

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

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 All structures at this site are portable buildings

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Access to Building As-Built Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Dana Toland/ Pablo Ponce

 Signature of person interviewed or completing form

9/6/19

 Date

Appendix D: Component Condition Report

Component Condition Report

The Learning Center - Adult Education / Portable - Main 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	1,800 SF	2	1426441
B2021	Building	Good	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories	4	20	1426553
B2021	Building Exterior	Good	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	11	1426454
B2032	Building Exterior	Good	Exterior Door, Steel	1	21	1426440
Roofing						
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	1,600 SF	11	1426452
Interiors						
C1021	Interior	Good	Interior Door, Wood Solid-Core	4	35	1426447
C1023	Throughout	Good	Door Hardware System, School (per Door)	2	20	1426439
C3012	Throughout	Fair	Interior Wall Finish, Fabric	2,400 SF	7	1426449
C3025	Interior	Good	Interior Floor Finish, Carpet Commercial Tile	1,600 SF	5	1426448
C3032	Building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,600 SF	20	1426446
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,600 SF	6	1426453
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1426443
HVAC						
D3052	Side of building	Excellent	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	19	1427552
D3052	Side of building	Excellent	Heat Pump, Wall-Mounted, 2.5 to 3 Ton	1	19	1427549
Electrical						
D5012	Building exterior	Fair	Secondary Transformer, Dry, 30 kVA	1	15	1427568
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,600 SF	21	1426444
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,600 SF	10	1426451
Fire Alarm & Comm						
D5037	Building	Fair	Annunciator Alarm Panel	1	7	1427558
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,600 SF	5	1426442
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,600 SF	7	1426450
Equipment/Special						
E1028	Building	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1427556

The Learning Center - Adult Education / Portable - Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,000 SF	5	1425947
B2032	Building Exterior	Fair	Exterior Door, Steel	4	11	1425946
Roofing						
B3011	Roof	Fair	Roof, Metal	500 SF	11	1425958
Interiors						
C1011	Throughout	Good	Interior Wall Construction, Fiberglass Panel	750 SF	40	1425955

The Learning Center - Adult Education / Portable - Restrooms

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1021	Interior	Good	Interior Door, Steel	2	30	1425953
C1023	Throughout	Fair	Door Hardware System, School (per Door)	4	15	1425945
C3024	Interior	Good	Interior Floor Finish, Linoleum	500 SF	10	1425954
C3032	Building	Good	Interior Ceiling Finish, Fiberglass Panel	500 SF	15	1425952
Plumbing						
D2011	Common area restrooms	Good	Toilet, Commercial Water Closet	7	20	1426304
D2012	Common area restrooms	Good	Urinal, Standard	2	20	1426306
D2014	Common area restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	1426305
D2023	Common area restrooms	Good	Water Heater, Instant Hot, Electric	1	13	1426307
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	500 SF	21	1427577
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	500 SF	6	1425959
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425949
HVAC						
D3032	Building	Fair	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit)	4	10	1426303
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	500 SF	11	1425950
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	500 SF	10	1425957
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	500 SF	10	1425948
D5038	Building	Fair	Intrusion Detection Alarm System, Install	500 SF	5	1425956

The Learning Center - Adult Education / Portable - Room 1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	2	1425320
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425331
B2032	Building Exterior	Fair	Exterior Door, Steel	2	11	1425318
Roofing						
B3011	Roof	Poor	Roof, Metal	1,100 SF	1	1425329
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425317
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425326
C3024	Building	Fair	Interior Floor Finish, Linoleum	200 SF	10	1425325
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	800 SF	10	1425333
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425324
Plumbing						
D2023	Room 1	Good	Water Heater, Electric, Residential, 16 to 29 GAL	1	14	1426286
D2029	Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures)	1,000 SF	11	1459665
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425330

The Learning Center - Adult Education / Portable - Room 1

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425390
HVAC						
D3052	Rear of building	Fair	Heat Pump, 2.5 - 3 TON	1	5	1425323
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425322
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425328
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425321
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425332

The Learning Center - Adult Education / Portable - Room 10

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	1,400 SF	2	1426332
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1426345
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1426331
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	11	1426343
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1426338
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1426330
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1426340
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1426339
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1426337
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1426344
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1426334
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	2	1426336
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1426335
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1426342
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1426333
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1426341

The Learning Center - Adult Education / Portable - Room 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,400 SF	2	1425812
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425825

The Learning Center - Adult Education / Portable - Room 2

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425811
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	1,100 SF	0	1425823
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425827
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425810
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425820
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425818
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425817
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425824
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425814
HVAC						
D3052	Rear of building	Fair	Heat Pump, 2.5 - 3 TON	1	15	1425816
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425815
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425822
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425813
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425821

The Learning Center - Adult Education / Portable - Room 3

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	1,400 SF	2	1425829
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425839
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425840
Roofing						
B3011	Roof	Poor	Roof, Metal	1,100 SF	1	1425844
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425841
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425828
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425835
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425843
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425833
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425838
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425831
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	15	1425842
Electrical						

The Learning Center - Adult Education / Portable - Room 3

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425832
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425837
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425830
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425836

The Learning Center - Adult Education / Portable - Room 4

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	1,400 SF	2	1425846
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425856
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425857
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	1,100 SF	0	1425861
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425858
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425845
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425852
C3024	Building	Fair	Interior Floor Finish, Linoleum	200 SF	10	1425851
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425860
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425850
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425855
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425848
HVAC						
D3052	Rear of building	Fair	Heat Pump, 2.5 - 3 TON	1	4	1425859
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425849
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425854
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425847
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425853

The Learning Center - Adult Education / Portable - Room 5

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	1,400 SF	2	1425864
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425877
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425863
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	11	1425875

The Learning Center - Adult Education / Portable - Room 5

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425869
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425862
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425872
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425870
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425868
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425876
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425866
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	2	1425878
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425867
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425874
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425865
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425873

The Learning Center - Adult Education / Portable - Room 6

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	1,400 SF	2	1425883
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425896
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425882
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	11	1425894
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425889
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425881
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425891
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425890
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425888
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425895
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425885
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	2	1425887
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425886
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425893
Fire Alarm & Comm						

The Learning Center - Adult Education / Portable - Room 6

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425884
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425892

The Learning Center - Adult Education / Portable - Room 7

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	1,400 SF	2	1425899
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425912
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425898
Roofing						
B3011	Roof	Fair	Roof, Modified Bituminous	1,100 SF	5	1425910
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425905
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425897
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425907
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425906
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425904
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425911
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425901
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	2	1425903
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425902
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425909
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425900
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425908

The Learning Center - Adult Education / Portable - Room 8

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	1,400 SF	2	1425915
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425928
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425914
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	11	1425926
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425921
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425913
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425923

The Learning Center - Adult Education / Portable - Room 8

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425922
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425920
Fire Suppression						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425927
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425917
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	2	1425919
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425918
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425925
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425916
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425924

The Learning Center - Adult Education / Portable - Room 9

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	1,400 SF	2	1425931
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	2	10	1425944
B2032	Building Exterior	Fair	Exterior Door, Steel	1	11	1425930
Roofing						
B3011	Roof	Fair	Roof, Metal	1,100 SF	11	1425942
Interiors						
C1021	Interior	Fair	Interior Door, Wood Solid-Core	1	20	1425937
C1023	Throughout	Fair	Door Hardware System, School (per Door)	2	15	1425929
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425939
C3025	Interior	Fair	Interior Floor Finish, Carpet Commercial Tile	1,000 SF	5	1425938
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	10	1425936
Fire Suppression						
D4019	Throughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425943
D4031	Front entrance	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	1425933
HVAC						
D3052	Rear of building	Fair	Heat Pump, Wall-Mounted, 3.5 to 4 Ton	1	13	1425935
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425934
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425941
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425932
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425940

The Learning Center - Adult Education / Portable - Staff Lounge

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	1,400 SF	2	1425266
B2021	Building Exterior	Fair	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories	4	10	1425273
B2032	Building Exterior	Fair	Exterior Door, Steel	2	11	1425263
Roofing						
B3011	Roof	Poor	Roof, Modified Bituminous	1,000 SF	0	1425264
Interiors						
C1023	Throughout	Fair	Door Hardware System, School (per Door)	5	15	1425274
C3012	Throughout	Fair	Interior Wall Finish, Fabric	1,500 SF	5	1425272
C3024	Interior	Fair	Interior Floor Finish, Vinyl Tile (VCT)	8,000 SF	10	1425315
C3025	Building	Fair	Interior Floor Finish, Carpet Commercial Tile	200 SF	5	1425269
C3032	Building	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,000 SF	15	1425268
Fire Suppression						
D4019	Thoroughout building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1,000 SF	6	1425276
HVAC						
D3052	Rear of building	Fair	Heat Pump, 2.5 - 3 TON	1	8	1425270
Electrical						
D5019	Building	Fair	Full Electrical System Upgrade, Low Density/Complexity	1,000 SF	11	1425262
D5029	Building	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,000 SF	10	1425267
Fire Alarm & Comm						
D5037	Building	Fair	Fire Alarm Control Panel, Addressable	1	5	1425316
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade	1,000 SF	10	1425275
D5038	Building	Fair	Intrusion Detection Alarm System, Install	1,000 SF	5	1425314
The Learning Center - Adult Education / Site						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1021	Patio	Good	Roof Structure, Flat, Metal Deck over Steel Beams	570 SF	58	1422520
Plumbing						
D2021	Site	Good	Backflow Preventer, Domestic, 2"	1	25	1422530
D2021	Parking area	Fair	Backflow Preventer, Domestic, 2"	1	13	1422528
Electrical						
D5012	Site	Fair	Building/Main Switchboard, 400 AMP	1	11	1422531
D5022	Site	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	19	5	1422871
Fire Alarm & Comm						
D5032	Site	Fair	Public Address/Announcement (PA) System, Facility Wide	10,500 SF	10	1422514
Pavement						
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Mill & Overlay	20,000 SF	1	1422512
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Seal & Stripe	20,000 SF	1	1422513
G2031	Sidewalk	Good	Pedestrian Pavement, Sidewalk, Concrete Large Areas	10,000 SF	40	1422515

The Learning Center - Adult Education / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Site Development						
G2041	Site	Fair	Fences & Gates, Chain Link, 8' High	830 LF	11	1422519
G2044	Exterior	Fair	Signage, Property, Monument/Pylon	1	2	1459788
G2045	Site	Good	Site Furnishings, Park Bench, Metal/Wood/Plastic	10	15	1428072
Landscaping						
G2057	Landscaping	Poor	Irrigation System, Replace/Install	3,600 SF	1	1422509
Site Lighting						
G4021	Site	Fair	Site Pole Light, 20' High, 400 W (LED Lamp Replacement)	3	15	1422525

Appendix E: Replacement Reserves

Replacement Reserves Report



10/7/2019

Building	Subfolder	Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
The Learning Center - Adult Education	Portable - Main Office	B2011	Building Exterior	1426441	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1800	SF	\$3.32	\$5,978		\$5,978										\$5,978										\$11,956		
The Learning Center - Adult Education	Portable - Main Office	B2021	Building Exterior	1426454	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	19	11	2	EA	\$1,051.65	\$2,103										\$2,103												\$2,103		
The Learning Center - Adult Education	Portable - Main Office	B2021	Building	1426553	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	10	20	4	EA	\$719.55	\$2,878																				\$2,878	\$2,878			
The Learning Center - Adult Education	Portable - Main Office	B3011	Roof	1426452	Roof, Asphalt Shingle 30-Year, Replace	30	19	11	1600	SF	\$6.09	\$9,742											\$9,742											\$9,742		
The Learning Center - Adult Education	Portable - Main Office	C1023	Throughout	1426439	Door Hardware System, School (per Door), Replace	30	10	20	2	EA	\$442.80	\$886																				\$886	\$886			
The Learning Center - Adult Education	Portable - Main Office	C3012	Throughout	1426449	Interior Wall Finish, Fabric, Replace	15	8	7	2400	SF	\$2.21	\$5,314							\$5,314															\$5,314		
The Learning Center - Adult Education	Portable - Main Office	C3025	Interior	1426448	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1600	SF	\$7.20	\$11,513					\$11,513								\$11,513										\$23,026	
The Learning Center - Adult Education	Portable - Main Office	C3032	Building	1426446	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	5	20	1600	SF	\$3.87	\$6,199																				\$6,199	\$6,199			
The Learning Center - Adult Education	Portable - Main Office	D3052	Side of building	1427552	Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	1	19	1	EA	\$4,870.80	\$4,871																			\$4,871	\$4,871				
The Learning Center - Adult Education	Portable - Main Office	D3052	Side of building	1427549	Heat Pump, Wall-Mounted, 2.5 to 3 Ton, Replace	20	1	19	1	EA	\$4,870.80	\$4,871																			\$4,871	\$4,871				
The Learning Center - Adult Education	Portable - Main Office	D4019	Throughout building	1426453	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1600	SF	\$5.54	\$8,856						\$8,856																\$8,856		
The Learning Center - Adult Education	Portable - Main Office	D4031	Front entrance	1426443	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166																	\$166	\$332	
The Learning Center - Adult Education	Portable - Main Office	D5012	Building exterior	1427568	Secondary Transformer, Dry, 30 kVA, Replace	30	15	15	1	EA	\$7,416.90	\$7,417																							\$7,417	
The Learning Center - Adult Education	Portable - Main Office	D5029	Building	1426451	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1600	SF	\$6.64	\$10,627											\$10,627												\$10,627	
The Learning Center - Adult Education	Portable - Main Office	D5037	Throughout building	1426442	Fire Alarm System, Standard Addressable, Upgrade	20	15	5	1600	SF	\$4.43	\$7,085					\$7,085																		\$7,085	
The Learning Center - Adult Education	Portable - Main Office	D5037	Building	1427558	Annunciator Alarm Panel, Replace	15	8	7	1	EA	\$1,749.06	\$1,749							\$1,749																\$1,749	
The Learning Center - Adult Education	Portable - Main Office	D5038	Building	1426450	Intrusion Detection Alarm System, , Install	15	8	7	1600	SF	\$3.60	\$5,756							\$5,756																\$5,756	
The Learning Center - Adult Education	Portable - Main Office	E1028	Building	1427556	Defibrillator (AED), Cabinet Mounted, Replace	10	5	5	1	EA	\$1,660.50	\$1,661					\$1,661																		\$1,661	
The Learning Center - Adult Education	Portable - Restrooms	B2011	Building Exterior	1425947	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	1000	SF	\$3.32	\$3,321					\$3,321																		\$3,321	
The Learning Center - Adult Education	Portable - Restrooms	B2032	Building Exterior	1425946	Exterior Door, Steel, Replace	40	29	11	4	EA	\$664.20	\$2,657																							\$2,657	
The Learning Center - Adult Education	Portable - Restrooms	B3011	Roof	1425958	Roof, Metal, Replace	40	29	11	500	SF	\$14.39	\$7,196																							\$7,196	
The Learning Center - Adult Education	Portable - Restrooms	C1023	Throughout	1425945	Door Hardware System, School (per Door), Replace	30	15	15	4	EA	\$442.80	\$1,771																							\$1,771	
The Learning Center - Adult Education	Portable - Restrooms	C3024	Interior	1425954	Interior Floor Finish, Linoleum, Replace	15	5	10	500	SF	\$3.87	\$1,937											\$1,937												\$1,937	
The Learning Center - Adult Education	Portable - Restrooms	C3032	Building	1425952	Interior Ceiling Finish, Fiberglass Panel, Replace	25	10	15	500	SF	\$16.61	\$8,303																							\$8,303	
The Learning Center - Adult Education	Portable - Restrooms	D2011	Common area restrooms	1426304	Toilet, Commercial Water Closet, Replace	30	10	20	7	EA	\$1,439.10	\$10,074																							\$10,074	
The Learning Center - Adult Education	Portable - Restrooms	D2012	Common area restrooms	1426306	Urinal, Standard, Replace	30	10	20	2	EA	\$1,217.70	\$2,435																							\$2,435	
The Learning Center - Adult Education	Portable - Restrooms	D2014	Common area restrooms	1426305	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	4	EA	\$1,660.50	\$6,642																							\$6,642	
The Learning Center - Adult Education	Portable - Restrooms	D2023	Common area restrooms	1426307	Water Heater, Instant Hot, Electric, Replace	15	2	13	1	EA	\$553.50	\$554																								\$554
The Learning Center - Adult Education	Portable - Restrooms	D3032	Building	1426303	Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	5	10	4	EA	\$4,428.00	\$17,712																							\$17,712	
The Learning Center - Adult Education	Portable - Restrooms	D4019	Throughout building	1425959	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	500	SF	\$5.54	\$2,768						\$2,768																	\$2,768	
The Learning Center - Adult Education	Portable - Restrooms	D4031	Front entrance	1425949	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166																		\$166	
The Learning Center - Adult Education	Portable - Restrooms	D5019	Building	1425950	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	500	SF	\$14.39	\$7,196																								\$7,196
The Learning Center - Adult Education	Portable - Restrooms	D5029	Building	1425957	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	500	SF	\$6.64	\$3,321																								\$3,321
The Learning Center - Adult Education	Portable - Restrooms	D5037	Throughout building	1425948	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	500	SF	\$4.43	\$2,214																								\$2,214
The Learning Center - Adult Education	Portable - Restrooms	D5038	Building	1425956	Intrusion Detection Alarm System, , Install	15	10	5	500	SF	\$3.60	\$1,799																							\$1,799	
The Learning Center - Adult Education	Portable - Room 1	B2011	Building Exterior	1425320	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649																							\$4,649	
The Learning Center - Adult Education	Portable - Room 1	B2021	Building Exterior	1425331	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103																							\$2,103	
The Learning Center - Adult Education	Portable - Room 1	B2032	Building Exterior	1425318	Exterior Door, Steel, Replace	40	29	11	2	EA	\$664.20	\$1,328																								\$1,328
The Learning Center - Adult Education	Portable - Room 1	B3011	Roof	1425329	Roof, Metal, Replace	40	39	1	1100	SF	\$14.39	\$15,830																							\$15,830	
The Learning Center - Adult Education	Portable - Room 1	C1023	Throughout	1425317	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																							\$886	
The Learning Center - Adult Education	Portable - Room 1	C3012	Throughout	1425326	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321																							\$3,321	
The Learning Center - Adult Education	Portable - Room 1	C3024	Building	1425325	Interior Floor Finish, Linoleum, Replace	15	5	10	200	SF	\$3.87	\$775																								\$775
The Learning Center - Adult Education	Portable - Room 1	C3024	Interior	1425333	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	800	SF	\$5.54	\$4,428																								\$4,428
The Learning Center - Adult Education	Portable - Room 1	C3032	Building	1425324	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875																								\$3,875
The Learning Center - Adult Education	Portable - Room 1	D2023	Room 1	1426286	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	1	14	1	EA	\$719.55	\$720																							\$720	
The Learning Center - Adult Education	Portable - Room 1	D2029	Building	1459665	Plumbing System, Supply & Sanitary, Very Low Density (excl fixtures), Replace	40	29	11	1000	SF	\$1.11	\$1,107																								

Building	Subfolder	Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
The Learning Center - Adult Education	Portable - Room 10	C3012	Throughout	1426340	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321															\$3,321	\$6,642	
The Learning Center - Adult Education	Portable - Room 10	C3025	Interior	1426339	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196											\$7,196						\$14,391
The Learning Center - Adult Education	Portable - Room 10	C3032	Building	1426337	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875											\$3,875										\$3,875	
The Learning Center - Adult Education	Portable - Room 10	D3052	Rear of building	1426336	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	18	2	1	EA	\$6,088.50	\$6,089		\$6,089																			\$6,089	
The Learning Center - Adult Education	Portable - Room 10	D4019	Throughout building	1426344	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535															\$5,535	
The Learning Center - Adult Education	Portable - Room 10	D4031	Front entrance	1426334	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166											\$166					\$332	
The Learning Center - Adult Education	Portable - Room 10	D5019	Building	1426335	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	1000	SF	\$14.39	\$14,391											\$14,391										\$14,391	
The Learning Center - Adult Education	Portable - Room 10	D5029	Building	1426342	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$6.64	\$6,642											\$6,642										\$6,642	
The Learning Center - Adult Education	Portable - Room 10	D5037	Throughout building	1426333	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1000	SF	\$4.43	\$4,428											\$4,428										\$4,428	
The Learning Center - Adult Education	Portable - Room 10	D5038	Building	1426341	Intrusion Detection Alarm System, , Install	15	10	5	1000	SF	\$3.60	\$3,598					\$3,598														\$3,598		\$7,196	
The Learning Center - Adult Education	Portable - Room 2	B2011	Building Exterior	1425812	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649		\$4,649										\$4,649									\$9,299	
The Learning Center - Adult Education	Portable - Room 2	B2021	Building Exterior	1425825	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103										\$2,103											\$2,103	
The Learning Center - Adult Education	Portable - Room 2	B2032	Building Exterior	1425811	Exterior Door, Steel, Replace	40	29	11	1	EA	\$664.20	\$664												\$664									\$664	
The Learning Center - Adult Education	Portable - Room 2	B3011	Roof	1425823	Roof, Modified Bituminous, Replace	20	39	0	1100	SF	\$11.07	\$12,177	\$12,177																		\$12,177		\$24,354	
The Learning Center - Adult Education	Portable - Room 2	C1021	Interior	1425827	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																			\$775		\$775	
The Learning Center - Adult Education	Portable - Room 2	C1023	Throughout	1425810	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																\$886					\$886	
The Learning Center - Adult Education	Portable - Room 2	C3012	Throughout	1425820	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321													\$3,321		\$6,642		
The Learning Center - Adult Education	Portable - Room 2	C3025	Interior	1425818	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196											\$7,196					\$14,391	
The Learning Center - Adult Education	Portable - Room 2	C3032	Building	1425817	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875											\$3,875										\$3,875	
The Learning Center - Adult Education	Portable - Room 2	D3052	Rear of building	1425816	Heat Pump, 2.5 - 3 TON, Replace	20	5	15	1	EA	\$4,870.80	\$4,871																\$4,871					\$4,871	
The Learning Center - Adult Education	Portable - Room 2	D4019	Throughout building	1425824	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535															\$5,535	
The Learning Center - Adult Education	Portable - Room 2	D4031	Front entrance	1425814	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166											\$166					\$332	
The Learning Center - Adult Education	Portable - Room 2	D5019	Building	1425815	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	1000	SF	\$14.39	\$14,391											\$14,391										\$14,391	
The Learning Center - Adult Education	Portable - Room 2	D5029	Building	1425822	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$6.64	\$6,642											\$6,642										\$6,642	
The Learning Center - Adult Education	Portable - Room 2	D5037	Throughout building	1425813	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1000	SF	\$4.43	\$4,428											\$4,428										\$4,428	
The Learning Center - Adult Education	Portable - Room 2	D5038	Building	1425821	Intrusion Detection Alarm System, , Install	15	10	5	1000	SF	\$3.60	\$3,598					\$3,598													\$3,598			\$7,196	
The Learning Center - Adult Education	Portable - Room 3	B2011	Building Exterior	1425829	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649		\$4,649										\$4,649									\$9,299	
The Learning Center - Adult Education	Portable - Room 3	B2021	Building Exterior	1425839	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103										\$2,103											\$2,103	
The Learning Center - Adult Education	Portable - Room 3	B2032	Building Exterior	1425840	Exterior Door, Steel, Replace	40	29	11	1	EA	\$664.20	\$664												\$664										\$664
The Learning Center - Adult Education	Portable - Room 3	B3011	Roof	1425844	Roof, Metal, Replace	40	39	1	1100	SF	\$14.39	\$15,830	\$15,830																				\$15,830	
The Learning Center - Adult Education	Portable - Room 3	C1021	Interior	1425841	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																			\$775		\$775	
The Learning Center - Adult Education	Portable - Room 3	C1023	Throughout	1425828	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																\$886					\$886	
The Learning Center - Adult Education	Portable - Room 3	C3012	Throughout	1425835	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321												\$3,321				\$6,642	
The Learning Center - Adult Education	Portable - Room 3	C3025	Interior	1425843	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196											\$7,196					\$14,391	
The Learning Center - Adult Education	Portable - Room 3	C3032	Building	1425833	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875											\$3,875										\$3,875	
The Learning Center - Adult Education	Portable - Room 3	D3052	Rear of building	1425842	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	5	15	1	EA	\$6,088.50	\$6,089																\$6,089					\$6,089	
The Learning Center - Adult Education	Portable - Room 3	D4019	Throughout building	1425838	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535															\$5,535	
The Learning Center - Adult Education	Portable - Room 3	D4031	Front entrance	1425831	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166											\$166					\$332	
The Learning Center - Adult Education	Portable - Room 3	D5019	Building	1425832	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	1000	SF	\$14.39	\$14,391											\$14,391										\$14,391	
The Learning Center - Adult Education	Portable - Room 3	D5029	Building	1425837	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$6.64	\$6,642											\$6,642										\$6,642	
The Learning Center - Adult Education	Portable - Room 3	D5037	Throughout building	1425830	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1000	SF	\$4.43	\$4,428											\$4,428										\$4,428	
The Learning Center - Adult Education	Portable - Room 3	D5038	Building	1425836	Intrusion Detection Alarm System, , Install	15	10	5	1000	SF	\$3.60	\$3,598					\$3,598													\$3,598			\$7,196	
The Learning Center - Adult Education	Portable - Room 4	B2011	Building Exterior	1425846	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649		\$4,649										\$4,649									\$9,299	
The Learning Center - Adult Education	Portable - Room 4	B2021	Building Exterior	1425856	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103										\$2,103											\$2,103	
The Learning Center - Adult Education	Portable - Room 4	B2032	Building Exterior	1425857	Exterior Door, Steel, Replace	40	29	11	1	EA	\$664.20	\$664												\$664										\$664
The Learning Center - Adult Education	Portable - Room 4	B3011	Roof	1425861	Roof, Modified Bituminous, Replace	20	39	0	1100	SF	\$11.07	\$12,177	\$12,177																		\$12,177		\$24,354	
The Learning Center - Adult Education	Portable - Room 4	C1021	Interior	1425858	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																			\$775		\$775	
The Learning Center - Adult Education	Portable - Room 4	C1023	Throughout	1425845	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																\$886					\$886	
The Learning Center - Adult Education	Portable - Room 4	C3012	Throughout	1425852	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321												\$3,321				\$6,642	
The Learning Center - Adult Education	Portable - Room 4	C3024	Building	1425851	Interior Floor Finish, Linoleum, Replace	15	5	10	200	SF	\$3.87	\$775											\$775										\$775	
The Learning Center - Adult Education	Portable - Room 4	C3025	Interior	1425860	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196											\$7,196					\$14,391	
The Learning Center - Adult Education	Portable - Room 4	C3032	Building	1425850	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875											\$3,875										\$3,875	
The Learning Center - Adult Education	Portable - Room 4	D3052	Rear of building	1425859	Heat Pump, 2.5 - 3 TON, Replace	20	16	4	1	EA	\$4,870.80	\$4,871																					\$4,871	
The Learning Center - Adult Education	Portable - Room 4	D4019	Throughout building	1425855	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535															\$5,535	
The Learning Center - Adult Education	Portable - Room 4	D4031	Front entrance	1425848	Fire Extinguisher, Type ABC, up to 20 LB,																													

Building	Subfolder	Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
The Learning Center - Adult Education	Portable - Room 5	C1023	Throughout	1425862	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																						\$886	\$886	
The Learning Center - Adult Education	Portable - Room 5	C3012	Throughout	1425872	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321																\$3,321	\$6,642		
The Learning Center - Adult Education	Portable - Room 5	C3025	Interior	1425870	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196																\$7,196	\$14,391		
The Learning Center - Adult Education	Portable - Room 5	C3032	Building	1425868	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875											\$3,875										\$3,875	\$3,875		
The Learning Center - Adult Education	Portable - Room 5	D3052	Rear of building	1425878	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																			\$6,089	\$6,089	
The Learning Center - Adult Education	Portable - Room 5	D4019	Throughout building	1425876	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535																\$5,535	\$5,535	
The Learning Center - Adult Education	Portable - Room 5	D4031	Front entrance	1425866	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166																\$166	\$332		
The Learning Center - Adult Education	Portable - Room 5	D5019	Building	1425867	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	1000	SF	\$14.39	\$14,391												\$14,391										\$14,391	\$14,391	
The Learning Center - Adult Education	Portable - Room 5	D5029	Building	1425874	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$6.64	\$6,642												\$6,642										\$6,642	\$6,642	
The Learning Center - Adult Education	Portable - Room 5	D5037	Throughout building	1425865	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1000	SF	\$4.43	\$4,428												\$4,428										\$4,428	\$4,428	
The Learning Center - Adult Education	Portable - Room 5	D5038	Building	1425873	Intrusion Detection Alarm System, , Install	15	10	5	1000	SF	\$3.60	\$3,598					\$3,598																\$3,598	\$7,196		
The Learning Center - Adult Education	Portable - Room 6	B2011	Building Exterior	1425883	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649			\$4,649										\$4,649									\$4,649	\$9,299	
The Learning Center - Adult Education	Portable - Room 6	B2021	Building Exterior	1425896	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103											\$2,103											\$2,103	\$2,103	
The Learning Center - Adult Education	Portable - Room 6	B2032	Building Exterior	1425882	Exterior Door, Steel, Replace	40	29	11	1	EA	\$664.20	\$664																						\$664	\$664	
The Learning Center - Adult Education	Portable - Room 6	B3011	Roof	1425894	Roof, Metal, Replace	40	29	11	1100	SF	\$14.39	\$15,830												\$15,830										\$15,830	\$15,830	
The Learning Center - Adult Education	Portable - Room 6	C1021	Interior	1425889	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																						\$775	\$775	
The Learning Center - Adult Education	Portable - Room 6	C1023	Throughout	1425881	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																						\$886	\$886	
The Learning Center - Adult Education	Portable - Room 6	C3012	Throughout	1425891	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321																\$3,321	\$6,642		
The Learning Center - Adult Education	Portable - Room 6	C3025	Interior	1425890	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196																	\$7,196	\$14,391	
The Learning Center - Adult Education	Portable - Room 6	C3032	Building	1425888	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875												\$3,875										\$3,875	\$3,875	
The Learning Center - Adult Education	Portable - Room 6	D3052	Rear of building	1425887	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																			\$6,089	\$6,089	
The Learning Center - Adult Education	Portable - Room 6	D4019	Throughout building	1425895	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535																	\$5,535	\$5,535
The Learning Center - Adult Education	Portable - Room 6	D4031	Front entrance	1425885	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166																	\$166	\$332	
The Learning Center - Adult Education	Portable - Room 6	D5019	Building	1425886	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	1000	SF	\$14.39	\$14,391													\$14,391										\$14,391	\$14,391
The Learning Center - Adult Education	Portable - Room 6	D5029	Building	1425893	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$6.64	\$6,642												\$6,642										\$6,642	\$6,642	
The Learning Center - Adult Education	Portable - Room 6	D5037	Throughout building	1425884	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1000	SF	\$4.43	\$4,428												\$4,428										\$4,428	\$4,428	
The Learning Center - Adult Education	Portable - Room 6	D5038	Building	1425892	Intrusion Detection Alarm System, , Install	15	10	5	1000	SF	\$3.60	\$3,598					\$3,598																\$3,598	\$7,196		
The Learning Center - Adult Education	Portable - Room 7	B2011	Building Exterior	1425899	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649			\$4,649											\$4,649								\$4,649	\$9,299	
The Learning Center - Adult Education	Portable - Room 7	B2021	Building Exterior	1425912	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103												\$2,103										\$2,103	\$2,103	
The Learning Center - Adult Education	Portable - Room 7	B2032	Building Exterior	1425898	Exterior Door, Steel, Replace	40	29	11	1	EA	\$664.20	\$664																						\$664	\$664	
The Learning Center - Adult Education	Portable - Room 7	B3011	Roof	1425910	Roof, Modified Bituminous, Replace	20	15	5	1100	SF	\$11.07	\$12,177					\$12,177																		\$12,177	\$12,177
The Learning Center - Adult Education	Portable - Room 7	C1021	Interior	1425905	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																						\$775	\$775	
The Learning Center - Adult Education	Portable - Room 7	C1023	Throughout	1425897	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																						\$886	\$886	
The Learning Center - Adult Education	Portable - Room 7	C3012	Throughout	1425907	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321																	\$3,321	\$6,642	
The Learning Center - Adult Education	Portable - Room 7	C3025	Interior	1425906	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196																		\$7,196	\$14,391
The Learning Center - Adult Education	Portable - Room 7	C3032	Building	1425904	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875												\$3,875											\$3,875	\$3,875
The Learning Center - Adult Education	Portable - Room 7	D3052	Rear of building	1425903	Heat Pump, Wall-Mounted, 3.5 to 4 Ton, Replace	20	18	2	1	EA	\$6,088.50	\$6,089			\$6,089																				\$6,089	\$6,089
The Learning Center - Adult Education	Portable - Room 7	D4019	Throughout building	1425911	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	34	6	1000	SF	\$5.54	\$5,535						\$5,535																	\$5,535	\$5,535
The Learning Center - Adult Education	Portable - Room 7	D4031	Front entrance	1425901	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	\$166.05	\$166					\$166																		\$166	\$332
The Learning Center - Adult Education	Portable - Room 7	D5019	Building	1425902	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	29	11	1000	SF	\$14.39	\$14,391													\$14,391										\$14,391	\$14,391
The Learning Center - Adult Education	Portable - Room 7	D5029	Building	1425909	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$6.64	\$6,642												\$6,642											\$6,642	\$6,642
The Learning Center - Adult Education	Portable - Room 7	D5037	Throughout building	1425900	Fire Alarm System, Standard Addressable, Upgrade	20	10	10	1000	SF	\$4.43	\$4,428												\$4,428											\$4,428	\$4,428
The Learning Center - Adult Education	Portable - Room 7	D5038	Building	1425908	Intrusion Detection Alarm System, , Install	15	10	5	1000	SF	\$3.60	\$3,598					\$3,598																	\$3,598	\$7,196	
The Learning Center - Adult Education	Portable - Room 8	B2011	Building Exterior	1425915	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1400	SF	\$3.32	\$4,649			\$4,649											\$4,649									\$4,649	\$9,299
The Learning Center - Adult Education	Portable - Room 8	B2021	Building Exterior	1425928	Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	2	EA	\$1,051.65	\$2,103												\$2,103											\$2,103	\$2,103
The Learning Center - Adult Education	Portable - Room 8	B2032	Building Exterior	1425914	Exterior Door, Steel, Replace	40	29	11	1	EA	\$664.20	\$664																							\$664	\$664
The Learning Center - Adult Education	Portable - Room 8	B3011	Roof	1425926	Roof, Metal, Replace	40	29	11	1100	SF	\$14.39	\$15,830													\$15,830										\$15,830	\$15,830
The Learning Center - Adult Education	Portable - Room 8	C1021	Interior	1425921	Interior Door, Wood Solid-Core, Replace	40	20	20	1	EA	\$774.90	\$775																							\$775	\$775
The Learning Center - Adult Education	Portable - Room 8	C1023	Throughout	1425913	Door Hardware System, School (per Door), Replace	30	15	15	2	EA	\$442.80	\$886																							\$886	\$886
The Learning Center - Adult Education	Portable - Room 8	C3012	Throughout	1425923	Interior Wall Finish, Fabric, Replace	15	10	5	1500	SF	\$2.21	\$3,321					\$3,321																	\$3,321	\$6,642	
The Learning Center - Adult Education	Portable - Room 8	C3025	Interior	1425922	Interior Floor Finish, Carpet Commercial Tile, Replace	10	5	5	1000	SF	\$7.20	\$7,196					\$7,196																		\$7,196	\$14,391
The Learning Center - Adult Education	Portable - Room 8	C3032	Building	1425920	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	15	10	1000	SF	\$3.87	\$3,875																								

Appendix F: Equipment Inventory List

D20 PLUMBING

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1422530	D2021	Backflow Preventer	2 inch	The Learning Center - Adult Education / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found			
2	1422528	D2021	Backflow Preventer	2 inch	The Learning Center - Adult Education / Site	Parking area	No tag/plate found	No tag/plate found	No tag/plate found	2002		
3	1426286	D2023	Water Heater	28 gal	The Learning Center - Adult Education / Portable - Room 1	Room 1	Bradford White	RE230LN6	SA40732282			
4	1426307	D2023	Water Heater		The Learning Center - Adult Education / Portable - Restrooms	Common area restrooms	Eemax	Inaccessible	Inaccessible			

D30 HVAC

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1426303	D3032	Ductless Split System	4 ton	The Learning Center - Adult Education / Portable - Restrooms	Building	Fujitsu	Inaccessible	Inaccessible			4
2	1425323	D3052	Heat Pump	3 TON	The Learning Center - Adult Education / Portable - Room 1	Rear of building	Wall King	Illegible	Illegible	1990		
3	1425816	D3052	Heat Pump	3 TON	The Learning Center - Adult Education / Portable - Room 2	Rear of building	Bard	W36H2A05VP	309D14311799302	2014		
4	1425859	D3052	Heat Pump	3 TON	The Learning Center - Adult Education / Portable - Room 4	Rear of building	Intertherm	Illegible	Illegible	2003		
5	1425270	D3052	Heat Pump	3 TON	The Learning Center - Adult Education / Portable - Staff Lounge	Rear of building	Bard	WH361-A05	125N07243376502	2007		
6	1427552	D3052	Heat Pump	3 ton	The Learning Center - Adult Education / Portable - Main Office	Side of building	Bard	W36HAA05VP4	278C18352805202	2018		
7	1427549	D3052	Heat Pump	3 ton	The Learning Center - Adult Education / Portable - Main Office	Side of building	Bard	W36HAA05VP4	278C18352805602	2018		
8	1425935	D3052	Heat Pump	3.5 TON	The Learning Center - Adult Education / Portable - Room 9	Rear of building	Bard	W42H1A04VP4	332N11285627002	2012		
9	1425919	D3052	Heat Pump	3.5 TON	The Learning Center - Adult Education / Portable - Room 8	Rear of building	Nordyne	Illegible	Illegible	2000		
10	1426336	D3052	Heat Pump	3.5 TON	The Learning Center - Adult Education / Portable - Room 10	Rear of building	Nordyne	Illegible	Illegible	2000		
11	1425878	D3052	Heat Pump	4 TON	The Learning Center - Adult Education / Portable - Room 5	Rear of building	Crispaire	AVP48HPA10NB	EJ12428	1998		
12	1425903	D3052	Heat Pump	3.5 TON	The Learning Center - Adult Education / Portable - Room 7	Rear of building	Intertherm	Illegible	Illegible	1998		
13	1425887	D3052	Heat Pump	3.5 TON	The Learning Center - Adult Education / Portable - Room 6	Rear of building	Crispaire	AVP42HPA08NB	EG18612	1998		
14	1425842	D3052	Heat Pump	3.5 TON	The Learning Center - Adult Education / Portable - Room 3	Rear of building	Bard	W42H2A04VP4	332D14311273502	2014		

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1425949	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Restrooms	Front entrance						
2	1425814	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 2	Front entrance						
3	1426334	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 10	Front entrance						
4	1425390	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 1	Front entrance						
5	1425885	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 6	Front entrance						
6	1425933	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 9	Front entrance						
7	1425917	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 8	Front entrance						
8	1426443	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Main Office	Front entrance						
9	1425831	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 3	Front entrance						
10	1425901	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 7	Front entrance						
11	1425848	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 4	Front entrance						
12	1425866	D4031	Fire Extinguisher		The Learning Center - Adult Education / Portable - Room 5	Front entrance						

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1422531	D5012	Building/Main Switchboard	400 AMP	The Learning Center - Adult Education / Site	Site	Square D			1990		
2	1427568	D5012	Secondary Transformer	30 kVA	The Learning Center - Adult Education / Portable - Main Office	Building exterior	Square D	30T3HIS	No tag/plate found			19
3	1422871	D5022	Light Fixture		The Learning Center - Adult Education / Site	Site						
4	1427558	D5037	Annunciator Alarm Panel		The Learning Center - Adult Education / Portable - Main Office	Building						
5	1425316	D5037	Fire Alarm Control Panel		The Learning Center - Adult Education / Portable - Staff Lounge	Building	Honeywell	Intelliknight 5808	1Z2646F			

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1427556	E1028	Defibrillator (AED)		The Learning Center - Adult Education / Portable - Main Office	Building						

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1422525	G4021	Site Pole Light		The Learning Center - Adult Education / Site	Site						3