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# FACILITY CONDITION ASSESSMENT

HMC Architects  
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Andrew Thompson



MAINTENANCE, OPERATIONS AND TRANSPORTATION  
4740 Pedley Road  
Jurupa Valley, California 92509

## PREPARED BY:

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September 24, 2019



engineering | environmental | capital planning | project management

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## TABLE OF CONTENTS

|  |           |
|--|-----------|
| <b>1. Executive Summary .....</b>              | <b>1</b>  |
| Campus Overview and Assessment Details .....   | 1         |
| Buildings .....                                | 1         |
| Plan Types.....                                | 2         |
| Campus Findings and Deficiencies .....         | 4         |
| Facility Condition Index (FCI) .....           | 5         |
| Immediate Needs.....                           | 6         |
| Key Findings .....                             | 7         |
| <b>2. Building A (Main Building).....</b>      | <b>10</b> |
| <b>3. Building B (Print Shop).....</b>         | <b>12</b> |
| <b>4. Building C (Textbook Warehouse).....</b> | <b>14</b> |
| <b>5. Building D (Server Building).....</b>    | <b>16</b> |
| <b>6. Portables .....</b>                      | <b>18</b> |
| <b>7. Site Summary.....</b>                    | <b>20</b> |
| <b>8. ADA Accessibility .....</b>              | <b>21</b> |
| <b>9. Purpose and Scope .....</b>              | <b>25</b> |
| <b>10. Opinions of Probable Costs .....</b>    | <b>27</b> |
| Methodology .....                              | 27        |
| Definitions .....                              | 27        |
| <b>11. Certification.....</b>                  | <b>29</b> |
| <b>12. Appendices .....</b>                    | <b>30</b> |

# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information                      |   |
|--|---|
| <b>Main Address</b>                      | 4740 Pedley Road, Jurupa Valley, California 92509   |
| <b>Site Developed</b>                    | 1969, Phase I / 1997 Phase II   |
| <b>Property Type</b>                     | Maintenance & Operations  |
| <b>Current Occupants</b>                 | Jurupa Valley Unified School District   |
| <b>Building Area</b>                     | 37,675 SF   |
| <b>Number of Buildings</b>               | Seven   |
| <b>Date(s) of Visit</b>                  | September 24, 2019  |
| <b>Management Point of Contact</b>       | Jurupa Unified School District<br>Robin Griffin, Director, Planning & Development<br>T 951.361.6571<br>robin_griffin@jUSD.k12.ca.us                                     |
| <b>On-site Point of Contact (POC)</b>    | NA  |
| <b>Assessment and Report Prepared By</b> | Dirk Dykstra  |
| <b>Reviewed By</b>                       | Kathleen Sullivan Technical Report Reviewer for<br>Mark Surdam<br>Program Manager<br><a href="mailto:msurdam@emgcorp.com">msurdam@emgcorp.com</a><br>800.733.0660 x6251 |

## Buildings

| Building Summary |                           |             |               |
|------------------|---------------------------|-------------|---------------|
| Building         | Use                       | Constructed | Area(SF)      |
| <b>A</b>         | <b>Main Building</b>      | <b>1969</b> | <b>18,050</b> |
| <b>B</b>         | <b>Server Building</b>    | <b>2016</b> | <b>1,150</b>  |
| <b>C</b>         | <b>Print Shop</b>         | <b>1969</b> | <b>5,565</b>  |
| <b>D</b>         | <b>Textbook Warehouse</b> | <b>1969</b> | <b>8,250</b>  |
| <b>P1</b>        | <b>Portable</b>           | <b>1997</b> | <b>1,910</b>  |
| <b>P2</b>        | <b>Portable</b>           | <b>1997</b> | <b>1,175</b>  |

## Building Summary

| Building     | Use             | Constructed | Area(SF)      |
|--------------|-----------------|-------------|---------------|
| <b>P3</b>    | <b>Portable</b> | <b>1997</b> | <b>1,575</b>  |
| <b>TOTAL</b> |                 |             | <b>37,675</b> |

## Unit Allocation

The Jurupa Unified School District programs occupy 36,500 square feet of the property and 1,175 square feet of the property are occupied by 'CSEA Classifieds Union'.

## Areas Observed

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

## Key Spaces Not Observed

All key areas of the property were accessible and observed.

### Plan Types

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

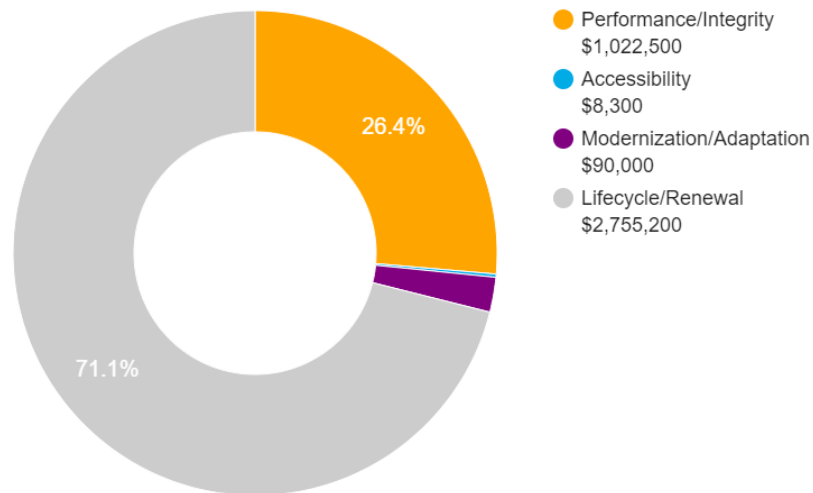
## Plan Type Descriptions

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

## Plan Type Descriptions

- 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: \$3,876,000

## Campus Findings and Deficiencies

### Historical Summary

The Maintenance, Operations & Transportation site is the Jurupa Valley Unified School District's primary maintenance site as well as the host to the district's bus barn, refueling station and parking. The site was initially developed in 1969. There were a 1997 addition of portables and the construction of a central server building in 2016. There has been a variety of lesser renovations as buildings were lightly expanded or spaces were repurposed.

### Architectural

The primary buildings are mixed wood and steel framed structures built in 1969, with either built-up or metal roofs replaced in 1996. The portables are light-gauge steel structures with metal and bituminous roofs. The exteriors of these buildings are painted wood and metal walls with aluminum-framed windows and a combination of steel and wooden doors. The interior finishes are replaced on an as-needed basis. The print shop roof has reoccurring leaks, and the main building has heavily damaged doors behind its generator. The main building is known to have ACM and an AHERA plan is in place.

The newest building, which houses the district's main servers, is a steel-framed building with stone walls and a built-up roof. The server building has a fully glazed entrance doors, and the interiors have not needed replacement.

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

HVAC is provided in most areas by packaged units. Warehouse spaces are not cooled but have gas unit heaters suspended from their ceilings. The print shop and certain offices are cooled by ductless split units, and the server room uses a Computer Room Air-Conditioning system (CRAC). Electrical systems are largely original with limited renovation performed to provide power to the new server building. The main building has an aged generator with a manual transfer switch for emergency power, and the server building has its own generator with an automatic transfer switch. Plumbing systems are largely original with fixtures updated on an as-needed basis. The server room is fire-protected by a series of fire suppression agent canisters and has a dedicated fire alarm system. The print shop has a fire alarm system last updated in 2010. No other fire alarms were observed. A sprinkler system was not observed on the property.

### Site

The site contains a self-service fuel station, a natural gas compressor, and electric vehicle charging stations. The parking areas are heavily worn, and sealcoats are on the brink of failure.

### Recommended Additional Studies

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

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

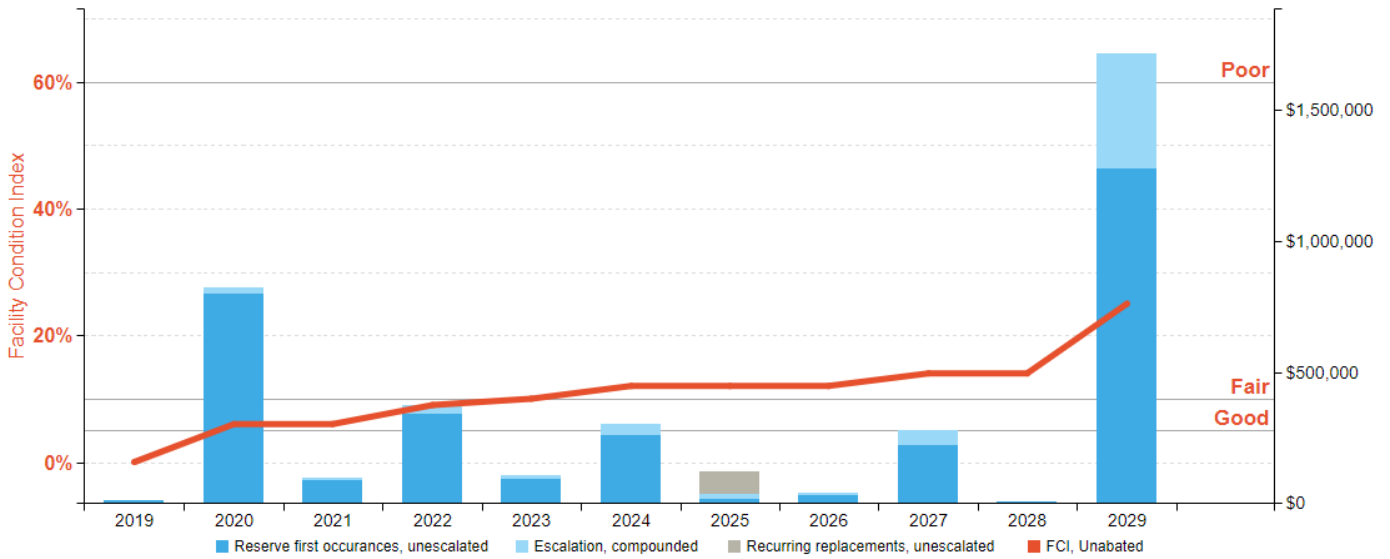
| System            | Immediate      | Short Term (3 yr)  | Near Term (5 yr) | Med Term (10 yr)   | Long Term (20 yr)  | TOTAL              |
|-------------------|----------------|--------------------|------------------|--------------------|--------------------|--------------------|
| Structure         | -              | -                  | -                | -                  | -                  | -                  |
| Facade            | \$1,500        | \$65,200           | \$21,000         | \$57,300           | \$181,100          | \$326,200          |
| Roofing           | -              | \$390,600          | \$6,500          | -                  | \$298,800          | \$695,900          |
| Interiors         | -              | -                  | \$56,000         | \$179,300          | \$184,300          | \$419,600          |
| Plumbing          | -              | \$3,600            | \$4,000          | \$382,500          | \$156,900          | \$547,000          |
| Fire Suppression  | -              | -                  | -                | -                  | \$98,800           | \$98,800           |
| HVAC              | -              | \$25,800           | \$69,700         | \$80,900           | \$1,176,600        | \$1,352,900        |
| Electrical        | -              | \$500              | \$160,700        | -                  | \$1,360,800        | \$1,522,000        |
| Fire Alarm & Comm | -              | \$17,200           | \$90,000         | -                  | \$43,400           | \$150,600          |
| Equipment/Special | -              | -                  | -                | \$279,800          | \$2,700            | \$282,500          |
| Pavement          | -              | \$788,200          | -                | \$919,500          | \$260,600          | \$1,968,200        |
| Site Development  | -              | -                  | -                | -                  | \$178,900          | \$178,900          |
| Site Lighting     | -              | -                  | -                | -                  | \$58,600           | \$58,600           |
| Landscaping       | -              | -                  | -                | -                  | \$90,500           | \$90,500           |
| Utilities         | -              | -                  | -                | \$267,800          | -                  | \$267,800          |
| Accessibility     | \$8,300        | -                  | -                | -                  | -                  | \$8,300            |
| <b>TOTALS</b>     | <b>\$9,800</b> | <b>\$1,291,100</b> | <b>\$407,900</b> | <b>\$2,167,100</b> | <b>\$4,092,000</b> | <b>\$7,967,800</b> |

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: Maintenance, Operations & Transportation

Replacement Value: \$ 14,794,200; Inflation rate: 3.0%



### Immediate Needs

| Facility/Building                        | Total Items | Total Cost     |
|--|-------------|----------------|
| Maintenance, Operations & Transportation | 2           | \$9,852        |
| <b>Total</b>                             | <b>2</b>    | <b>\$9,852</b> |

#### Maintenance, Operations & Transportation

| ID                     | Location  | UF Code | Description   | Condition | Plan Type             | Cost           |
|------------------------|---|---------|---|-----------|-----------------------|----------------|
| 1440420                | Maintenance, Operations & Transportation / Building A (Main Building) | B2032   | Exterior Door, Wood Solid-Core, Replace                                     | Failed    | Performance/Integrity | \$1,550        |
| 1577241                | Maintenance, Operations & Transportation / Building A (Main Building) | Z105X   | ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA        | Accessibility         | \$8,303        |
| <b>Total (2 items)</b> |   |         |   |           |                       | <b>\$9,852</b> |



### Key Findings



#### Roof in Poor condition.

Metal  
Building B (Print Shop) Roof

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

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$80,100

\$\$\$\$

Reoccurring leaks reported. - AssetCALC ID: 1440339



#### Soffit in Poor condition.

Wood  
Building A (Main Building) Building Exterior

Uniformat Code: B2016  
Recommendation: **Replace in 2020**

Priority Score: **89.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,800

\$\$\$\$

Wood trim is exceedingly aged and splitting. - AssetCALC ID: 1440341



#### Exterior Door in Failed condition.

Wood Solid-Core  
Building A (Main Building) Building Exterior

Uniformat Code: B2032  
Recommendation: **Replace in 2019**

Priority Score: **88.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Doors behind generator are completely rotted and have lost basic integrity. - AssetCALC ID: 1440420

#### Fire Alarm System in Poor condition.

Basic/Zoned  
Building B (Print Shop) Throughout building

Uniformat Code: D5037  
Recommendation: **Upgrade in 2020**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,300

\$\$\$\$

System is limited and in need of upgrade. Control panel was not found but is reported in need of upgrade. - AssetCALC ID: 1459365

**Fire Alarm Control Panel in Poor condition.**

Basic/Zoned  
Building B (Print Shop) Office

Uniformat Code: D5037  
Recommendation: **Replace in 2020**

Priority Score: **87.0**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$4,400

\$\$\$\$

System is limited and in need of upgrade. Control panel was not found but is reported in need of upgrade. - AssetCALC ID: 1459364



**Parking Lots in Poor condition.**

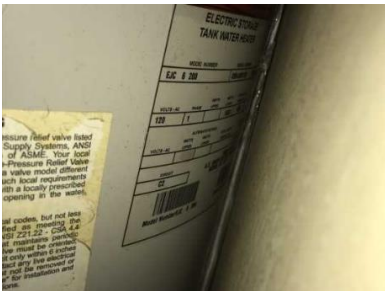
Asphalt Pavement  
Site

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

Priority Score: **87.0**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$87,200

\$\$\$\$

Sealcoat is largely worn away, particularly in bus areas. - AssetCALC ID: 1440302



**Water Heater in Poor condition.**

6 GAL  
Building A (Main Building) Utility Closet

Uniformat Code: D2023  
Recommendation: **Replace in 2021**

Priority Score: **87.0**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$600

\$\$\$\$

Water heater is covered in scale and corrosive elements. - AssetCALC ID: 1440444



**Parking Lots in Poor condition.**

Asphalt Pavement  
Site

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

Priority Score: **87.0**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$678,000

\$\$\$\$

Heavy alligator cracking observed throughout. - AssetCALC ID: 1440434



**Packaged Unit (RTU) in Poor condition.**

3.5 TON  
Building A (Main Building) Roof

Uniformat Code: D3052  
Recommendation: **Replace in 2021**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,100

\$\$\$\$

Unit observed to malfunction - AssetCALC ID: 1440279

**Fire Alarm System**

Standard Addressable  
Building A (Main Building) Throughout building

Uniformat Code: D5037  
Recommendation: **Install in 2023**

Priority Score: **59.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$79,900

\$\$\$\$

Alarm components were not observed in the main building. - AssetCALC ID: 1459366

## 2. Building A (Main Building)



### Building A: Systems Summary

|                              |   |                  |
|------------------------------|---|------------------|
| <b>Address</b>               | 4740 Pedley Road, Jurupa Valley, California 92509   |                  |
| <b>Constructed/Renovated</b> | 1969  |                  |
| <b>Building Size</b>         | 18,050 SF   |                  |
| <b>Number of Stories</b>     | 1   |                  |
| <i>System</i>                | <i>Description</i>  | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure on concrete slab<br>Steel frame on concrete slab  | Fair             |
| <b>Façade</b>                | Painted wood and Metal siding with aluminum windows   | Fair             |
| <b>Roof</b>                  | Primary: Flat construction with built-up finish   | Fair             |
| <b>Interiors</b>             | Walls: Painted and papered gypsum board & wood, wood panel<br>Floors: Carpet, VCT, vinyl sheeting, Unfinished<br>Ceilings: Painted gypsum board, ACT, exposed | Fair             |
| <b>Elevators</b>             | None  | --               |
| <b>Plumbing</b>              | Galvanized supply and cast iron waste & venting<br>Electric water heater<br>Toilets, urinals, and sinks in all restrooms                                      | Fair             |

| Building A: Systems Summary    |   |      |
|--------------------------------|---|------|
| <b>HVAC</b>                    | Individual package units<br>Supplemental components: ductless split-systems, suspended gas unit heaters, evaporative coolers with duct furnaces   | Fair |
| <b>Fire Suppression</b>        | Fire extinguishers  | Fair |
| <b>Electrical</b>              | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: T-8<br>Emergency: Diesel generator   | Fair |
| <b>Fire Alarm</b>              | None  | --   |
| <b>Equipment/Special</b>       | None  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this property.  |      |
| <b>Key Issues and Findings</b> | Damaged utility closet doors, ACM ceiling mastic, galvanized supply piping, building lacks fire suppression, aged electrical infrastructure, package unit, soffit and water heater, building lacks fire alarm system, restrooms lack lavatory wraps and accessible stalls |      |

See Appendix D for the Component Condition Table.

### 3. Building B (Print Shop)



#### Building B: Systems Summary

|                              |  |                  |
|------------------------------|--|------------------|
| <b>Address</b>               | 4740 Pedley Road, Jurupa Valley, California 92509  |                  |
| <b>Constructed/Renovated</b> | 1969   |                  |
| <b>Building Size</b>         | 5,565 SF   |                  |
| <b>Number of Stories</b>     | 1  |                  |
| <i>System</i>                | <i>Description</i>   | <i>Condition</i> |
| <b>Structure</b>             | Steel frame on concrete slab   | Good             |
| <b>Façade</b>                | Metal siding with aluminum windows   | Good             |
| <b>Roof</b>                  | Primary: Gable construction with metal finish  | Poor             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: Unfinished<br>Ceilings: Painted gypsum board, ACT                   | Good             |
| <b>Elevators</b>             | None   | --               |
| <b>Plumbing</b>              | Galvanized supply and cast iron waste & venting<br>Instant hot water heater<br>Toilet and sink in restroom | Fair             |



| <b>Building B: Systems Summary</b> |  |      |
|------------------------------------|--|------|
| <b>HVAC</b>                        | Individual package units<br>Supplemental components: ductless split-systems  | Fair |
| <b>Fire Suppression</b>            | Fire extinguishers   | Fair |
| <b>Electrical</b>                  | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: T-8<br>Emergency: None            | Fair |
| <b>Fire Alarm</b>                  | Alarm panel, smoke detectors, alarms, back-up emergency lights   | Poor |
| <b>Equipment/Special</b>           | None   | --   |
| <b>Accessibility</b>               | Presently it does not appear an accessibility study is needed for this property.                                   |      |
| <b>Key Issues and Findings</b>     | Leaking roof, outdated fire alarm system, building lacks fire suppression, restroom lacks grab bars/lavatory wraps |      |

See Appendix D for the Component Condition Table.

## 4. Building C (Textbook Warehouse)



### Building C: Systems Summary

|                              |  |                  |
|------------------------------|--|------------------|
| <b>Address</b>               | 4740 Pedley Road, Jurupa Valley, California 92509  |                  |
| <b>Constructed/Renovated</b> | 1969   |                  |
| <b>Building Size</b>         | 7,250 SF   |                  |
| <b>Number of Stories</b>     | 1  |                  |
| <i>System</i>                | <i>Description</i>   | <i>Condition</i> |
| <b>Structure</b>             | Steel frame on concrete slab   | Good             |
| <b>Façade</b>                | Metal siding with aluminum windows   | Good             |
| <b>Roof</b>                  | Primary: Flat construction with metal finish   | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board, FRP, unfinished<br>Floors: Carpet, VCT, unfinished<br>Ceilings: Painted gypsum board, exposed | Fair             |
| <b>Elevators</b>             | None   | --               |
| <b>Plumbing</b>              | Galvanized supply and cast iron waste & venting<br>Electric water heaters<br>Toilet and sink in restroom                   | Fair             |



| <b>Building C: Systems Summary</b> |   |      |
|------------------------------------|---|------|
| <b>HVAC</b>                        | Individual package unit<br>Supplemental components: suspended gas unit heaters                                      | Fair |
| <b>Fire Suppression</b>            | Fire extinguishers  | Fair |
| <b>Electrical</b>                  | Source & Distribution: Fed from print shop building with copper wiring<br>Interior Lighting: T-8<br>Emergency: None | Fair |
| <b>Fire Alarm</b>                  | None  | --   |
| <b>Equipment/Special</b>           | None  | --   |
| <b>Accessibility</b>               | Presently it does not appear an accessibility study is needed for this property.                                    |      |
| <b>Key Issues and Findings</b>     | No fire alarm system observed, building lacks fire suppression, restroom lacks grab bars and lavatory wraps         |      |

See Appendix D for the Component Condition Table.

## 5. Building D (Server Building)



### Building D: Systems Summary

|                              |  |                  |
|------------------------------|--|------------------|
| <b>Address</b>               | 4740 Pedley Road, Jurupa Valley, California 92509                    |                  |
| <b>Constructed/Renovated</b> | 2016   |                  |
| <b>Building Size</b>         | 1,150 SF   |                  |
| <b>Number of Stories</b>     | 1  |                  |
| <i>System</i>                | <i>Description</i>   | <i>Condition</i> |
| <b>Structure</b>             | Steel frame with concrete-topped metal decks                         | Good             |
| <b>Façade</b>                | Stone veneer with no windows   | Good             |
| <b>Roof</b>                  | Primary: Flat construction with built-up finish                      | Good             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: VCT<br>Ceilings: ACT, exposed | Good             |
| <b>Elevators</b>             | None   | --               |
| <b>Plumbing</b>              | Copper supply  | Good             |

| <b>Building D: Systems Summary</b> |   |      |
|------------------------------------|---|------|
| <b>HVAC</b>                        | Individual package unit<br>Supplemental components: CRAC systems, ductless split systems                                    | Good |
| <b>Fire Suppression</b>            | Server room suppression system, fire extinguisher   | Good |
| <b>Electrical</b>                  | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: LED<br>Emergency: Diesel generator and UPS | Good |
| <b>Fire Alarm</b>                  | Alarm panel, smoke detectors, alarms, strobes, pull stations  | Good |
| <b>Equipment/Special</b>           | None  | --   |
| <b>Accessibility</b>               | Presently it does not appear an accessibility study is needed for this property.  |      |
| <b>Key Issues and Findings</b>     | None  |      |

See Appendix D for the Component Condition Table.

## 6. Portables



### Portables: Systems Summary

|                              |   |                  |
|------------------------------|---|------------------|
| <b>Address</b>               | 4740 Pedley Road, Jurupa Valley, California 92509   |                  |
| <b>Constructed/Renovated</b> | 1997  |                  |
| <b>Building Size</b>         | 4,660 SF  |                  |
| <b>Number of Stories</b>     | 1   |                  |
| <i>System</i>                | <i>Description</i>  | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure with raised floor   | Good             |
| <b>Façade</b>                | Painted wood with aluminum windows  | Fair             |
| <b>Roof</b>                  | Primary: Flat construction with metal finish<br>Secondary: Flat construction with modified bituminous finish            | Fair             |
| <b>Interiors</b>             | Walls: Painted and papered gypsum board<br>Floors: Carpet, vinyl sheeting<br>Ceilings: ACT                              | Good             |
| <b>Elevators</b>             | None  | --               |
| <b>Plumbing</b>              | Copper supply and cast iron waste & venting<br>Electric water heaters<br>Toilets and sinks in all restrooms, one shower | Fair             |

| Portables: Systems Summary     |   |      |
|--------------------------------|---|------|
| <b>HVAC</b>                    | Individual package units, heat pump   | Fair |
| <b>Fire Suppression</b>        | Fire extinguishers  | Fair |
| <b>Electrical</b>              | Source & Distribution: Fed from print shop building with copper wiring<br>Interior Lighting: T-8<br>Emergency: None | Fair |
| <b>Fire Alarm</b>              | None  | --   |
| <b>Equipment/Special</b>       | None  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this property.                                    |      |
| <b>Key Issues and Findings</b> | No fire alarm system, restrooms lack grab bars and clearance below lavatories                                       |      |

See Appendix D for the Component Condition Table.

## 7. Site Summary



### Site Information

|                       |  |
|-----------------------|--|
| <b>Lot Size</b>       | 7.18 acres (estimated)                                       |
| <b>Parking Spaces</b> | 251 total spaces all in open lots; 8 of which are accessible |

| <i>System</i>                     | <i>Description</i>   | <i>Condition</i> |
|-----------------------------------|--|------------------|
| <b>Pavement/Flatwork</b>          | Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs               | Poor             |
| <b>Site Development</b>           | Chain link fencing<br>Fuel station, natural gas compressor, charging stations                      | Fair             |
| <b>Landscaping and Topography</b> | No significant landscaping features<br>Irrigation present<br>No retaining walls<br>Relatively flat | Fair             |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas with local CNG tanks  | Fair             |
| <b>Site Lighting</b>              | Pole-mounted: LED<br>Building-mounted: LED   | Good             |
| <b>Ancillary Structures</b>       | Steel-framed carport for fueling station   | Good             |
| <b>Key Issues and Findings</b>    | heavy asphalt wear, severe alligator cracking  |                  |

See Appendix D for the Component Condition Table.

## 8. 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 1969. The facility was significantly renovated in 1996 and 2016. Complaints about accessibility issues have not been received by the property management. The property does not have associated litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

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.

### Main Building: Accessibility Issues

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





### Main Building: Accessibility Issues

|                              | Major Issues<br><i>(ADA study recommended)</i> | Moderate Issues<br><i>(ADA study recommended)</i> | Minor/No Issues                     |
|------------------------------|--|---|-------------------------------------|
| <b>Public Use Restrooms</b>  | <input type="checkbox"/>                       | <input checked="" type="checkbox"/>               | <input checked="" type="checkbox"/> |
| <b>Kitchens/Kitchenettes</b> | <input type="checkbox"/>                       | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> |

### Print Shop: Accessibility Issues

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

### Textbook Warehouse: Accessibility Issues

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

### Server Building: Accessibility Issues

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

### Portables: Accessibility Issues

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



**Site: Accessibility Issues**

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

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

**Reference Guide**

|                                | Major Issues<br><i>(ADA study recommended)</i>   | Moderate Issues<br><i>(ADA study recommended)</i>  | Minor/No Issues  |
|--------------------------------|--|--|--|
| <b>Parking</b>                 | <ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>  | <ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>  | <ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>   |
| <b>Exterior Path of Travel</b> | <ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>   | <ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>  | <ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant signage</li> </ul>   |
| <b>Interior Path of Travel</b> | <ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul> | <ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul> | <ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>                                       |
| <b>Public Use Restrooms</b>    | <ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>  | <ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>  | <ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul> |

**Reference Guide**

|                              | Major Issues<br><i>(ADA study recommended)</i>   | Moderate Issues<br><i>(ADA study recommended)</i>  | Minor/No Issues  |
|------------------------------|--|--|--|
| <b>Elevators</b>             | <ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>                                  | <ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>              | <ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>   |
| <b>Kitchens/Kitchenettes</b> | <ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul> | <ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul> | <ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul> |

## 9. Purpose and Scope

### Purpose

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

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

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

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

### Scope

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

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

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

## 10. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 11. Certification

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HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Maintenance, Operations and Maintenance, 4740 Pedley Road, 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:** Dirk Dykstra,  
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**Reviewed by:** 

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## 12. Appendices

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



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## **Appendix A: Photographic Record**

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|    |             |
|----|-------------|
| #1 | COVER PHOTO |
|----|-------------|



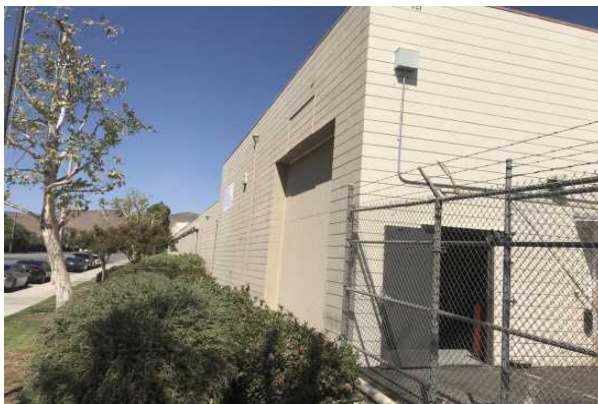
|    |                 |
|----|-----------------|
| #2 | FRONT ELEVATION |
|----|-----------------|



|    |                |
|----|----------------|
| #3 | LEFT ELEVATION |
|----|----------------|



|    |                 |
|----|-----------------|
| #4 | RIGHT ELEVATION |
|----|-----------------|



|    |                |
|----|----------------|
| #5 | REAR ELEVATION |
|----|----------------|



|    |            |
|----|------------|
| #6 | PRINT SHOP |
|----|------------|



|    |                    |
|----|--------------------|
| #7 | TEXTBOOK WAREHOUSE |
|----|--------------------|



|    |                 |
|----|-----------------|
| #8 | SERVER BUILDING |
|----|-----------------|



|    |           |
|----|-----------|
| #9 | PORTABLES |
|----|-----------|



|     |          |
|-----|----------|
| #10 | BUS BARN |
|-----|----------|



|     |          |
|-----|----------|
| #11 | RESTROOM |
|-----|----------|



|     |             |
|-----|-------------|
| #12 | OFFICE AREA |
|-----|-------------|





|     |        |
|-----|--------|
| #13 | OFFICE |
|-----|--------|



|     |                            |
|-----|----------------------------|
| #14 | OLD FOOD SERVICE WAREHOUSE |
|-----|----------------------------|



|     |            |
|-----|------------|
| #15 | PRINT SHOP |
|-----|------------|



|     |                    |
|-----|--------------------|
| #16 | TEXTBOOK WAREHOUSE |
|-----|--------------------|



|     |                  |
|-----|------------------|
| #17 | ASSESSMENT ANNEX |
|-----|------------------|



|     |                   |
|-----|-------------------|
| #18 | PORTABLE RESTROOM |
|-----|-------------------|



|     |                          |
|-----|--------------------------|
| #19 | PORTABLE CONFERENCE ROOM |
|-----|--------------------------|



|     |                      |
|-----|----------------------|
| #20 | PORTABLE KITCHENETTE |
|-----|----------------------|



|     |                 |
|-----|-----------------|
| #21 | FACADE OVERVIEW |
|-----|-----------------|



|     |                       |
|-----|-----------------------|
| #22 | PRIMARY ROOF OVERVIEW |
|-----|-----------------------|



|     |              |
|-----|--------------|
| #23 | WATER HEATER |
|-----|--------------|



|     |                   |
|-----|-------------------|
| #24 | RESTROOM FIXTURES |
|-----|-------------------|





|     |                 |
|-----|-----------------|
| #25 | DOMESTIC PIPING |
|-----|-----------------|



|     |                         |
|-----|-------------------------|
| #26 | COOLING MAIN COMPONENTS |
|-----|-------------------------|



|     |                           |
|-----|---------------------------|
| #27 | MAIN ELECTRICAL EQUIPMENT |
|-----|---------------------------|



|     |                                |
|-----|--------------------------------|
| #28 | SECONDARY ELECTRICAL EQUIPMENT |
|-----|--------------------------------|



|     |                   |
|-----|-------------------|
| #29 | INTERIOR LIGHTING |
|-----|-------------------|



|     |                   |
|-----|-------------------|
| #30 | EXTERIOR LIGHTING |
|-----|-------------------|



|     |                                    |
|-----|------------------------------------|
| #31 | EMERGENCY GENERATOR, MAIN BUILDING |
|-----|------------------------------------|



|     |                                      |
|-----|--------------------------------------|
| #32 | EMERGENCY GENERATOR, SERVER BUILDING |
|-----|--------------------------------------|



|     |                          |
|-----|--------------------------|
| #33 | FIRE ALARM CONTROL PANEL |
|-----|--------------------------|



|     |                     |
|-----|---------------------|
| #34 | DEFIBRILLATOR (AED) |
|-----|---------------------|



|     |                   |
|-----|-------------------|
| #35 | FIRE EXTINGUISHER |
|-----|-------------------|



|     |  |
|-----|--|
| #36 | FIRE SUPPRESSION SYSTEM, SERVER BUILDING |
|-----|--|



|     |                      |
|-----|----------------------|
| #37 | PRIMARY PARKING AREA |
|-----|----------------------|



|     |                   |
|-----|-------------------|
| #38 | SECONDARY PARKING |
|-----|-------------------|



|     |                                      |
|-----|--------------------------------------|
| #39 | ANTIQUATED ELECTRICAL INFRASTRUCTURE |
|-----|--------------------------------------|



|     |                                 |
|-----|---------------------------------|
| #40 | DAMAGED DOORS TO UTILITY CLOSET |
|-----|---------------------------------|



|     |                            |
|-----|----------------------------|
| #41 | LAVATORIES LACK PIPE WRAPS |
|-----|----------------------------|



|     |                         |
|-----|-------------------------|
| #42 | SECONDARY ROOF OVERVIEW |
|-----|-------------------------|





|     |                                |
|-----|--------------------------------|
| #43 | PRINT SHOP ROOF LEAKS REPORTED |
|-----|--------------------------------|



|     |                  |
|-----|------------------|
| #44 | CRACKING ASPHALT |
|-----|------------------|

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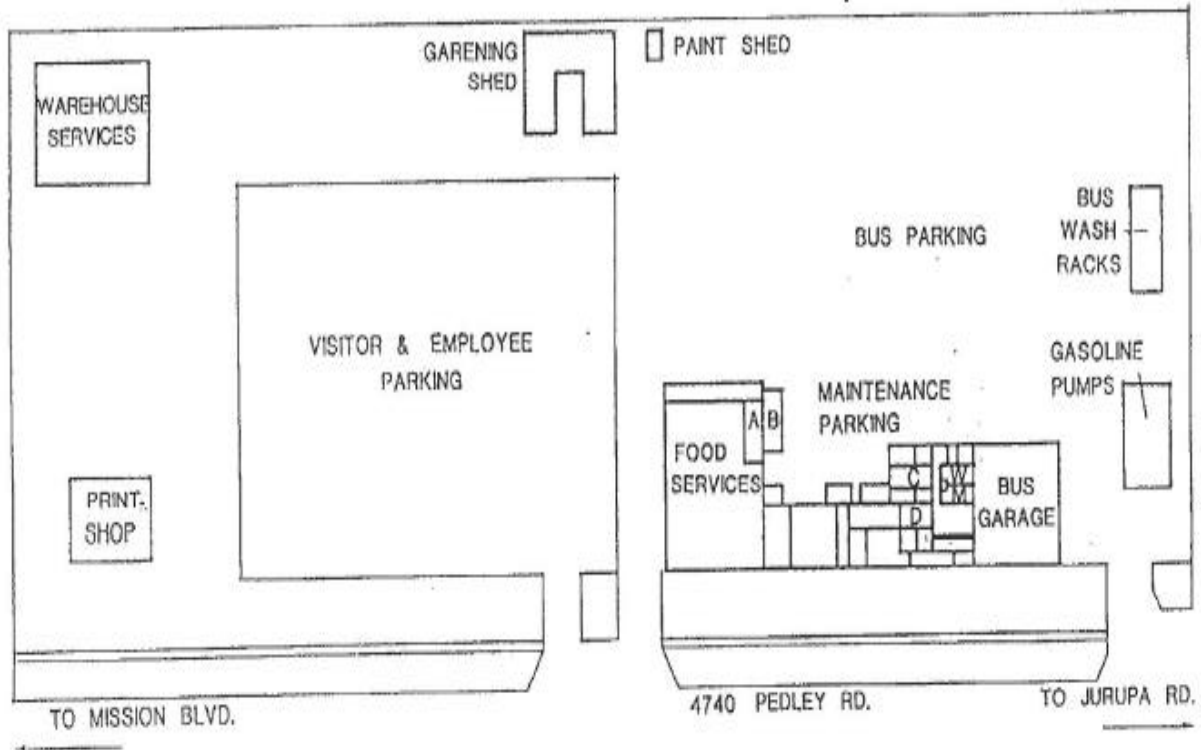
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## Appendix B: Site Plans

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### Site Plan



#### LEGEND

- A-FOOD SERVICES
- B-FOOD SERVICES
- C-TRANSPORTATION
- D- MAINTENANCE
- E-WAREHOUSE SERVICES



# MAINTENANCE, OPERATIONS & TRANSPORTATION



5/89

SOURCE:

Jurupa Unified School District



ON-SITE DATE:

September 24, 2019



### Aerial Site Plan



SOURCE:

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



ON-SITE DATE:

September 24, 2019

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

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# Facility Condition Assessment Pre-Survey Questionnaire

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

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

Name of School/Facility: MOT Yard

No. of Buildings: (5) building's (3) portables

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

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

Phone Number: 909 758-6447

### SITE INFORMATION

|                                    |               |                   |                      |
|------------------------------------|---------------|-------------------|----------------------|
| Year of Construction: 1969         | <b>Built:</b> | <b>Renovated:</b> | <b>Historical:</b> N |
| No. of Stories: Single             |               | Floor(s)          |                      |
| Total Site Area: 4.7               |               | Acres             |                      |
| Total Building Area: 32,876        |               | Sq. ft.           |                      |
| <b>Building Replacement Value:</b> | <b>\$ UNK</b> |                   |                      |

| INSPECTIONS                   | DATE OF LAST REPLACEMENT | DATE OF LAST INSPECTION | LIST OF ANY OUTSTANDING REPAIRS      |
|-------------------------------|--------------------------|-------------------------|--------------------------------------|
| 1. Elevators                  | <b>None</b>              |                         |                                      |
| 2. HVAC                       | <b>2019</b>              | PM 2019                 | Transportation                       |
| 3. Plumbing System/Fixtures   | <b>None</b>              | None                    |                                      |
| 4. Electrical System/Lighting | <b>2016</b>              | None                    | Upgraded switch gear/<br>Transformer |
| 5. Life-Safety/Fire           | <b>2010</b>              | 2019                    | FA panel upgrade                     |
| 6. Roofs                      | <b>1996</b>              | None                    |                                      |

| KEY QUESTIONS  | RESPONSE   |
|--|--|
| Major Capital Improvements in Last 3 yrs.  | New Data Center bldg., Installed electric vehicle charging |
| Planned Capital Expenditure For Next Year?   | Painting (3) portables                                     |
| Age of the Roof?   | 1996   |
| 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 |
|---|---|---|-----|----|----------|
| <b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>              |   |   |     |    |          |
| 1 Are there any unresolved building, fire, or zoning code issues?   |   | N |     |    |          |
| 2 Is there any pending litigation concerning the property?          |   | N |     |    |          |
| 3 Are there any other significant issues/hazards with the property? |   | N |     |    |          |





A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

|                           | QUESTION  | Y | N | UNK | NA | COMMENTS                                  |
|---------------------------|---|---|---|-----|----|---|
| 4                         | Are there any unresolved construction defects at the property?                                  |   | N |     |    |   |
| 5                         | Has any part of the property ever contained visible suspect mold growth?                        |   | N |     |    |   |
| 6                         | Have there been indoor air quality or mold related complaints from occupants?                   |   | N |     |    |   |
| 7                         | Is there a mold Operations and Maintenance Plan?  |   | N |     |    |   |
| 8                         | Are there any Asbestos Containing Building Materials in the building?                           | Y |   |     |    |   |
| 9                         | Is there an Asbestos Operations and Maintenance Plan? (AHERA?)                                  | Y |   |     |    |   |
| 10                        | Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?                    |   | N |     |    |   |
| <b>GENERAL SITE</b>       |   |   |   |     |    |   |
| 11                        | Are there any problems with erosion, storm water drainage or areas of paving that do not drain? | Y |   |     |    | During moderate rains, water infiltration |
| 12                        | Are there any problems with the landscape irrigation systems?                                   |   | N |     |    |   |
| <b>BUILDING STRUCTURE</b> |   |   |   |     |    |   |
| 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 |     |    |   |
| <b>BUILDING ENVELOPE</b>  |   |   |   |     |    |   |
| 17                        | Are there any roof leaks?   | Y |   |     |    | At print shop/ HVAC shop, reoccurring     |
| 18                        | Is the roofing covered by a warranty or bond?   |   | N |     |    |   |





A Bureau Veritas Group Company

# Facility Condition Assessment Pre-Survey Questionnaire

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

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



# Facility Condition Assessment Pre-Survey Questionnaire

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

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

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

- 1
- 2
- 3

### ITEMS PROVIDED TO EMG AUDITORS

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

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

September 17, 2019  
 \_\_\_\_\_  
 Date

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

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## Component Condition Report

### Maintenance, Operations & Transportation / Building A (Main Building)

| UF Code          | Location            | Condition | Asset/Component/Repair  | Quantity  | RUL | ID      |
|------------------|---------------------|-----------|---|-----------|-----|---------|
| <b>Structure</b> |                     |           |   |           |     |         |
| B1019            | Building Exterior   | Fair      | Loading Dock, Concrete  | 1,000 SF  | 50  | 1440397 |
| <b>Facade</b>    |                     |           |   |           |     |         |
| B2011            | Building Exterior   | Fair      | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint   | 13,500 SF | 3   | 1440353 |
| B2016            | Building Exterior   | Poor      | Soffit, Wood  | 750 SF    | 1   | 1440341 |
| B2021            | Building Exterior   | Good      | Window, 24 SF   | 12        | 25  | 1490337 |
| B2032            | Building Exterior   | Failed    | Exterior Door, Wood Solid-Core                                  | 2         | 0   | 1440420 |
| B2032            | Building Exterior   | Fair      | Exterior Door, Steel  | 8         | 10  | 1490336 |
| B2034            | Building Exterior   | Fair      | Overhead/Dock Door, 288 SF                                      | 4         | 22  | 1440370 |
| <b>Roofing</b>   |                     |           |   |           |     |         |
| B3011            | Roof                | Fair      | Roof, Built-Up  | 18,050 SF | 3   | 1440314 |
| <b>Interiors</b> |                     |           |   |           |     |         |
| C1021            | Throughout building | Fair      | Interior Door, Wood Solid-Core                                  | 16        | 30  | 1440386 |
| C1023            | Throughout building | Good      | Door Hardware System, Office (per Door)                         | 26        | 28  | 1440355 |
| C1031            | Restrooms           | Good      | Toilet Partitions, Plastic/Laminate                             | 6         | 18  | 1440338 |
| C3012            | Throughout building | Fair      | Interior Wall Finish, Wood Paneling                             | 1,200 SF  | 5   | 1440412 |
| C3012            | Throughout building | Fair      | Interior Wall Finish, Wallpaper                                 | 7,500 SF  | 10  | 1440402 |
| C3012            | Throughout building | Fair      | Interior Wall Finish, any surface, Prep & Paint                 | 4,000 SF  | 5   | 1440343 |
| C3024            | Throughout building | Fair      | Interior Floor Finish, Vinyl Tile (VCT)                         | 500 SF    | 5   | 1440409 |
| C3024            | Throughout building | Fair      | Interior Floor Finish, Vinyl Sheeting                           | 5,000 SF  | 10  | 1440385 |
| C3025            | Throughout building | Good      | Interior Floor Finish, Carpet Commercial Standard               | 2,000 SF  | 8   | 1440380 |
| C3032            | Throughout building | Good      | Interior Ceiling Finish, Suspended Acoustical Tile (ACT)        | 7,500 SF  | 22  | 1440378 |
| <b>Plumbing</b>  |                     |           |   |           |     |         |
| D2011            | Restrooms           | Good      | Toilet, Commercial Water Closet                                 | 5         | 25  | 1440384 |
| D2012            | Restrooms           | Good      | Urinal, Standard  | 1         | 25  | 1440307 |
| D2014            | Workshop            | Fair      | Service Sink, Wall-Hung   | 1         | 15  | 1440282 |
| D2014            | Kitchenette         | Good      | Sink/Lavatory, Vanity Top, Stainless Steel                      | 2         | 25  | 1440433 |
| D2014            | Bus Barn            | Fair      | Service Sink, Wall-Hung   | 2         | 10  | 1440350 |
| D2014            | Restrooms           | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                        | 4         | 25  | 1440276 |
| D2023            | Utility Closet      | Poor      | Water Heater, 6 GAL   | 1         | 2   | 1440444 |
| D2023            | Utility closet      | Fair      | Domestic Circulation Pump, 1/6 HP                               | 1         | 5   | 1440382 |
| D2029            | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 18,050 SF | 10  | 1490331 |
| D2091            | Electrical closet   | Good      | Air Compressor, 20 HP   | 1         | 19  | 1440377 |
| <b>HVAC</b>      |                     |           |   |           |     |         |
| D3031            | Roof                | Good      | Evaporative Cooler, 8000 CFM                                    | 1         | 14  | 1440296 |
| D3031            | Roof                | Good      | Evaporative Cooler, 8000 CFM                                    | 1         | 14  | 1440334 |
| D3032            | Roof                | Good      | Condensing Unit/Heat Pump, 0.75 TON                             | 1         | 15  | 1440280 |
| D3032            | Old FS Warehouse    | Fair      | Ductless Split System, 1.5 TON                                  | 1         | 5   | 1440441 |
| D3041            | Roof                | Good      | Gas Heater, 200 MBH   | 1         | 19  | 1440404 |
| D3041            | Throughout building | Fair      | HVAC System Ductwork, Low Density                               | 18,050 SF | 20  | 1490334 |
| D3041            | Roof                | Good      | Gas Heater, 200 MBH   | 1         | 19  | 1440298 |

**Maintenance, Operations & Transportation / Building A (Main Building)**

| UF Code                      | Location            | Condition | Asset/Component/Repair  | Quantity  | RUL | ID      |
|------------------------------|---------------------|-----------|---|-----------|-----|---------|
| D3042                        | Roof                | Fair      | Exhaust Fan, 800 CFM  | 1         | 10  | 1440315 |
| D3042                        | Roof                | Fair      | Exhaust Fan, 4000 CFM   | 1         | 10  | 1440410 |
| D3042                        | Roof                | Fair      | Exhaust Fan, 856 CFM  | 1         | 14  | 1440309 |
| D3042                        | Roof                | Fair      | Exhaust Fan, 500 CFM  | 1         | 10  | 1440407 |
| D3051                        | Old FS Warehouse    | Fair      | Unit Heater, 30 MBH   | 1         | 15  | 1440283 |
| D3051                        | Old FS Warehouse    | Fair      | Unit Heater, 30 MBH   | 1         | 15  | 1440430 |
| D3051                        | Old FS Warehouse    | Fair      | Unit Heater, 90 MBH   | 1         | 5   | 1440399 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 3.5 TON  | 1         | 6   | 1440330 |
| D3052                        | Roof                | Poor      | Packaged Unit (RTU), 3.5 TON  | 1         | 2   | 1440279 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 2 TON  | 1         | 9   | 1440335 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 5 TON  | 1         | 14  | 1440354 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 5 TON  | 1         | 7   | 1440396 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 3 TON  | 1         | 14  | 1440392 |
| <b>Electrical</b>            |                     |           |   |           |     |         |
| D5012                        | Electrical closet   | Fair      | Secondary Transformer, 25 kVA   | 1         | 5   | 1440368 |
| D5012                        | Electrical closet   | Fair      | Secondary Transformer, 75 kVA   | 1         | 5   | 1440313 |
| D5012                        | Electrical closet   | Fair      | Distribution Panel Board, 400 AMP   | 1         | 5   | 1440425 |
| D5012                        | Electrical closet   | Fair      | Building/Main Switchboard, 800 AMP  | 1         | 5   | 1440408 |
| D5019                        | Throughout building | Fair      | Electrical Wiring & Switches, High Density/Complexity                       | 18,050 SF | 20  | 1490332 |
| D5022                        | Building Exterior   | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W          | 10        | 17  | 1490335 |
| D5029                        | Throughout building | Good      | Lighting System, Interior, High Density & Standard Fixtures                 | 18,050 SF | 17  | 1490333 |
| D5092                        | Building Exterior   | Fair      | Generator, 85 kW  | 1         | 5   | 1440336 |
| <b>Fire Alarm &amp; Comm</b> |                     |           |   |           |     |         |
| D5037                        | Throughout building | NA        | Fire Alarm System, Standard Addressable, Install                            | 18,050 SF | 4   | 1459366 |
| <b>Equipment/Special</b>     |                     |           |   |           |     |         |
| E1093                        | Kitchenette         | Fair      | Commercial Kitchen, Icemaker, Freestanding                                  | 1         | 10  | 1440358 |
| <b>Accessibility</b>         |                     |           |   |           |     |         |
| Z105X                        |                     | NA        | ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1         | 0   | 1577241 |

**Maintenance, Operations & Transportation / Building B (Print Shop)**

| UF Code          | Location            | Condition | Asset/Component/Repair  | Quantity | RUL | ID      |
|------------------|---------------------|-----------|---|----------|-----|---------|
| <b>Facade</b>    |                     |           |   |          |     |         |
| B2011            | Building Exterior   | Good      | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 3,600 SF | 8   | 1440387 |
| B2021            | Building Exterior   | Good      | Window, 24 SF   | 4        | 25  | 1490344 |
| B2032            | Building Exterior   | Fair      | Exterior Door, Steel  | 4        | 10  | 1490343 |
| B2034            | Building exterior   | Fair      | Overhead/Dock Door, 144 SF                                    | 1        | 20  | 1440366 |
| <b>Roofing</b>   |                     |           |   |          |     |         |
| B3011            | Roof                | Poor      | Roof, Metal   | 5,565 SF | 2   | 1440339 |
| <b>Interiors</b> |                     |           |   |          |     |         |
| C1021            | Throughout building | Good      | Interior Door, Wood Solid-Core                                | 3        | 38  | 1440429 |
| C1021            | Throughout building | Good      | Interior Door, Steel  | 6        | 38  | 1440319 |
| C1023            | Throughout building | Good      | Door Hardware System, Office (per Door)                       | 10       | 28  | 1440362 |
| C3012            | Throughout building | Good      | Interior Wall Finish, any surface, Prep & Paint               | 5,000 SF | 8   | 1440321 |

**Maintenance, Operations & Transportation / Building B (Print Shop)**

| UF Code                      | Location            | Condition | Asset/Component/Repair   | Quantity | RUL | ID      |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| C3032                        | Throughout building | Good      | Interior Ceiling Finish, Suspended Acoustical Tile (ACT)           | 2,000 SF | 23  | 1440417 |
| <b>Plumbing</b>              |                     |           |  |          |     |         |
| D2011                        | Restroom            | Good      | Toilet, Residential Water Closet                                   | 1        | 25  | 1440398 |
| D2014                        | Print Shop          | Good      | Sink/Lavatory, Vanity Top, Enameled Steel                          | 1        | 25  | 1440436 |
| D2014                        | Restroom            | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                           | 1        | 25  | 1440440 |
| D2023                        | Print Shop          | Fair      | Water Heater, 2.5 GAL  | 1        | 7   | 1440393 |
| D2029                        | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures)    | 5,565 SF | 10  | 1490338 |
| <b>HVAC</b>                  |                     |           |  |          |     |         |
| D3032                        | Building exterior   | Good      | Ductless Split System, 0.75 TON                                    | 1        | 13  | 1440295 |
| D3032                        | Roof                | Good      | Ductless Split System, 4 TON                                       | 4        | 13  | 1440292 |
| D3041                        | Throughout building | Fair      | HVAC System Ductwork, Low Density                                  | 5,565 SF | 15  | 1490341 |
| D3042                        | Building exterior   | Fair      | Exhaust Fan, 1500 CFM  | 1        | 3   | 1440310 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 5 TON   | 1        | 12  | 1440364 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 5 TON   | 1        | 7   | 1440383 |
| D3052                        | Roof                | Fair      | Packaged Unit (RTU), 5 TON   | 1        | 8   | 1440359 |
| <b>Electrical</b>            |                     |           |  |          |     |         |
| D5012                        | Building exterior   | Good      | Secondary Transformer, 100 kVA [TRA]                               | 1        | 27  | 1440439 |
| D5012                        | Building exterior   | Fair      | Building/Main Switchboard, 400 AMP                                 | 1        | 20  | 1440320 |
| D5019                        | Throughout building | Fair      | Electrical Wiring & Switches, High Density/Complexity              | 5,565 SF | 20  | 1490339 |
| D5022                        | Building Exterior   | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 6        | 17  | 1490342 |
| D5029                        | Throughout building | Good      | Lighting System, Interior, High Density & Standard Fixtures        | 5,565 SF | 17  | 1490340 |
| D5092                        | Throughout building | Fair      | Emergency Light, 2-Head w/ Battery                                 | 2        | 2   | 1440373 |
| <b>Fire Alarm &amp; Comm</b> |                     |           |  |          |     |         |
| D5037                        | Office              | Poor      | Fire Alarm Control Panel, Basic/Zoned                              | 1        | 1   | 1459364 |
| D5037                        | Throughout building | Poor      | Fire Alarm System, Basic/Zoned, Upgrade                            | 5,565 SF | 1   | 1459365 |

**Maintenance, Operations & Transportation / Building C (Textbook Warehouse)**

| UF Code          | Location            | Condition | Asset/Component/Repair  | Quantity | RUL | ID      |
|------------------|---------------------|-----------|---|----------|-----|---------|
| <b>Structure</b> |                     |           |   |          |     |         |
| B1019            | Loading Dock        | Fair      | Loading Dock, Concrete  | 1,000 SF | 50  | 1440317 |
| <b>Facade</b>    |                     |           |   |          |     |         |
| B2011            | Building exterior   | Good      | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint | 6,200 SF | 8   | 1440415 |
| B2021            | Building Exterior   | Good      | Window, 24 SF   | 2        | 25  | 1490351 |
| B2032            | Building Exterior   | Fair      | Exterior Door, Steel  | 1        | 10  | 1490350 |
| B2034            | Building exterior   | Fair      | Overhead/Dock Door, 288 SF                                    | 2        | 20  | 1440443 |
| <b>Roofing</b>   |                     |           |   |          |     |         |
| B3011            | Roof                | Fair      | Roof, Metal   | 8,250 SF | 17  | 1440388 |
| <b>Interiors</b> |                     |           |   |          |     |         |
| C1021            | Throughout building | Fair      | Interior Door, Wood Solid-Core                                | 2        | 30  | 1440414 |
| C1023            | Throughout building | Good      | Door Hardware System, School (per Door)                       | 3        | 28  | 1440322 |
| C3012            | Throughout building | Fair      | Interior Wall Finish, any surface, Prep & Paint               | 1,000 SF | 5   | 1440327 |
| C3012            | Restroom            | Fair      | Interior Wall Finish, Laminated Paneling (FRP)                | 120 SF   | 20  | 1440376 |
| C3024            | Restroom            | Fair      | Interior Floor Finish, Vinyl Tile (VCT)                       | 50 SF    | 5   | 1440352 |

**Maintenance, Operations & Transportation / Building C (Textbook Warehouse)**

| UF Code           | Location            | Condition | Asset/Component/Repair   | Quantity | RUL | ID      |
|-------------------|---------------------|-----------|--|----------|-----|---------|
| C3025             | Office              | Good      | Interior Floor Finish, Carpet Commercial Standard                  | 450 SF   | 8   | 1440367 |
| C3031             | Throughout building | Fair      | Interior Ceiling Finish, any flat surface, Prep & Paint            | 500 SF   | 5   | 1440329 |
| <b>Plumbing</b>   |                     |           |  |          |     |         |
| D2011             | Restroom            | Good      | Toilet, Residential Water Closet                                   | 1        | 25  | 1440340 |
| D2014             | Restroom            | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                           | 1        | 25  | 1440432 |
| D2014             | Welding Shop        | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                         | 1        | 15  | 1440394 |
| D2014             | Warehouse           | Fair      | Service Sink, Wall-Hung  | 1        | 25  | 1440363 |
| D2018             | Warehouse           | Fair      | Drinking Fountain, Interior  | 1        | 3   | 1440333 |
| D2023             | Warehouse           | Fair      | Water Heater, 12 GAL   | 1        | 5   | 1440411 |
| D2023             | Welding Shop        | Fair      | Water Heater, 2.5 GAL  | 1        | 8   | 1440360 |
| D2029             | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures)    | 8,250 SF | 10  | 1490345 |
| <b>HVAC</b>       |                     |           |  |          |     |         |
| D3041             | Throughout building | Fair      | HVAC System Ductwork, Low Density                                  | 8,250 SF | 20  | 1490348 |
| D3051             | Warehouse           | Fair      | Unit Heater, 90 MBH  | 1        | 5   | 1440389 |
| D3051             | Warehouse           | Fair      | Unit Heater, 90 MBH  | 1        | 5   | 1440365 |
| D3051             | Welding Shop        | Fair      | Unit Heater, 90 MBH  | 1        | 5   | 1440312 |
| D3052             | Building Exterior   | Fair      | Packaged Unit (RTU), 5 TON   | 1        | 3   | 1440291 |
| <b>Electrical</b> |                     |           |  |          |     |         |
| D5019             | Throughout building | Fair      | Electrical Wiring & Switches, High Density/Complexity              | 8,250 SF | 20  | 1490346 |
| D5022             | Building Exterior   | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 6        | 17  | 1490349 |
| D5029             | Throughout building | Good      | Lighting System, Interior, High Density & Standard Fixtures        | 8,250 SF | 17  | 1490347 |

**Maintenance, Operations & Transportation / Building D (Server Building)**

| UF Code                 | Location            | Condition | Asset/Component/Repair  | Quantity | RUL | ID      |
|-------------------------|---------------------|-----------|---|----------|-----|---------|
| <b>Facade</b>           |                     |           |   |          |     |         |
| B2011                   | Server Building     | Good      | Exterior Wall, Stone, 1-2 Stories                                   | 5,000 SF | 47  | 1440285 |
| B2032                   | Building Exterior   | Good      | Exterior Door, Steel  | 1        | 37  | 1490357 |
| <b>Roofing</b>          |                     |           |   |          |     |         |
| B3011                   | Roof                | Good      | Roof, Built-Up  | 1,150 SF | 22  | 1440426 |
| <b>Interiors</b>        |                     |           |   |          |     |         |
| C3012                   | Server Building     | Good      | Interior Wall Finish, any surface, Prep & Paint                     | 1,500 SF | 7   | 1440284 |
| C3024                   | Throughout building | Good      | Interior Floor Finish, Vinyl Tile (VCT)                             | 1,150 SF | 12  | 1440281 |
| C3031                   | Throughout building | Good      | Interior Ceiling Finish, exposed irregular elements, Prep & Paint   | 1,150 SF | 7   | 1440308 |
| C3032                   | Office              | Good      | Interior Ceiling Finish, Suspended Acoustical Tile (ACT)            | 150 SF   | 22  | 1520435 |
| <b>Plumbing</b>         |                     |           |   |          |     |         |
| D2021                   | Roof                | Good      | Backflow Preventer, 1 INCH  | 1        | 27  | 1440437 |
| D2029                   | Throughout building | Good      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures)     | 1,150 SF | 37  | 1490352 |
| <b>Fire Suppression</b> |                     |           |   |          |     |         |
| D4094                   | Throughout building | Good      | Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent | 900 SF   | 17  | 1440427 |
| <b>HVAC</b>             |                     |           |   |          |     |         |
| D3032                   | Enclosure           | Good      | Ductless Split System, 1.5 TON [HP-1]                               | 1        | 12  | 1440390 |
| D3032                   | Enclosure           | Good      | Ductless Split System, 2 TON [CU-1]                                 | 1        | 12  | 1440278 |
| D3041                   | Throughout building | Good      | HVAC System Ductwork, Low Density                                   | 1,150 SF | 27  | 1490355 |



**Maintenance, Operations & Transportation / Building D (Server Building)**

| UF Code                      | Location            | Condition | Asset/Component/Repair   | Quantity | RUL | ID      |
|------------------------------|---------------------|-----------|--|----------|-----|---------|
| D3052                        | Enclosure           | Good      | Computer Room AC, 31 TON [ACU-2]                                   | 1        | 17  | 1440400 |
| D3052                        | Roof                | Good      | Packaged Unit (RTU), 6 TON [ACU-4]                                 | 1        | 17  | 1440300 |
| D3052                        | Enclosure           | Good      | Computer Room AC, 31 TON [ACU-1]                                   | 1        | 17  | 1440375 |
| D3052                        | Enclosure           | Good      | Computer Room AC, 31 TON [ACU-3]                                   | 1        | 17  | 1440337 |
| <b>Electrical</b>            |                     |           |  |          |     |         |
| D5012                        | Enclosure           | Good      | Building/Main Switchboard, 600 AMP [DSB]                           | 1        | 37  | 1440442 |
| D5012                        | Enclosure           | Good      | Secondary Transformer, 75 kVA [TRS]                                | 1        | 27  | 1440294 |
| D5012                        | Enclosure           | Good      | Transfer Switch, 600 AMP [ATS]                                     | 1        | 22  | 1440277 |
| D5019                        | Throughout building | Good      | Electrical Wiring & Switches, High Density/Complexity              | 1,150 SF | 37  | 1490353 |
| D5022                        | Building Exterior   | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 5        | 17  | 1490356 |
| D5029                        | Throughout building | Good      | Lighting System, Interior, High Density & Standard Fixtures        | 1,150 SF | 17  | 1490354 |
| D5092                        | Server Room         | Good      | Uninterruptible Power Supply (UPS), 100 kVA                        | 1        | 12  | 1440424 |
| D5092                        | Enclosure           | Good      | Generator, 350 kW  | 1        | 22  | 1440395 |
| <b>Fire Alarm &amp; Comm</b> |                     |           |  |          |     |         |
| D5037                        | Throughout building | Good      | Fire Alarm System, Advanced Addressable, Upgrade/Install           | 1,150 SF | 17  | 1440293 |
| D5037                        | Office              | Good      | Fire Alarm Control Panel, Addressable                              | 1        | 12  | 1440379 |
| <b>Equipment/Special</b>     |                     |           |  |          |     |         |
| E1028                        | Office              | Good      | Defibrillator (AED), Cabinet Mounted                               | 1        | 7   | 1440305 |

**Maintenance, Operations & Transportation / Portable 1**

| UF Code          | Location          | Condition | Asset/Component/Repair  | Quantity | RUL | ID      |
|------------------|-------------------|-----------|---|----------|-----|---------|
| <b>Facade</b>    |                   |           |   |          |     |         |
| B2011            | Portables         | Fair      | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint   | 1,920 SF | 5   | 1490274 |
| B2021            | Building Exterior | Good      | Window, 24 SF   | 2        | 25  | 1490288 |
| B2032            | Building Exterior | Fair      | Exterior Door, Steel  | 3        | 10  | 1490287 |
| <b>Roofing</b>   |                   |           |   |          |     |         |
| B3011            | Portables         | Fair      | Roof, Modified Bituminous                                       | 70 SF    | 4   | 1490276 |
| B3011            | Portables         | Fair      | Roof, Metal   | 1,875 SF | 18  | 1490279 |
| <b>Interiors</b> |                   |           |   |          |     |         |
| C1021            | Portables         | Good      | Interior Door, Steel Fire, 90-Minutes and Over                  | 1        | 38  | 1490273 |
| C1023            | Portables         | Good      | Door Hardware System, Office (per Door)                         | 4        | 28  | 1490285 |
| C3012            | Portables         | Good      | Interior Wall Finish, any surface, Prep & Paint                 | 1,600 SF | 8   | 1490281 |
| C3012            | Portables         | Good      | Interior Wall Finish, Wallpaper                                 | 240 SF   | 12  | 1490284 |
| C3024            | Portables         | Good      | Interior Floor Finish, Vinyl Sheeting                           | 70 SF    | 14  | 1490280 |
| C3025            | Portables         | Good      | Interior Floor Finish, Carpet Commercial Standard               | 1,875 SF | 8   | 1490275 |
| C3032            | Portables         | Good      | Interior Ceiling Finish, Suspended Acoustical Tile (ACT)        | 1,875 SF | 23  | 1490282 |
| <b>Plumbing</b>  |                   |           |   |          |     |         |
| D2011            | Portables         | Good      | Toilet, Residential Water Closet                                | 1        | 29  | 1490283 |
| D2014            | Portables         | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                      | 1        | 20  | 1490277 |
| D2014            | Portables         | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                        | 1        | 25  | 1490278 |
| D2014            | Portables         | Good      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China      | 1        | 29  | 1490272 |
| D2023            | Portables         | Good      | Water Heater, 6 GAL   | 1        | 14  | 1440347 |
| D2029            | Throughout        | Fair      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures) | 1,945 SF | 20  | 1490268 |

**Maintenance, Operations & Transportation / Portable 1**

| UF Code           | Location          | Condition | Asset/Component/Repair   | Quantity | RUL | ID      |
|-------------------|-------------------|-----------|--|----------|-----|---------|
| <b>HVAC</b>       |                   |           |  |          |     |         |
| D3041             | Throughout        | Fair      | HVAC System Ductwork, Low Density                                  | 1,945 SF | 15  | 1490271 |
| D3042             | Portables         | Fair      | Exhaust Fan, Bathroom Residential                                  | 1        | 10  | 1440418 |
| D3052             | Portables         | Fair      | Heat Pump, Wall-Mounted, 4 Ton                                     | 1        | 5   | 1440345 |
| <b>Electrical</b> |                   |           |  |          |     |         |
| D5019             | Throughout        | Fair      | Electrical Wiring & Switches, High Density/Complexity              | 1,945 SF | 20  | 1490269 |
| D5022             | Building Exterior | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 1        | 17  | 1490286 |
| D5029             | Throughout        | Good      | Lighting System, Interior, High Density & Standard Fixtures        | 1,945 SF | 17  | 1490270 |

**Maintenance, Operations & Transportation / Portable 2**

| UF Code           | Location          | Condition | Asset/Component/Repair   | Quantity | RUL | ID      |
|-------------------|-------------------|-----------|--|----------|-----|---------|
| <b>Facade</b>     |                   |           |  |          |     |         |
| B2011             | Portables         | Fair      | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint      | 1,800 SF | 5   | 1490295 |
| B2021             | Building Exterior | Good      | Window, 24 SF  | 2        | 25  | 1490309 |
| B2032             | Building Exterior | Fair      | Exterior Door, Steel   | 1        | 10  | 1490308 |
| <b>Roofing</b>    |                   |           |  |          |     |         |
| B3011             | Portables         | Fair      | Roof, Metal  | 1,125 SF | 18  | 1490300 |
| B3011             | Portables         | Fair      | Roof, Modified Bituminous  | 50 SF    | 4   | 1490297 |
| <b>Interiors</b>  |                   |           |  |          |     |         |
| C1021             | Portables         | Good      | Interior Door, Steel Fire, 90-Minutes and Over                     | 1        | 38  | 1490294 |
| C1023             | Portables         | Good      | Door Hardware System, Office (per Door)                            | 2        | 28  | 1490306 |
| C3012             | Portables         | Good      | Interior Wall Finish, Wallpaper                                    | 300 SF   | 12  | 1490305 |
| C3012             | Portables         | Good      | Interior Wall Finish, any surface, Prep & Paint                    | 1,500 SF | 8   | 1490302 |
| C3024             | Portables         | Good      | Interior Floor Finish, Vinyl Sheeting                              | 50 SF    | 14  | 1490301 |
| C3025             | Portables         | Good      | Interior Floor Finish, Carpet Commercial Standard                  | 1,125 SF | 8   | 1490296 |
| C3032             | Portables         | Good      | Interior Ceiling Finish, Suspended Acoustical Tile (ACT)           | 1,125 SF | 23  | 1490303 |
| <b>Plumbing</b>   |                   |           |  |          |     |         |
| D2011             | Portables         | Good      | Toilet, Residential Water Closet                                   | 1        | 29  | 1490304 |
| D2014             | Portables         | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                           | 1        | 25  | 1490299 |
| D2014             | Portables         | Good      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China         | 1        | 29  | 1490293 |
| D2023             | Portables         | Fair      | Water Heater, 6 GAL  | 1        | 3   | 1440435 |
| D2029             | Throughout        | Fair      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures)    | 1,175 SF | 20  | 1490289 |
| <b>HVAC</b>       |                   |           |  |          |     |         |
| D3041             | Throughout        | Fair      | HVAC System Ductwork, Low Density                                  | 1,175 SF | 15  | 1490292 |
| D3042             | Portables         | Fair      | Exhaust Fan, Bathroom Residential                                  | 1        | 10  | 1440351 |
| D3052             | Portable 2 Roof   | Fair      | Packaged Unit (RTU), 4 TON   | 1        | 5   | 1440361 |
| <b>Electrical</b> |                   |           |  |          |     |         |
| D5019             | Throughout        | Fair      | Electrical Wiring & Switches, High Density/Complexity              | 1,175 SF | 20  | 1490290 |
| D5022             | Building Exterior | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 2        | 17  | 1490307 |
| D5029             | Throughout        | Good      | Lighting System, Interior, High Density & Standard Fixtures        | 1,175 SF | 17  | 1490291 |

**Maintenance, Operations & Transportation / Portable 3**

| UF Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------|----------|-----------|------------------------|----------|-----|----|
|---------|----------|-----------|------------------------|----------|-----|----|

**Maintenance, Operations & Transportation / Portable 3**

| UF Code           | Location          | Condition | Asset/Component/Repair   | Quantity | RUL | ID      |
|-------------------|-------------------|-----------|--|----------|-----|---------|
| <b>Facade</b>     |                   |           |  |          |     |         |
| B2011             | Portables         | Fair      | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint      | 1,740 SF | 5   | 1490316 |
| B2021             | Building Exterior | Good      | Window, 24 SF  | 4        | 25  | 1490330 |
| B2032             | Building Exterior | Fair      | Exterior Door, Steel   | 1        | 10  | 1490329 |
| <b>Roofing</b>    |                   |           |  |          |     |         |
| B3011             | Portables         | Fair      | Roof, Metal  | 1,185 SF | 18  | 1490321 |
| B3011             | Portables         | Fair      | Roof, Modified Bituminous  | 400 SF   | 4   | 1490318 |
| <b>Interiors</b>  |                   |           |  |          |     |         |
| C1021             | Portables         | Good      | Interior Door, Steel Fire, 90-Minutes and Over                     | 3        | 38  | 1490315 |
| C1023             | Portables         | Good      | Door Hardware System, Office (per Door)                            | 4        | 28  | 1490327 |
| C3012             | Portables         | Good      | Interior Wall Finish, any surface, Prep & Paint                    | 2,500 SF | 8   | 1490323 |
| C3012             | Portables         | Good      | Interior Wall Finish, Wallpaper                                    | 240 SF   | 12  | 1490326 |
| C3024             | Portables         | Good      | Interior Floor Finish, Vinyl Sheeting                              | 50 SF    | 14  | 1490322 |
| C3025             | Portables         | Good      | Interior Floor Finish, Carpet Commercial Standard                  | 1,535 SF | 8   | 1490317 |
| C3032             | Portables         | Good      | Interior Ceiling Finish, Suspended Acoustical Tile (ACT)           | 1,535 SF | 23  | 1490324 |
| <b>Plumbing</b>   |                   |           |  |          |     |         |
| D2011             | Portables         | Good      | Toilet, Residential Water Closet                                   | 1        | 29  | 1490325 |
| D2014             | Portables         | Good      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China         | 1        | 29  | 1490314 |
| D2014             | Portables         | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                         | 1        | 20  | 1490319 |
| D2014             | Portables         | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                           | 1        | 25  | 1490320 |
| D2017             | Portables         | Fair      | Shower, Fiberglass   | 1        | 10  | 1440431 |
| D2023             | Portables         | Fair      | Water Heater, 1 GAL  | 1        | 9   | 1440311 |
| D2029             | Throughout        | Fair      | Plumbing System, Supply & Sanitary, Low Density (excl fixtures)    | 1,535 SF | 20  | 1490310 |
| <b>HVAC</b>       |                   |           |  |          |     |         |
| D3041             | Throughout        | Fair      | HVAC System Ductwork, Low Density                                  | 1,535 SF | 20  | 1490313 |
| D3042             | Portables         | Fair      | Exhaust Fan, Bathroom Residential                                  | 1        | 10  | 1440306 |
| D3052             | Portable 3 Roof   | Fair      | Packaged Unit (RTU), 4 TON   | 1        | 5   | 1440344 |
| D3052             | Portable 3 Roof   | Fair      | Packaged Unit (RTU), 1.5 TON                                       | 1        | 6   | 1440316 |
| <b>Electrical</b> |                   |           |  |          |     |         |
| D5019             | Throughout        | Fair      | Electrical Wiring & Switches, High Density/Complexity              | 1,535 SF | 20  | 1490311 |
| D5022             | Building Exterior | Good      | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W | 2        | 17  | 1490328 |
| D5029             | Throughout        | Good      | Lighting System, Interior, High Density & Standard Fixtures        | 1,535 SF | 17  | 1490312 |

**Maintenance, Operations & Transportation / Site**

| UF Code         | Location          | Condition | Asset/Component/Repair        | Quantity | RUL | ID      |
|-----------------|-------------------|-----------|-------------------------------|----------|-----|---------|
| <b>Roofing</b>  |                   |           |                               |          |     |         |
| B3011           | Site Fuel Station | Fair      | Roof, Metal                   | 1,000 SF | 25  | 1520436 |
| <b>Plumbing</b> |                   |           |                               |          |     |         |
| D2021           | Site              | Fair      | Backflow Preventer, 1 INCH    | 1        | 15  | 1440331 |
| D2021           | Site              | Fair      | Backflow Preventer, 2 INCH    | 1        | 15  | 1440303 |
| D2091           | Site              | Fair      | Compressed Air Dryer, 100 CFM | 1        | 10  | 1440301 |
| D2091           | Site              | Fair      | Natural Gas Compressor, 50 HP | 1        | 8   | 1440371 |
| <b>HVAC</b>     |                   |           |                               |          |     |         |

**Maintenance, Operations & Transportation / Site**

| UF Code                  | Location | Condition | Asset/Component/Repair  | Quantity   | RUL | ID      |
|--------------------------|----------|-----------|---|------------|-----|---------|
| D3022                    | Site     | Fair      | Air Separator, 2 INCH   | 1          | 4   | 1440401 |
| <b>Electrical</b>        |          |           |   |            |     |         |
| D5012                    | Site     | Good      | Building/Main Switchboard, 1200 AMP [DB]                            | 1          | 39  | 1440405 |
| D5012                    | Site     | Good      | Building/Main Switchboard, 1600 AMP [MSM]                           | 1          | 37  | 1440356 |
| D5012                    | Site     | Good      | Secondary Transformer, 500 kVA                                      | 1          | 29  | 1440369 |
| <b>Equipment/Special</b> |          |           |   |            |     |         |
| F1045                    | Site     | Fair      | Storage Tank, Medical or Industrial Gases, 5, 000 GAL               | 3          | 10  | 1440342 |
| <b>Pavement</b>          |          |           |   |            |     |         |
| G2022                    | Site     | Poor      | Parking Lots, Asphalt Pavement, Mill & Overlay                      | 175,000 SF | 1   | 1440434 |
| G2022                    | Site     | Poor      | Parking Lots, Asphalt Pavement, Seal & Stripe                       | 175,000 SF | 1   | 1440302 |
| G2022                    | Site     | Fair      | Parking Lots, Concrete Pavement                                     | 60,900 SF  | 10  | 1440446 |
| <b>Site Development</b>  |          |           |   |            |     |         |
| G2041                    | Site     | Fair      | Fences & Gates, Chain Link Sliding Vehicle Gate, Electric           | 1          | 14  | 1440318 |
| G2041                    | Site     | Fair      | Fences & Gates, Chain Link, 8' High                                 | 3,350 LF   | 15  | 1440349 |
| G2048                    | Site     | Good      | Flagpole, Metal   | 1          | 30  | 1440403 |
| G2049                    | Site     | Good      | Charging Station, Electric Vehicle, Free Standing, Exterior Mounted | 1          | 13  | 1440286 |
| G2049                    | Site     | Good      | Charging Station, Electric Vehicle, Free Standing, Exterior Mounted | 1          | 13  | 1440416 |
| G2049                    | Site     | Good      | Charging Station, Electric Vehicle, Free Standing, Exterior Mounted | 1          | 14  | 1440346 |
| <b>Landscaping</b>       |          |           |   |            |     |         |
| G2057                    | Site     | Fair      | Irrigation System, Replace/Install                                  | 15,000 SF  | 15  | 1440413 |
| <b>Utilities</b>         |          |           |   |            |     |         |
| G3063                    | Site     | Fair      | Underground Storage Tank, 10000 GAL, Replace/Install                | 3          | 10  | 1440325 |
| <b>Site Lighting</b>     |          |           |   |            |     |         |
| G4021                    |          | Good      | Site Pole Light, 40' High, 400 W (LED Lamp Replacement)             | 5          | 15  | 1460247 |

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## **Appendix E: Replacement Reserves**

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| Building                                 | Subfolder  | Uniformat Code | Location Description | ID      | Cost Description   | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost *  | Subtotal 2019 | 2020 | 2021 | 2022 | 2023  | 2024    | 2025    | 2026 | 2027 | 2028    | 2029  | 2030 | 2031 | 2032  | 2033  | 2034    | 2035  | 2036 | 2037 | 2038 | 2039 | Deficiency Repair Estimate |          |          |           |           |
|--|------------|----------------|----------------------|---------|--|----------------|------|-----|----------|------|--------------|---------------|------|------|------|-------|---------|---------|------|------|---------|-------|------|------|-------|-------|---------|-------|------|------|------|------|----------------------------|----------|----------|-----------|-----------|
| Maintenance, Operations & Transportation | Portable 2 | B3011          | Portables            | 1490300 | Roof, Metal, Replace   | 40             | 22   | 18  | 1125     | SF   | \$14.39      | \$16,190      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      | \$16,190                   | \$16,190 |          |           |           |
| Maintenance, Operations & Transportation | Portable 2 | C3012          | Portables            | 1490302 | Interior Wall Finish, any surface, Prep & Paint                              | 10             | 2    | 8   | 1500     | SF   | \$1.66       | \$2,491       |      |      |      |       |         |         |      |      | \$2,491 |       |      |      |       |       |         |       |      |      |      |      | \$2,491                    | \$4,982  |          |           |           |
| Maintenance, Operations & Transportation | Portable 2 | C3012          | Portables            | 1490305 | Interior Wall Finish, Wallpaper, Replace                                     | 15             | 3    | 12  | 300      | SF   | \$2.44       | \$731         |      |      |      |       |         |         |      |      |         |       |      |      | \$731 |       |         |       |      |      |      |      |                            | \$731    | \$731    |           |           |
| Maintenance, Operations & Transportation | Portable 2 | C3024          | Portables            | 1490301 | Interior Floor Finish, Vinyl Sheeting, Replace                               | 15             | 1    | 14  | 50       | SF   | \$7.75       | \$387         |      |      |      |       |         |         |      |      |         |       |      |      |       |       | \$387   |       |      |      |      |      |                            | \$387    | \$387    |           |           |
| Maintenance, Operations & Transportation | Portable 2 | C3025          | Portables            | 1490296 | Interior Floor Finish, Carpet Commercial Standard, Replace                   | 10             | 2    | 8   | 1125     | SF   | \$8.30       | \$9,340       |      |      |      |       |         |         |      |      | \$9,340 |       |      |      |       |       |         |       |      |      |      |      | \$9,340                    | \$18,681 |          |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D2023          | Portables            | 1440435 | Water Heater, 6 GAL., Replace  | 15             | 12   | 3   | 1        | EA   | \$608.85     | \$609         |      |      |      | \$609 |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      | \$609                      | \$1,218  |          |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D2029          | Throughout           | 1490289 | Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace     | 40             | 20   | 20  | 1175     | SF   | \$5.54       | \$6,504       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      | \$6,504                    | \$6,504  |          |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D3041          | Throughout           | 1490292 | HVAC System Ductwork, Low Density, Replace                                   | 30             | 15   | 15  | 1175     | SF   | \$2.21       | \$2,601       |      |      |      |       |         |         |      |      |         |       |      |      |       |       | \$2,601 |       |      |      |      |      |                            | \$2,601  | \$2,601  |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D3042          | Portables            | 1440351 | Exhaust Fan, Bathroom Residential, Replace                                   | 15             | 5    | 10  | 1        | EA   | \$276.75     | \$277         |      |      |      |       |         |         |      |      |         | \$277 |      |      |       |       |         |       |      |      |      |      |                            | \$277    | \$277    |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D3052          | Portable 2 Roof      | 1440361 | Packaged Unit (RTU), 4 TON, Replace  | 20             | 15   | 5   | 1        | EA   | \$9,963.00   | \$9,963       |      |      |      |       | \$9,963 |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$9,963  | \$9,963  |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D5019          | Throughout           | 1490290 | Electrical Wiring & Switches, High Density/Complexity, Replace               | 40             | 20   | 20  | 1175     | SF   | \$4.43       | \$5,203       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      | \$5,203                    | \$5,203  |          |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D5022          | Building Exterior    | 1490307 | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace  | 20             | 3    | 17  | 2        | EA   | \$232.47     | \$465         |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$465    | \$465    |           |           |
| Maintenance, Operations & Transportation | Portable 2 | D5029          | Throughout           | 1490291 | Lighting System, Interior, High Density & Standard Fixtures, Replace         | 20             | 3    | 17  | 1175     | SF   | \$14.39      | \$16,909      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$16,909 | \$16,909 |           |           |
| Maintenance, Operations & Transportation | Portable 3 | B2011          | Portables            | 1490316 | Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint                | 10             | 5    | 5   | 1740     | SF   | \$3.32       | \$5,779       |      |      |      |       | \$5,779 |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$5,779  | \$11,557 |           |           |
| Maintenance, Operations & Transportation | Portable 3 | B2032          | Building Exterior    | 1490329 | Exterior Door, Steel, Replace  | 40             | 30   | 10  | 1        | EA   | \$664.20     | \$664         |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$664    | \$664    |           |           |
| Maintenance, Operations & Transportation | Portable 3 | B3011          | Portables            | 1490318 | Roof, Modified Bituminous, Replace   | 20             | 16   | 4   | 400      | SF   | \$11.07      | \$4,428       |      |      |      |       | \$4,428 |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$4,428  | \$4,428  |           |           |
| Maintenance, Operations & Transportation | Portable 3 | B3011          | Portables            | 1490321 | Roof, Metal, Replace   | 40             | 22   | 18  | 1185     | SF   | \$14.39      | \$17,053      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$17,053 | \$17,053 |           |           |
| Maintenance, Operations & Transportation | Portable 3 | C3012          | Portables            | 1490323 | Interior Wall Finish, any surface, Prep & Paint                              | 10             | 2    | 8   | 2500     | SF   | \$1.66       | \$4,151       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$4,151  | \$8,303  |           |           |
| Maintenance, Operations & Transportation | Portable 3 | C3012          | Portables            | 1490326 | Interior Wall Finish, Wallpaper, Replace                                     | 15             | 3    | 12  | 240      | SF   | \$2.44       | \$584         |      |      |      |       |         |         |      |      |         |       |      |      |       | \$584 |         |       |      |      |      |      |                            |          | \$584    | \$584     |           |
| Maintenance, Operations & Transportation | Portable 3 | C3024          | Portables            | 1490322 | Interior Floor Finish, Vinyl Sheeting, Replace                               | 15             | 1    | 14  | 50       | SF   | \$7.75       | \$387         |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         | \$387 |      |      |      |      |                            |          | \$387    | \$387     |           |
| Maintenance, Operations & Transportation | Portable 3 | C3025          | Portables            | 1490317 | Interior Floor Finish, Carpet Commercial Standard, Replace                   | 10             | 2    | 8   | 1535     | SF   | \$8.30       | \$12,744      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$12,744 | \$25,489 |           |           |
| Maintenance, Operations & Transportation | Portable 3 | D2014          | Portables            | 1490319 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                          | 30             | 10   | 20  | 1        | EA   | \$1,328.40   | \$1,328       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            | \$1,328  | \$1,328  |           |           |
| Maintenance, Operations & Transportation | Portable 3 | D2017          | Portables            | 1440431 | Shower, Fiberglass, Replace  | 20             | 10   | 10  | 1        | EA   | \$1,771.20   | \$1,771       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$1,771  | \$1,771   |           |
| Maintenance, Operations & Transportation | Portable 3 | D2023          | Portables            | 1440311 | Water Heater, 1 GAL., Replace  | 15             | 6    | 9   | 1        | EA   | \$553.50     | \$554         |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$554    | \$554     |           |
| Maintenance, Operations & Transportation | Portable 3 | D2029          | Throughout           | 1490310 | Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace     | 40             | 20   | 20  | 1535     | SF   | \$5.54       | \$8,496       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$8,496  | \$8,496   |           |
| Maintenance, Operations & Transportation | Portable 3 | D3041          | Throughout           | 1490313 | HVAC System Ductwork, Low Density, Replace                                   | 30             | 10   | 20  | 1535     | SF   | \$2.21       | \$3,398       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$3,398  | \$3,398   |           |
| Maintenance, Operations & Transportation | Portable 3 | D3042          | Portables            | 1440306 | Exhaust Fan, Bathroom Residential, Replace                                   | 15             | 5    | 10  | 1        | EA   | \$276.75     | \$277         |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$277    | \$277     |           |
| Maintenance, Operations & Transportation | Portable 3 | D3052          | Portable 3 Roof      | 1440344 | Packaged Unit (RTU), 4 TON, Replace  | 20             | 15   | 5   | 1        | EA   | \$9,963.00   | \$9,963       |      |      |      |       | \$9,963 |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$9,963  | \$9,963   |           |
| Maintenance, Operations & Transportation | Portable 3 | D3052          | Portable 3 Roof      | 1440316 | Packaged Unit (RTU), 1.5 TON, Replace  | 20             | 14   | 6   | 1        | EA   | \$6,088.50   | \$6,089       |      |      |      |       |         | \$6,089 |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$6,089  | \$6,089   |           |
| Maintenance, Operations & Transportation | Portable 3 | D5019          | Throughout           | 1490311 | Electrical Wiring & Switches, High Density/Complexity, Replace               | 40             | 20   | 20  | 1535     | SF   | \$4.43       | \$6,797       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$6,797  | \$6,797   |           |
| Maintenance, Operations & Transportation | Portable 3 | D5022          | Building Exterior    | 1490328 | Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W, Replace  | 20             | 3    | 17  | 2        | EA   | \$232.47     | \$465         |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$465    | \$465     |           |
| Maintenance, Operations & Transportation | Portable 3 | D5029          | Throughout           | 1490312 | Lighting System, Interior, High Density & Standard Fixtures, Replace         | 20             | 3    | 17  | 1535     | SF   | \$14.39      | \$22,090      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$22,090 | \$22,090  |           |
| Maintenance, Operations & Transportation | Site       | D2021          | Site                 | 1440331 | Backflow Preventer, 1 INCH, Replace  | 30             | 15   | 15  | 1        | EA   | \$1,549.80   | \$1,550       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          | \$1,550  | \$1,550   |           |
| Maintenance, Operations & Transportation | Site       | D2021          | Site                 | 1440303 | Backflow Preventer, 2 INCH, Replace  | 30             | 15   | 15  | 1        | EA   | \$3,542.40   | \$3,542       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$3,542   | \$3,542   |
| Maintenance, Operations & Transportation | Site       | D2091          | Site                 | 1440371 | Natural Gas Compressor, 50 HP, Replace                                       | 20             | 12   | 8   | 1        | EA   | \$101,401.20 | \$101,401     |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$101,401 | \$101,401 |
| Maintenance, Operations & Transportation | Site       | D2091          | Site                 | 1440301 | Compressed Air Dryer, 100 CFM, Replace                                       | 20             | 10   | 10  | 1        | EA   | \$6,199.20   | \$6,199       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$6,199   | \$6,199   |
| Maintenance, Operations & Transportation | Site       | D3022          | Site                 | 1440401 | Air Separator, 2 INCH, Replace   | 15             | 11   | 4   | 1        | EA   | \$8,081.10   | \$8,081       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$8,081   | \$16,162  |
| Maintenance, Operations & Transportation | Site       | F1045          | Site                 | 1440342 | Storage Tank, Medical or Industrial Gases, 5, 000 GAL., Replace              | 30             | 20   | 10  | 3        | EA   | \$66,420.00  | \$199,260     |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$199,260 | \$199,260 |
| Maintenance, Operations & Transportation | Site       | G2022          | Site                 | 1440434 | Parking Lots, Asphalt Pavement, Mill & Overlay                               | 25             | 24   | 1   | 175000   | SF   | \$3.87       | \$678,038     |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$678,038 | \$678,038 |
| Maintenance, Operations & Transportation | Site       | G2022          | Site                 | 1440302 | Parking Lots, Asphalt Pavement, Seal & Stripe                                | 5              | 4    | 1   | 175000   | SF   | \$0.50       | \$87,176      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$87,176  | \$348,705 |
| Maintenance, Operations & Transportation | Site       | G2022          | Site                 | 1440446 | Parking Lots, Concrete Pavement, Replace                                     | 50             | 40   | 10  | 60900    | SF   | \$9.96       | \$606,747     |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$606,747 | \$606,747 |
| Maintenance, Operations & Transportation | Site       | G2041          | Site                 | 1440318 | Fences & Gates, Chain Link Sliding Vehicle Gate, Electric, Replace           | 20             | 6    | 14  | 1        | EA   | \$5,535.00   | \$5,535       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$5,535   | \$5,535   |
| Maintenance, Operations & Transportation | Site       | G2041          | Site                 | 1440349 | Fences & Gates, Chain Link, 8' High, Replace                                 | 40             | 25   | 15  | 3350     | LF   | \$27.68      | \$92,711      |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$92,711  | \$92,711  |
| Maintenance, Operations & Transportation | Site       | G2049          | Site                 | 1440286 | Charging Station, Electric Vehicle, Free Standing, Exterior Mounted, Replace | 15             | 2    | 13  | 1        | EA   | \$5,867.10   | \$5,867       |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          | \$5,867   | \$5,867   |
| Maintenance, Operations & Transportation | Site       | G2049          | Site                 | 1440416 | Charging Station, Electric Vehicle, Free Standing, Exterior Mounted, Replace | 15             | 2    | 13  | 1        | EA   | \$5,867.10   |               |      |      |      |       |         |         |      |      |         |       |      |      |       |       |         |       |      |      |      |      |                            |          |          |           |           |

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## **Appendix F: Equipment Inventory List**

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| D20 PLUMBING |         |        |                           |          |  |                   |                   |                   |                    |              |         |     |
|--------------|---------|--------|---------------------------|----------|--|-------------------|-------------------|-------------------|--------------------|--------------|---------|-----|
| Index        | ID      | UFCode | Component                 | Capacity | Building   | Location Detail   | Manufacturer      | Model             | Serial             | Dataplate Yr | Barcode | Qty |
| 1            | 1440331 | D2021  | Backflow Preventer        | 1 INCH   | Maintenance, Operations & Transportation / Site                            | Site              | Febco             | 825Y              | J032993            |              |         |     |
| 2            | 1440437 | D2021  | Backflow Preventer        | 1 INCH   | Maintenance, Operations & Transportation / Building D (Server Building)    | Roof              | Wilkins Zurn      | 975XL2            | 4265368            | 2016         |         |     |
| 3            | 1440303 | D2021  | Backflow Preventer        | 2 INCH   | Maintenance, Operations & Transportation / Site                            | Site              | Wilkins Zurn      | 975XL2            | 3744326            |              |         |     |
| 4            | 1440382 | D2023  | Domestic Circulation Pump | 1/6 HP   | Maintenance, Operations & Transportation / Building A (Main Building)      | Utility closet    | Emerson           | S60XZSN0-5561     | No tag/plate found |              |         |     |
| 5            | 1440311 | D2023  | Water Heater              | 1 GAL    | Maintenance, Operations & Transportation / Portable 3                      | Portables         | Eemax             | EMT1              | 201309100323       | 2013         |         |     |
| 6            | 1440411 | D2023  | Water Heater              | 12 GAL   | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Warehouse         | Bradford White    | MI12UT6SS13       | TA4229739          | 1997         |         |     |
| 7            | 1440393 | D2023  | Water Heater              | 2.5 GAL  | Maintenance, Operations & Transportation / Building B (Print Shop)         | Print Shop        | Eemax             | EMT2.5            | 201105190588       | 2011         |         |     |
| 8            | 1440360 | D2023  | Water Heater              | 2.5 GAL  | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Welding Shop      | Eemax             | EMT2.5            | 201209040273       | 2012         |         |     |
| 9            | 1440444 | D2023  | Water Heater              | 6 GAL    | Maintenance, Operations & Transportation / Building A (Main Building)      | Utility Closet    | A. O. Smith       | EJC 6 200         | 0904J000109        | 2009         |         |     |
| 10           | 1440347 | D2023  | Water Heater              | 6 GAL    | Maintenance, Operations & Transportation / Portable 1                      | Portables         | Bradford White    | RE16U6-1NAL       | SH41988048         | 2018         |         |     |
| 11           | 1440435 | D2023  | Water Heater              | 6 GAL    | Maintenance, Operations & Transportation / Portable 2                      | Portables         | A. O. Smith       | ELJ 6 917         | MQ97-0035500-S06   | 1997         |         |     |
| 12           | 1440377 | D2091  | Air Compressor            | 20 HP    | Maintenance, Operations & Transportation / Building A (Main Building)      | Electrical closet | NAPA              | 822309NHBT460     | UTY953018          | 2018         |         |     |
| 13           | 1440301 | D2091  | Compressed Air Dryer      | 100 CFM  | Maintenance, Operations & Transportation / Site                            | Site              | xebec             | STR20-NGX-AUTODEW | 18221              |              |         |     |
| 14           | 1440371 | D2091  | Natural Gas Compressor    | 50 HP    | Maintenance, Operations & Transportation / Site                            | Site              | Sulzer Burckhardt | C4U117 1GP        | 700056             |              |         |     |

| D30 HVAC |         |        |                              |          |  |                   |                            |                    |                           |              |         |     |
|----------|---------|--------|------------------------------|----------|--|-------------------|----------------------------|--------------------|---------------------------|--------------|---------|-----|
| Index    | ID      | UFCode | Component                    | Capacity | Building   | Location Detail   | Manufacturer               | Model              | Serial                    | Dataplate Yr | Barcode | Qty |
| 1        | 1440401 | D3022  | Air Separator                | 2 INCH   | Maintenance, Operations & Transportation / Site                            | Site              | Healy                      |                    |                           | 2008         |         |     |
| 2        | 1440296 | D3031  | Evaporative Cooler           | 8000 CFM | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Phoenix Manufacturing Inc  | H8801              | 2678483                   | 2018         |         |     |
| 3        | 1440334 | D3031  | Evaporative Cooler           | 8000 CFM | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Phoenix Manufacturing Inc  | H8801              | 2686886                   | 2018         |         |     |
| 4        | 1440280 | D3032  | Condensing Unit/Heat Pump    | 0.75 TON | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Fujitsu                    | AOU9RL2            | EXN 0 32463               |              |         |     |
| 5        | 1440295 | D3032  | Ductless Split System        | 0.75 TON | Maintenance, Operations & Transportation / Building B (Print Shop)         | Building exterior | Fujitsu                    | AOU9RLFW1          | MXN 020812                |              |         |     |
| 6        | 1440441 | D3032  | Ductless Split System        | 1.5 TON  | Maintenance, Operations & Transportation / Building A (Main Building)      | Old FS Warehouse  | Mitsubishi Electric        | PU18EK1            | 42 D0066 7B               |              |         |     |
| 7        | 1440292 | D3032  | Ductless Split System        | 4 TON    | Maintenance, Operations & Transportation / Building B (Print Shop)         | Roof              | Fujitsu                    | AOU45RLXFZ         | LYN 017312                |              |         | 4   |
| 8        | 1440278 | D3032  | Ductless Split System [CU-1] | 2 TON    | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure         | CAC/BDP                    | 38MAQB24R--3       | 3116V14625                | 2016         |         |     |
| 9        | 1440390 | D3032  | Ductless Split System [HP-1] | 1.5 TON  | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure         | CAC/BDP                    | 38MAQB18R--3       | 2116V12991                | 2016         |         |     |
| 10       | 1440404 | D3041  | Gas Heater                   | 200 MBH  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Reznor                     | Inaccessible       | Inaccessible              | 2018         |         |     |
| 11       | 1440298 | D3041  | Gas Heater                   | 200 MBH  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Reznor                     | Inaccessible       | Inaccessible              | 2018         |         |     |
| 12       | 1440310 | D3042  | Exhaust Fan                  | 1500 CFM | Maintenance, Operations & Transportation / Building B (Print Shop)         | Building exterior | Loren Cook Company         | 120W17D            | S208782-00 04/87          | 1987         |         |     |
| 13       | 1440410 | D3042  | Exhaust Fan                  | 4000 CFM | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Dayton                     | 4HX84A             | No tag/plate found        |              |         |     |
| 14       | 1440407 | D3042  | Exhaust Fan                  | 500 CFM  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | No tag/plate found         | No tag/plate found | No tag/plate found        |              |         |     |
| 15       | 1440315 | D3042  | Exhaust Fan                  | 800 CFM  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | No tag/plate found         | No tag/plate found | No tag/plate found        |              |         |     |
| 16       | 1440309 | D3042  | Exhaust Fan                  | 856 CFM  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Dayton Electric            | 2RB60              | 13502588                  | 2013         |         |     |
| 17       | 1440351 | D3042  | Exhaust Fan                  |          | Maintenance, Operations & Transportation / Portable 2                      | Portables         | Broan                      | 508-C              | No tag/plate found        |              |         |     |
| 18       | 1440306 | D3042  | Exhaust Fan                  |          | Maintenance, Operations & Transportation / Portable 3                      | Portables         | Broan                      | 508-C              | No tag/plate found        |              |         |     |
| 19       | 1440418 | D3042  | Exhaust Fan                  |          | Maintenance, Operations & Transportation / Portable 1                      | Portables         |                            |                    |                           |              |         |     |
| 20       | 1440283 | D3051  | Unit Heater                  | 30 MBH   | Maintenance, Operations & Transportation / Building A (Main Building)      | Old FS Warehouse  | Dayton                     | 5VD61              |                           |              |         |     |
| 21       | 1440430 | D3051  | Unit Heater                  | 30 MBH   | Maintenance, Operations & Transportation / Building A (Main Building)      | Old FS Warehouse  | Dayton                     | 5VD61              |                           |              |         |     |
| 22       | 1440389 | D3051  | Unit Heater                  | 90 MBH   | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Warehouse         | Dayton                     | 3E134E             | D00101000131B             | 2000         |         |     |
| 23       | 1440399 | D3051  | Unit Heater                  | 90 MBH   | Maintenance, Operations & Transportation / Building A (Main Building)      | Old FS Warehouse  | Dayton                     | 406D               | D96G005980                | 1996         |         |     |
| 24       | 1440365 | D3051  | Unit Heater                  | 90 MBH   | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Warehouse         | Dayton                     | 3E134E             | D00101000096B             | 2000         |         |     |
| 25       | 1440312 | D3051  | Unit Heater                  | 90 MBH   | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Welding Shop      | Dayton                     | 3E134E             | 001023000019B             |              |         |     |
| 26       | 1440375 | D3052  | Computer Room AC [ACU-1]     | 31 TON   | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure         | Luvata                     | LCS5213-095-4C     | I1640000119               |              |         |     |
| 27       | 1440400 | D3052  | Computer Room AC [ACU-2]     | 31 TON   | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure         | Luvata                     | LCS5213-095-4C     | I1640000174               | 2016         |         |     |
| 28       | 1440337 | D3052  | Computer Room AC [ACU-3]     | 31 TON   | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure         | Luvata                     | LCS5213-095-4C     | H1640000190               | 2016         |         |     |
| 29       | 1440345 | D3052  | Heat Pump                    | 4 TON    | Maintenance, Operations & Transportation / Portable 1                      | Portables         | Bard Manufacturing Company | WH482-A10UX4XXX    | 149K9711 41094-02         | 1997         |         |     |
| 30       | 1440316 | D3052  | Packaged Unit (RTU)          | 1.5 TON  | Maintenance, Operations & Transportation / Portable 3                      | Portable 3 Roof   | Trane                      | WCC018F100BH       | 51722LC2H                 | 2005         |         |     |
| 31       | 1440335 | D3052  | Packaged Unit (RTU)          | 2 TON    | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Trane                      | 2WCC3024A1000AA    | 81020RA9H                 | 2008         |         |     |
| 32       | 1440392 | D3052  | Packaged Unit (RTU)          | 3 TON    | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Trane                      | 4YCC3036A1075BA    | 130511517L                | 2013         |         |     |
| 33       | 1440330 | D3052  | Packaged Unit (RTU)          | 3.5 TON  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Trane                      | WCC042F100BG       | 51930MS1H                 | 2005         |         |     |
| 34       | 1440279 | D3052  | Packaged Unit (RTU)          | 3.5 TON  | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Trane                      | Illegible          | Illegible                 | 2005         |         |     |
| 35       | 1440344 | D3052  | Packaged Unit (RTU)          | 4 TON    | Maintenance, Operations & Transportation / Portable 3                      | Portable 3 Roof   | Carrier                    | 50HS-048--301AB    | 3396G41138                | 1996         |         |     |
| 36       | 1440361 | D3052  | Packaged Unit (RTU)          | 4 TON    | Maintenance, Operations & Transportation / Portable 2                      | Portable 2 Roof   | Carrier                    | 50HS-048--301AB    | 3396G41135                | 1996         |         |     |
| 37       | 1440364 | D3052  | Packaged Unit (RTU)          | 5 TON    | Maintenance, Operations & Transportation / Building B (Print Shop)         | Roof              | Trane                      | 4YCC3060A1096AB    | 112911059L                | 2011         |         |     |
| 38       | 1440383 | D3052  | Packaged Unit (RTU)          | 5 TON    | Maintenance, Operations & Transportation / Building B (Print Shop)         | Roof              | Trane                      | 2WCC3060A1000AA    | 61054A79H                 | 2006         |         |     |
| 39       | 1440354 | D3052  | Packaged Unit (RTU)          | 5 TON    | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Trane                      | 4YCC3060A3096BA    | 130910919L                | 2013         |         |     |
| 40       | 1440396 | D3052  | Packaged Unit (RTU)          | 5 TON    | Maintenance, Operations & Transportation / Building A (Main Building)      | Roof              | Trane                      | 2YCC3060A1096AA    | 6321P4M9H                 | 2006         |         |     |
| 41       | 1440359 | D3052  | Packaged Unit (RTU)          | 5 TON    | Maintenance, Operations & Transportation / Building B (Print Shop)         | Roof              | Trane                      | 4YCC3060A1096AA    | 74641LJ9H                 | 2007         |         |     |
| 42       | 1440291 | D3052  | Packaged Unit (RTU)          | 5 TON    | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Building Exterior | Rheem                      | RRGF-05N1BJKR      | WNA4109 A HA A F1288 1274 | 1988         |         |     |
| 43       | 1440300 | D3052  | Packaged Unit (RTU) [ACU-4]  | 6 TON    | Maintenance, Operations & Transportation / Building D (Server Building)    | Roof              | Carrier                    | 50LCO006A2A6A0A0A0 | 1516C85832                | 2016         |         |     |

| D50 ELECTRICAL |         |        |                                 |          |   |                   |              |             |                 |              |         |     |
|----------------|---------|--------|---------------------------------|----------|---|-------------------|--------------|-------------|-----------------|--------------|---------|-----|
| Index          | ID      | UFCode | Component                       | Capacity | Building  | Location Detail   | Manufacturer | Model       | Serial          | Dataplate Yr | Barcode | Qty |
| 1              | 1440320 | D5012  | Building/Main Switchboard       | 400 AMP  | Maintenance, Operations & Transportation / Building B (Print Shop)      | Building exterior | Square D     | E1          | SSB-224NPR      |              |         |     |
| 2              | 1440408 | D5012  | Building/Main Switchboard       | 800 AMP  | Maintenance, Operations & Transportation / Building A (Main Building)   | Electrical closet | Square D     | MLABCS      | 20371-1A        |              |         |     |
| 3              | 1440405 | D5012  | Building/Main Switchboard [DB]  | 1200 AMP | Maintenance, Operations & Transportation / Site                         | Site              | Eaton        | PRL-C       | SLA0938630-001  | 2018         |         |     |
| 4              | 1440442 | D5012  | Building/Main Switchboard [DSB] | 600 AMP  | Maintenance, Operations & Transportation / Building D (Server Building) | Enclosure         | Eaton        | 3R          | LLA0016354-004  | 2016         |         |     |
| 5              | 1440356 | D5012  | Building/Main Switchboard [MSM] | 1600 AMP | Maintenance, Operations & Transportation / Site                         | Site              | Eaton        | 3R          | LLA0016354-003  | 2016         |         |     |
| 6              | 1440425 | D5012  | Distribution Panel Board        | 400 AMP  | Maintenance, Operations & Transportation / Building A (Main Building)   | Electrical closet | Square D     |             | NQOB-42-4AB     |              |         |     |
| 7              | 1440368 | D5012  | Secondary Transformer           | 25 kVA   | Maintenance, Operations & Transportation / Building A (Main Building)   | Electrical closet | Square D     | 25S3 H      | 13151-12212-010 |              |         |     |
| 8              | 1440369 | D5012  | Secondary Transformer           | 500 kVA  | Maintenance, Operations & Transportation / Site                         | Site              | Eaton        | V48M28T5516 | CC00907910      | 2018         |         |     |

|    |         |       |   |         |  |                     |                     |                    |                    |      |    |
|----|---------|-------|---|---------|--|---------------------|---------------------|--------------------|--------------------|------|----|
| 9  | 1440313 | D5012 | <b>Secondary Transformer</b>              | 75 kVA  | Maintenance, Operations & Transportation / Building A (Main Building)      | Electrical closet   | Westinghouse        | V48M28T75C         | 68G1478            |      |    |
| 10 | 1440439 | D5012 | <b>Secondary Transformer [TRA]</b>        | 100 kVA | Maintenance, Operations & Transportation / Building B (Print Shop)         | Building exterior   | Eaton               | T99805             | J16K70696B         | 2016 |    |
| 11 | 1440294 | D5012 | <b>Secondary Transformer [TRS]</b>        | 75 kVA  | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure           | Eaton               | V75DC003           | J16K70630          | 2016 |    |
| 12 | 1440277 | D5012 | <b>Transfer Switch [ATS]</b>              | 600 AMP | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure           | Eaton               | CBV9MGE40600XRU    | 33Y0016354         | 2016 |    |
| 13 | 1490356 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Building D (Server Building)    | Building Exterior   |                     |                    |                    |      | 5  |
| 14 | 1490328 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Portable 3                      | Building Exterior   |                     |                    |                    |      | 2  |
| 15 | 1490307 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Portable 2                      | Building Exterior   |                     |                    |                    |      | 2  |
| 16 | 1490286 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Portable 1                      | Building Exterior   |                     |                    |                    |      |    |
| 17 | 1490335 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Building A (Main Building)      | Building Exterior   |                     |                    |                    |      | 10 |
| 18 | 1490342 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Building B (Print Shop)         | Building Exterior   |                     |                    |                    |      | 6  |
| 19 | 1490349 | D5022 | <b>Light Fixture</b>                      |         | Maintenance, Operations & Transportation / Building C (Textbook Warehouse) | Building Exterior   |                     |                    |                    |      | 6  |
| 20 | 1459364 | D5037 | <b>Fire Alarm Control Panel</b>           |         | Maintenance, Operations & Transportation / Building B (Print Shop)         | Office              |                     |                    |                    |      |    |
| 21 | 1440379 | D5037 | <b>Fire Alarm Control Panel</b>           |         | Maintenance, Operations & Transportation / Building D (Server Building)    | Office              | Honeywell Fire-Lite | NFS-320(E)         | No tag/plate found | 2016 |    |
| 22 | 1440373 | D5092 | <b>Emergency Light</b>                    |         | Maintenance, Operations & Transportation / Building B (Print Shop)         | Throughout building |                     |                    |                    |      | 2  |
| 23 | 1440395 | D5092 | <b>Generator</b>                          | 350 kW  | Maintenance, Operations & Transportation / Building D (Server Building)    | Enclosure           | Generac             | SD350              | 3000792305         | 2016 |    |
| 24 | 1440336 | D5092 | <b>Generator</b>                          | 85 kW   | Maintenance, Operations & Transportation / Building A (Main Building)      | Building Exterior   | Genset              | No tag/plate found | No tag/plate found |      |    |
| 25 | 1440424 | D5092 | <b>Uninterruptible Power Supply (UPS)</b> | 100 kVA | Maintenance, Operations & Transportation / Building D (Server Building)    | Server Room         | Schneider Electric  | SYCF100KF          | QD1635140969       | 2016 |    |

#### E10 EQUIPMENT

| Index | ID      | UFCode | Component                                | Capacity | Building  | Location Detail | Manufacturer | Model     | Serial  | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|--|----------|---|-----------------|--------------|-----------|---------|--------------|---------|-----|
| 1     | 1440305 | E1028  | <b>Defibrillator (AED)</b>               |          | Maintenance, Operations & Transportation / Building D (Server Building) | Office          |              |           |         | 2016         |         |     |
| 2     | 1440358 | E1093  | <b>Commercial Icemaker, Freestanding</b> |          | Maintenance, Operations & Transportation / Building A (Main Building)   | Kitchenette     | Hoshizaki    | KM-600MAH | E05693K |              |         |     |

#### F10 OTHER

| Index | ID      | UFCode | Component           | Capacity | Building  | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|---------------------|----------|---|-----------------|--------------|-------|--------|--------------|---------|-----|
| 1     | 1440342 | F1045  | <b>Storage Tank</b> |          | Maintenance, Operations & Transportation / Site | Site            |              |       |        |              |         | 3   |

#### G30 SITE MECHANICAL

| Index | ID      | UFCode | Component                       | Capacity  | Building  | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|---------------------------------|-----------|---|-----------------|--------------|-------|--------|--------------|---------|-----|
| 1     | 1440325 | G3063  | <b>Underground Storage Tank</b> | 10000 GAL | Maintenance, Operations & Transportation / Site | Site            |              |       |        |              |         | 3   |

#### G40 OTHER

| Index | ID      | UFCode | Component              | Capacity | Building  | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|------------------------|----------|---|-----------------|--------------|-------|--------|--------------|---------|-----|
| 1     | 1460247 | G4021  | <b>Site Pole Light</b> |          | Maintenance, Operations & Transportation / Site |                 |              |       |        |              |         | 5   |