



A Bureau Veritas Group Company

# FACILITY CONDITION ASSESSMENT

**HMC ARCHITECTS**  
3546 Concourse Street  
Ontario, California 91764  
Andrew Thompson



**TRAINING AND SUPPORT SERVICES CENTER**  
3924 Riverview Drive  
Jurupa Valley, California 92509

**PREPARED BY:**

EMG | A Bureau Veritas Company  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.emgcorp.com](http://www.emgcorp.com)

**EMG CONTACT:**

Mark Surdam  
Program Manager  
800.733.0660 x6251  
[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com)

**EMG PROJECT #:**

139069.19R000-027.354

**DATE OF REPORT:**

January 28, 2020

**ON SITE DATE:**

October 1, 2019



engineering | environmental | capital planning | project management

A Bureau Veritas Group Company

[www.EMGcorp.com](http://www.EMGcorp.com) | 800.733.0660



## TABLE OF CONTENTS

<b>1. Executive Summary .....</b>	<b>1</b>
Campus Overview and Assessment Details .....	1
Buildings .....	1
Plan Types.....	3
Campus Findings and Deficiencies .....	4
Facility Condition Index (FCI) .....	5
System Expenditure Forecast .....	6
Immediate Needs.....	7
Training and Support Services Center Detail .....	7
Key Findings .....	8
<b>2. Building 1, Rooms 1-7: Systems Summary.....</b>	<b>10</b>
<b>3. Building 2, Room 10: Systems Summary .....</b>	<b>12</b>
<b>10. Portable Buildings 11 and 12.....</b>	<b>14</b>
<b>11. Site Summary .....</b>	<b>16</b>
<b>13. ADA Accessibility .....</b>	<b>17</b>
<b>14. Purpose and Scope.....</b>	<b>20</b>
<b>15. Opinions of Probable Costs.....</b>	<b>22</b>
Methodology .....	22
Definitions .....	22
<b>16. Certification .....</b>	<b>24</b>
<b>17. Appendices .....</b>	<b>25</b>

# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Main Address</b>	Training and Support Services Center 3924 Riverview Drive Jurupa Valley, California 92509
<b>Site Developed</b>	1964
<b>Property Type</b>	Training Center
<b>Current Occupants</b>	100%
<b>Building Area</b>	13,717 SF
<b>Number of Buildings</b>	10
<b>Date(s) of Visit</b>	10/1/2019
<b>Management Point of Contact</b>	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
<b>On-site Point of Contact (POC)</b>	NA
<b>Assessment and Report Prepared By</b>	Tony Worthy
<b>Reviewed By</b>	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager <a href="mailto:msurdam@emgcorp.com">msurdam@emgcorp.com</a> 800.733.0660 x6251

## Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
1	Rooms 1-7	1964	8530
2	Room 10	<1964	2709
Portable Bldg. 11	Office	2002	1470
Portable Bldg. 12	Office	2002	1008

## Building Summary

Building	Use	Constructed	Area(SF)
<b>TOTAL</b>			<b>13,717</b>

## Unit Allocation

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

## Areas Observed

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

## Key Spaces Not Observed

All key areas of the property were accessible and observed.

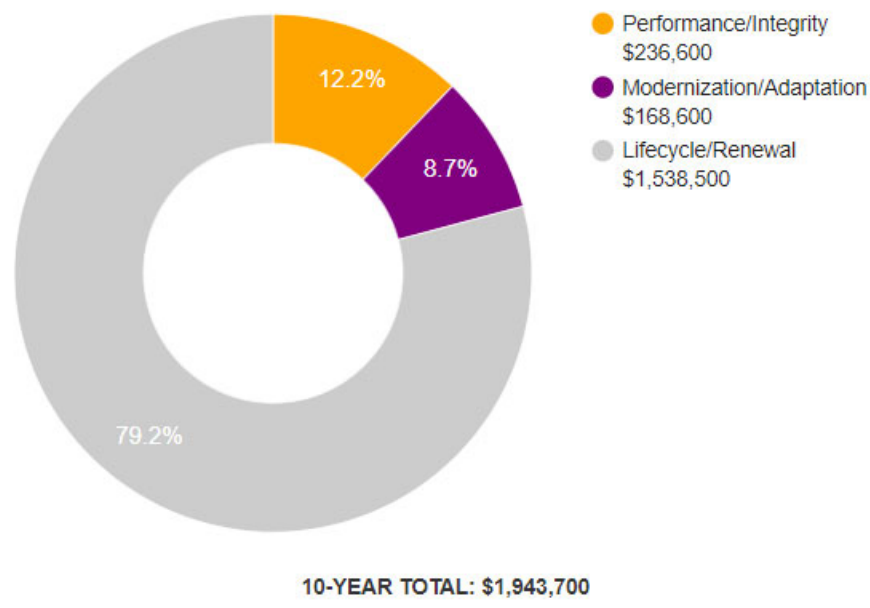
## Plan Types

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

### Plan Type Descriptions

<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.
<b>Lifecycle/Renewal</b>	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



## Campus Findings and Deficiencies

### Historical Summary

The Training and Support Services Center campus was constructed in 1964, with the Portable Buildings 11 and 12 constructed in 2002. Overall the buildings show evidence of good construction and maintenance practices during the building's operation.

### Architectural

The buildings throughout the campus are constructed of wood frame with concrete perimeter foundation and piers and a metal and wood façade. Building 1 is composed of 7 adjacent portable buildings under a continuous roof. The overall condition of the buildings' structures are fair with some minor issues. Exterior walls are surfaced with transite fiber panels. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

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

The MEPF systems and components have been well-maintained since original construction and most of the building's MEPF portfolio has been upgraded throughout the campus with recent upgrades. Most of roof-top equipment throughout the campus was upgraded between 2010 and 2017 with some equipment outdated and will need to be upgraded. The equipment on campus is replaced as need it or as required. The existing MEPF is in good to fair overall condition for most of the buildings. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

### Site

The site is composed of regular landscaping and common area parking lots and pedestrian walkways. The site is in fair overall condition with some minor issues throughout the campus. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

### Recommended Additional Studies

The landscaping is in poor condition. The client has reported irrigation systems coverage issues throughout the campus. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The Plumbing is in poor condition. The client has reported sewer back-up issues at Building 2. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Some areas of the facility were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings 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:

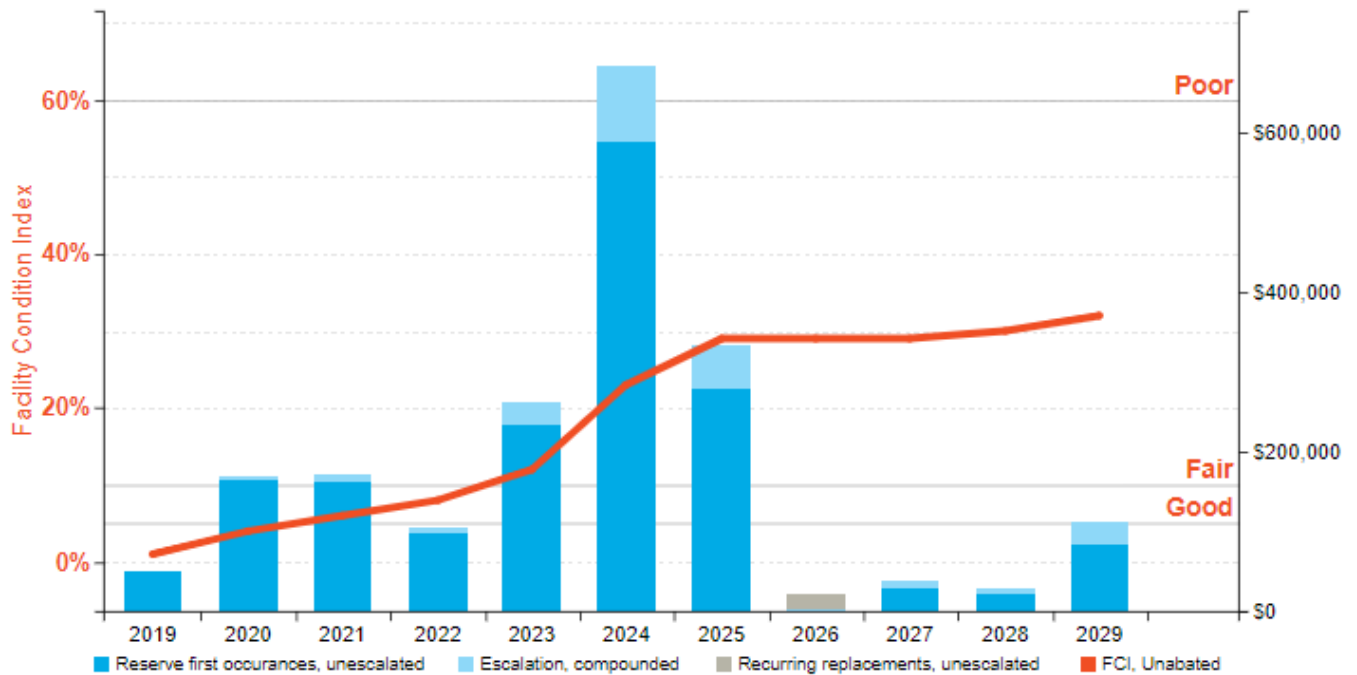
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building 1: Rooms 1-7	\$425	0	\$1	0.0%	0.0%	0.0%	0.0%
Building 2: Room 10	\$425	2,709	\$1,151,325	3.8%	11.5%	20.4%	22.5%
Portable Building 11	\$175	1,440	\$252,000	0.0%	0.0%	7.3%	22.6%
Portable Building 12	\$175	960	\$168,000	0.0%	0.0%	23.7%	41.9%

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

## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Training & Support Services Center

Replacement Value: \$ 6,172,650; Inflation rate: 3.0%



### System Expenditure Forecast

System	Immediate	Short Term (3 yr.)	Near Term (5 yr.)	Med Term (10 yr.)	Long Term (20 yr.)	TOTAL
Structure	-	-	\$7,100	-	\$4,500	\$11,600
Facade	-	\$51,500	\$331,200	\$92,900	\$65,500	\$541,100
Roofing	-	\$150,700	-	-	-	\$150,700
Interiors	-	\$79,600	\$13,400	\$290,300	\$193,400	\$576,700
Plumbing	-	\$2,500	\$134,000	-	\$3,500	\$140,100
Fire Suppression	-	-	\$42,600	\$2,200	\$3,500	\$48,200
HVAC	\$200	\$42,600	\$900	\$3,100	\$119,600	\$166,400
Electrical	-	\$45,700	\$139,700	\$76,100	\$5,200	\$266,700



System	Immediate	Short Term (3 yr.)	Near Term (5 yr.)	Med Term (10 yr.)	Long Term (20 yr.)	TOTAL
Fire Alarm and Comm	-	-	\$43,800	-	-	\$43,800
Equipment/Special	-	\$12,000	\$31,800	-	\$26,400	\$70,200
Site Development	-	-	\$40,800	\$14,300	-	\$55,000
Utilities	\$13,200	-	-	-	-	\$13,200
Landscaping	-	\$45,400	-	-	-	\$45,400
Pavement	-	\$18,900	\$161,700	\$59,000	\$54,800	\$294,400
Site	-	\$87,800	-	-	-	\$87,800
Accessibility	\$4,700	-	-	-	-	\$4,700
<b>TOTALS</b>	<b>\$18,100</b>	<b>\$536,700</b>	<b>\$947,000</b>	<b>\$537,900</b>	<b>\$476,400</b>	<b>\$2,516,000</b>

### Immediate Needs

Facility/Building	Total Items	Total Cost
raining & Support Services Center	4	\$23,136
<b>Total</b>	<b>4</b>	<b>\$23,136</b>

### Training and Support Services Center Detail

ID	Location	Loc Desc	UF Code	Description	Condition	Plan Type	Cost
1511454	Training & Support Services Center / Building 2: Room 10	Building #10	G3029	Sanitary Sewer, Video Scope, Install	Poor	Performance/Integrity	\$13,229
1469273	Training & Support Services Center / Building 2: Room 10	Building #10	Z105X	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Modernization/Adaptation	\$4,705
1463530	Training & Support Services Center / Building 1: Rooms 1-7	Room #2 Building Exterior	B2011	Exterior Wall, Plywood Siding, Replace	Poor	Performance/Integrity	\$4,982
1463548	Training & Support Services Center / Building 1: Rooms 1-7	Room #7 Roof	D3041	HVAC System Ductwork, Low Density, Replace	Poor	Performance/Integrity	\$221
<b>Total (4 items)</b>							<b>\$23,136</b>

## Key Findings



### Roof in Poor condition.

Built-Up  
Building 1: Rooms 1-7 Rooms #1-7 Roof

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

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$126,000

\$\$\$\$

The existing roof is cracking, peeling and leaking throughout the roof. - AssetCALC ID: 1463506



### Exterior Wall in Poor condition.

Plywood Siding, 1-2 Stories  
Building 1: Rooms 1-7 Room #2 Building Exterior

Uniformat Code: B2011  
Recommendation: **Replace in 2020**

Priority Score: **90.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

The existing wood facade is deteriorating and warped. - AssetCALC ID: 1463530



### Sanitary Sewer in Poor condition.

Video Scope  
Building 2: Room 10 Building #10

Uniformat Code: G3029  
Recommendation: **Install in 2019**

Priority Score: **87.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,200

\$\$\$\$

The client has reported sewer back-up issues at Room #10 on the hill. - AssetCALC ID: 1511454



### HVAC System Ductwork in Poor condition.

Low Density  
Building 1: Rooms 1-7 Room #7 Roof

Uniformat Code: D3041  
Recommendation: **Replace in 2019**

Priority Score: **86.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

Rooftop duct piping is damaged. - AssetCALC ID: 1463548



**Interior Floor Finish in Poor condition.**

Vinyl Tile (VCT) with Asbestos Abatement  
Building 1: Rooms 1-7 Room #6

Uniformat Code: C3024  
Recommendation: **Replace in 2020**

Priority Score: **84.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

The existing floor tile in this closet are asbestos. - AssetCALC ID: 1463524



**Irrigation and Landscaping in Poor condition.**

Ground Cover  
Site Site

Uniformat Code: G1031  
Recommendation: **Replace, and Re-establish in 2020**

Priority Score: **83.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$85,200

\$\$\$\$

The client has reported irrigation systems coverage issues throughout the campus, and lack of landscape ground cover - AssetCALC ID: 1511453

## 2. Building 1, Rooms 1-7: Systems Summary



### Building 1, Rooms 1-7: Systems Summary

<b>Address</b>	3924 Riverview Drive, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	1962	
<b>Building Size</b>	900 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Wood/Steel Frame with raised floor on concrete perimeter footing with interior piers	Fair
<b>Façade</b>	Transite fiber and wood panels with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish over metal roof.	Poor
<b>Interiors</b>	Walls: Painted gypsum board, metal panel, fiberboard Floors: Carpet, rubber composites tile Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Electric water heaters Sinks	Fair

<b>Building 1, Rooms 1-7: Systems Summary</b>		
<b>HVAC</b>	Rooftop package units	Fair
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main Fed from electrical panel on site with copper wiring Interior Lighting: fluorescent	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
<b>Equipment/Special</b>	Commercial Kitchen Equipment Residential Laundry Equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Roof built-up finish is in poor condition; Due to the condition and age of some rooftop package units, advise replacement of units for energy efficiency purposes; Room 2 wood façade is deteriorating and warped; Room 7 rooftop HVAC piping insulation in poor condition. Transite fiber panels at exterior need to be monitored for friability and conform to ACBM remediation protocols when replaced.	

See Appendix D for the Component Condition Table.

### 3. Building 2, Room 10: Systems Summary



#### Building 2, Room 10: Systems Summary

<b>Address</b>	3924 Riverview Drive, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	<1964	
<b>Building Size</b>	2709 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 perimeter foundation with interior piers	Fair
<b>Façade</b>	Stucco with wood windows	Fair
<b>Roof</b>	Primary: Gable construction with acrylic foam coating on asphalt shingle roof	Poor
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, rubber composite tile Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

<b>Building 2, Room 10: Systems Summary</b>		
<b>HVAC</b>	Rooftop package unit	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main fed from electrical panel on site with copper wiring Interior Lighting: fluorescent	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel, exit signs, emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
<b>Key Issues and Findings</b>	Building lacks fire suppression, Due to the condition and age of this rooftop package unit the district is advising replacement of units for energy efficiency purposes, Roof acrylic foam coating is in poor condition	

See Appendix D for the Component Condition Table.

## 10. Portable Buildings 11 and 12



### Portable Buildings 11 and 12: Systems Summary

<b>Address</b>	3924 Riverview Drive, Jurupa Valley, California 92509	
<b>Constructed/Renovated</b>	2002	
<b>Building Size</b>	Portable Building 11: 1470 SF Portable Building 12: 1008 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 perimeter footing with interior piers	Fair
<b>Façade</b>	Painted plywood with steel windows	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Fiber board Floors: Carpet, Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	None	--



Portable Buildings 11 and 12: Systems Summary		
<b>HVAC</b>	Rooftop package unit	Fair
<b>Fire Suppression</b>	Fire extinguisher	Fair
<b>Electrical</b>	Source and Distribution: Main fed from electrical panel on site with copper wiring Interior Lighting: fluorescent	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel, exit signs, emergency lights	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for these buildings	
<b>Key Issues and Findings</b>	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

## 11. Site Summary



Site Information		
<b>Lot Size</b>	2.0 acres (estimated)	
<b>Parking Spaces</b>	30 total spaces all in open lots; 3 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	Fair
<b>Site Development</b>	Property entrance signage, chain link and metal tube fencing	Fair
<b>Landscaping and Topography</b>	Limited landscaping features Irrigation present	Poor
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Building-mounted: LED, metal halide	Fair
<b>Ancillary Structures</b>	None	--
<b>Key Issues and Findings</b>	Roof is cracking, peeling and leaking throughout the roof, Rooftop duct piping is damaged.	

See Appendix D for the Component Condition Table.

## 13. 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 1964. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

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

### Building 1, Rooms 1 - 7: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <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"/>

### Building 2, Room 10: Accessibility Issues

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

### Portable Buildings 11 and 12: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <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"/>

### Site: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <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 <i>(ADA study recommended)</i>	Moderate Issues <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>

## Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
<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>
<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>

## 14. 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.

## 15. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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



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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 16. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Training and Support Services Center at 3924 Riverview Drive, Jurupa Valley, California 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Tony Worthy,  
Project Manager

**Reviewed by:**   
Kathleen Sullivan  
Technical Report Reviewer for  
Mark Surdam  
Program Manager  
[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com)  
800.733.0660 x6251

## 17. Appendices

---

Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: Pre-Survey Questionnaire

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

---

## Appendix A: Photographic Record

---



#1	FRONT ELEVATION
----	-----------------



#2	RIGHT ELEVATION
----	-----------------



#3	REAR ELEVATION
----	----------------



#4	LEFT ELEVATION
----	----------------



#5	WOOD FACADE, EXTERIOR RAMP AND STAIRS
----	---------------------------------------



#6	STUCCO FACADE, EXTERIOR WOOD WINDOW
----	-------------------------------------



#7	METAL FACADE, EXTERIOR STEEL WINDOW
----	-------------------------------------



#8	PROPERTY SIGNAGE
----	------------------



#9	METAL ROOFING
----	---------------



#10	BUILT-UP ROOFING, PEELING AND CRACKING
-----	--



#11	HOT-APPLIED RUBBERIZED ASPHALT ROOFING
-----	--



#12	PRE-K PLAYROOM
-----	----------------



#13	MEETING ROOM
-----	--------------



#14	CLASSROOM
-----	-----------



#15	TRAINING ROOM
-----	---------------



#16	OFFICE
-----	--------



#17	COURTYARD
-----	-----------



#18	WATER HEATER
-----	--------------



#19 VITREOUS CHINA SINK



#20 VITREOUS CHINA URINAL



#21 TANK TOILET



#22 WALL MOUNTED HEAT PUMP



#23 ROOFTOP PACKAGE UNIT



#24 DUCTLESS SPLIT SYSTEM

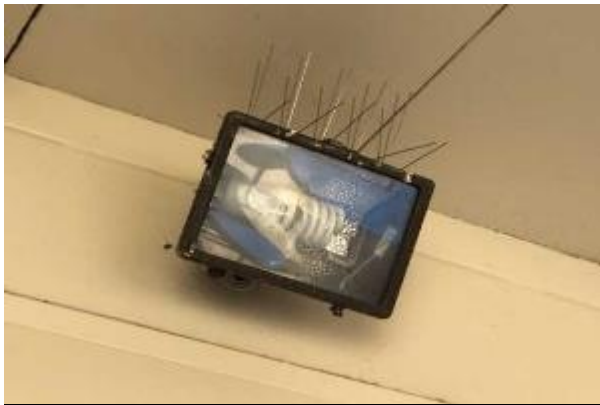




#25	SWITCHBOARD
-----	-------------



#26	EXTERIOR BUILDING LED LIGHTING
-----	--------------------------------



#27	EXTERIOR BUILDING FLUORESCENT FIXTURE
-----	---------------------------------------



#28	INTERIOR LIGHTING SYSTEM
-----	--------------------------



#29	EXIT SIGN
-----	-----------



#30	FIRE EXTINGUISHER
-----	-------------------



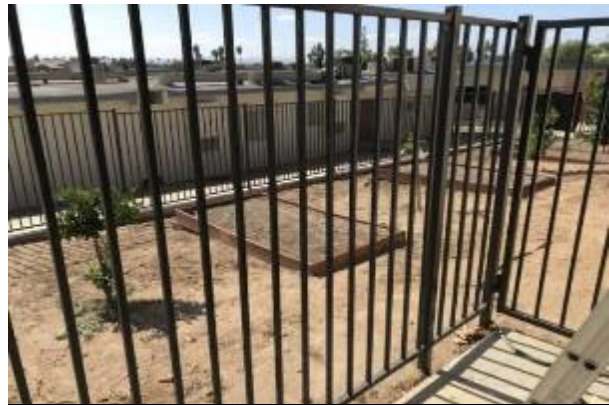
#31	EMERGENCY LIGHT
-----	-----------------



#32	2-DOOR REFRIGERATOR, CABINET
-----	------------------------------



#33	SITE FENCING
-----	--------------



#34	METAL TUBING FENCING
-----	----------------------



#35	ASPHALT PARKING LOT
-----	---------------------



#36	PORTABLE BUILDING
-----	-------------------

---

---

## Appendix B: Site Plans

---

---

### Aerial Site Plan



SOURCE:

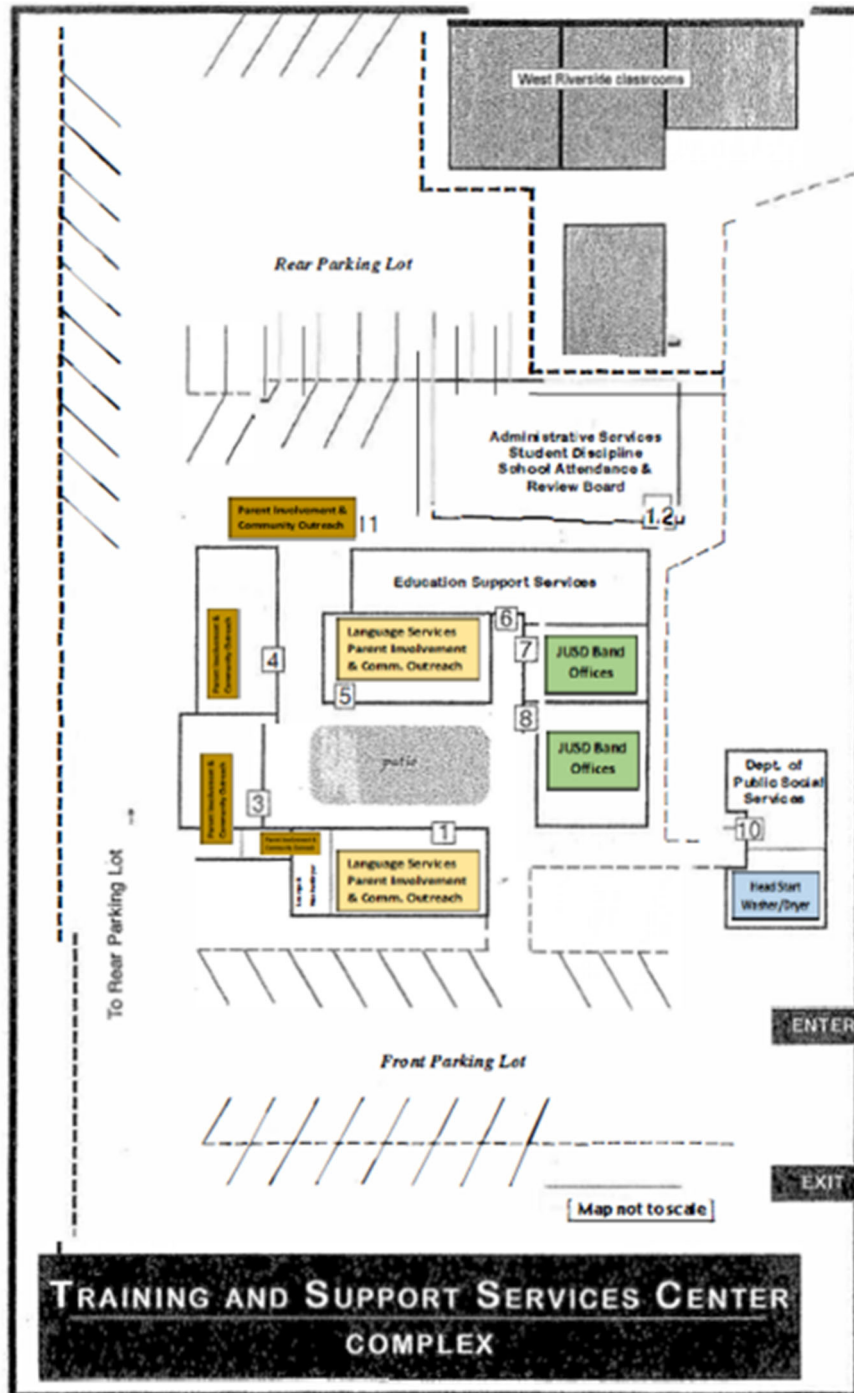
Google Earth



ON-SITE DATE:

October 1, 2019

### Site Plan



SOURCE:

Client



ON-SITE DATE:

October 1, 2019

---

## Appendix C: Pre-Survey Questionnaire

---



# Facility Condition Assessment Pre-Survey Questionnaire

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

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

Name of School/Facility: Training and Support Services Center      No. of Buildings: (2) bldg.'s (4) 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: 1964	<b>Built:</b>	<b>Renovated:</b>	<b>Historical:</b> N
No. of Stories: single		Floor(s)	
Total Site Area: 2		Acres	
Total Building Area: 13,717		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>2000</b>	PM 2019	
3. Plumbing System/Fixtures	<b>None</b>	None	
4. Electrical System/Lighting	<b>None</b>		
5. Life-Safety/Fire	<b>None</b>		
6. Roofs	<b>1998</b>		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	landscaping
Planned Capital Expenditure For Next Year?	none
Age of the Roof?	21 yrs.
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

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

QUESTION	Y	N	UNK	NA	COMMENTS
<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
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
4		N			Are there any unresolved construction defects at the property?
5		N			Has any part of the property ever contained visible suspect mold growth?
6		N			Have there been indoor air quality or mold related complaints from occupants?
7		N			Is there a mold Operations and Maintenance Plan?
8	Y				Are there any Asbestos Containing Building Materials in the building?
9	Y				Is there an Asbestos Operations and Maintenance Plan? (AHERA?)
10		N			Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?
<b>GENERAL SITE</b>					
11	Y				Are there any problems with erosion, storm water drainage or areas of paving that do not drain?
12	Y				Are there any problems with the landscape irrigation systems?
<b>BUILDING STRUCTURE</b>					
13		N			Are there any problems with foundations or structures?
14	Y				Is there any water infiltration in basements or crawl spaces?
15		N			Has a termite/wood boring insect inspection been performed within the last year?
16		N			Are there any wall, or window leaks?
<b>BUILDING ENVELOPE</b>					
17	Y				Are there any roof leaks? Rm. 6





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
<b>BUILDING ENVELOPE</b>					
18		N			
19			UN		
20		N			
21		N			
<b>BUILDING HVAC &amp; ELECTRICAL</b>					
22		N			
23		N			
24		N			
25		N			
<b>PLUMBING</b>					
26		N			
27		N			
28	Y				At "house on the hill"
29		N			
30	Y				
31		N			
<b>ADA</b>					
32		N			
33		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
<b>ADA</b>					
34		N			Does a Barrier Removal Plan exist for the property?
35		N			Has the Barrier Removal Plan been approved by an arms-length third party?
36		N			Has building ownership or management received any ADA related complaints?
37		N			Does elevator equipment require upgrades to meet ADA standards?

<b>ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?</b>
--

1

<b>ITEMS PROVIDED TO EMG AUDITORS</b>
---------------------------------------

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

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

9/25/19  
 \_\_\_\_\_  
 Date

---

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

---

# Component Condition Report

## Training & Support Services Center / Building 1: Rooms 1-7

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Rooms 1-7 Building Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	5,040 SF	9	1463522
B2011	Rooms #1-7 Exterior Wall	Fair	Exterior Wall, Transite Fiber Panel, Remediate/Replace w/Textured Plywood	3,735 SF	5	1463560
B2011	Room #4 Building Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	2,232 SF	6	1463650
B2011	Room #2 Building Exterior	Poor	Exterior Wall, Plywood Siding	360 SF	0	1463530
B2021	Rooms 1-7 Building Exterior	Fair	Window, 24 SF	35	4	1463599
B2021	Room #4 Exterior	Fair	Window, Steel 24 SF, 1-2 Stories	1	5	1511685
B2021	Room #4	Fair	Window, Steel 12 SF, 1-2 Stories	3	5	1511686
B2032	Rooms 1-7 Building Exterior	Fair	Exterior Door, Steel	12	5	1463645
<b>Roofing</b>						
B3011	Rooms #1-7 Roof	Poor	Roof, Built-Up	8,130 SF	1	1463506
<b>Interiors</b>						
C1011	Room #1-1A	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	540 SF	47	1463610
C1011	Throughout	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	8,574 SF	6	1463648
C1017	Room #5	Fair	Interior Window, 24 SF	1	5	1463533
C1021	Room #1-1A	Good	Interior Door, Wood Fire, 90-Minutes and Over	1	37	1463518
C1021	Room #5	Fair	Interior Door, Steel Fire, 90-Minutes and Over	1	6	1463534
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	11	6	1463586
C1021	Room #5	Fair	Interior Door, Wood-Framed Partially-Glazed	6	6	1463575
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	3,810 SF	6	1463589
C3024	Room #6	Poor	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement	66 SF	1	1463524
C3024	Room #2	Fair	Interior Floor Finish, Vinyl Tile (VCT)	136 SF	3	1463491
C3024	Room #1-1A	Good	Interior Rubber Composite Tile Floor Finish, Rubber Composite Tile	200 SF	14	1463528
C3025	Room #1-1A	Fair	Interior Floor Finish, Carpet Commercial Standard	700 SF	9	1463502

**Training & Support Services Center / Building 1: Rooms 1-7**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3025	Room #2, 6, 7	Fair	Interior Floor Finish, Carpet Commercial Standard	3,478 SF	2	1463505
C3025	Room #4, 5	Fair	Interior Floor Finish, Carpet Commercial Standard	2,750 SF	6	1463503
C3025	Room #3	Fair	Interior Floor Finish, Carpet Commercial Standard	1,200 SF	3	1463513
C3031	Room #2	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	273 SF	2	1469866
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,257 SF	6	1463628
<b>Plumbing</b>						
D2014	Room #1-1A	Good	Sink/Lavatory, Vanity Top, Enameled Steel	1	27	1463532
D2023	Room #1-1A	Fair	Water Heater, 30 GAL	1	4	1463642
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	8,530 SF	5	1463526
<b>Fire Suppression</b>						
D4019	Throughout	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	8,530 SF	5	1469864
D4031	Room #5	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1463600
D4031	Room #3	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1463544
D4031	Room #2	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1463541
D4031	Room #6	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1463643
D4031	Room #1-1A	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	6	1463517
D4031	Room #4	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	1463603
D4031	Room #7	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	1463562
<b>HVAC</b>						
D3032	Room #7 Roof	Fair	Ductless Split System, 2 TON	1	3	1463525
D3041	Room #7 Roof	Poor	HVAC System Ductwork, Low Density	25 SF	0	1463548
D3041	Throughout	Fair	HVAC System Ductwork, Medium Density	520 SF	10	1469935
D3052	Room #7 Roof	Fair	Packaged Unit (RTU), 4 TON [RM7 FRONT]	1	12	1463564
D3052	Room #4	Fair	Heat Pump, 4 TON	1	12	1463581
D3052	Room #1-1A Roof	Fair	Packaged Unit (RTU), 5 TON [RM 1,2]	1	13	1463592
D3052	Room #3 Roof	Fair	Packaged Unit (RTU), 4 TON	1	11	1463639

**Training & Support Services Center / Building 1: Rooms 1-7**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Room #7 Roof	Fair	Packaged Unit (RTU), 3 TON [RM 7-1,2]	1	12	1463622
D3052	Room #4 Roof	Poor	Packaged Unit (RTU), 5 TON	1	1	1463606
D3052	Room #6 Roof	Poor	Packaged Unit (RTU), 3.5 TON	1	1	1463585
D3052	Room #6 Roof	Poor	Packaged Unit (RTU), 3 TON	1	1	1463571
D3052	Room #5 Roof	Good	Packaged Unit (RTU), 4 TON	1	18	1463515

**Electrical**

D5019	Throughout	Fair	Electrical Wiring & Switches, Average or Low Density/Complexity	8,530 SF	4	1463490
D5029	Throughout	Fair	Lighting System, Interior, Low Density & Standard Fixtures	8,530 SF	10	1469872
D5029	Room #1-1A	Fair	Lighting System, Interior, Low Density & Standard Fixtures	900 SF	3	1469863
D5092	Room #4	Fair	Exit Sign Light Fixture, LED	2	2	1463611
D5092	Room #5	Fair	Exit Sign Light Fixture, LED	1	3	1463584

**Fire Alarm & Comm**

D5037	Throughout Campus	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	8,530 SF	5	1463561
-------	-------------------	------	--	----------	---	---------

**Equipment/Special**

E1093	Room #1-1A	Good	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	13	1463634
E1094	Room #1-1A	Fair	Residential Appliances, Clothes Dryer	1	12	1463512
E1094	Room #1-1A Breakroom Area	Fair	Residential Appliances, Clothes Washer	1	12	1463597
E2012	Room #1-1A	Fair	Kitchen Cabinetry, Stock Hardwood	24 LF	18	1463551
E2012	Room #3	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	4	1463556

**Training & Support Services Center / Building 2: Room 10**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2011	Building #10 Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	2,205 SF	2	1463602
B2021	Building #10 Exterior	Fair	Window, Wood 24 SF, 1-2 Stories	10	2	1463519
B2032	Building #10 Exterior	Fair	Exterior Door, Wood Solid-Core	2	3	1463588

**Training & Support Services Center / Building 2: Room 10**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3011	Building #10 Roof	Fair	Roof, Asphalt Shingle 20-Year	3,965 SF	2	1463595
<b>Interiors</b>						
C1021	Building #10	Fair	Interior Door, Wood Solid-Core	9	3	1463615
C1031	Building #10	Fair	Toilet Partitions, Wood	1	4	1463498
C3012	Building #10	Fair	Interior Wall Finish, any surface, Prep & Paint	2,730 SF	2	1469838
C3012	Building #10	Fair	Interior Wall Finish, Ceramic Tile	520 SF	4	1463546
C3024	Building #10	Fair	Interior Floor Finish, Ceramic Tile	468 SF	8	1463605
C3024	Building #10	Fair	Interior Floor Finish, Rubber Tile	212 SF	11	1463559
C3024	Building #10	Fair	Interior Floor Finish, Vinyl Tile (VCT)	268 SF	2	1463531
C3025	Building #10	Fair	Interior Floor Finish, Carpet Commercial Standard	1,761 SF	2	1463557
C3031	Building #10	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	2,709 SF	3	1463612
<b>Plumbing</b>						
D2011	Building #10	Fair	Toilet, Residential Water Closet	3	3	1463540
D2012	Building #10	Fair	Urinal, Standard	1	5	1463529
D2014	Building #10	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	4	1463625
D2023	Building #10	Fair	Water Heater, 30 GAL	1	5	1463537
D2029	Building #10	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	2,709 SF	4	1511644
<b>Fire Suppression</b>						
D4031	Building #10	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	1463647
<b>HVAC</b>						
D3041	Building #10	Fair	HVAC System Ductwork, Medium Density	180 SF	4	1469930
D3051	Building #10	Fair	Unit Heater, 4 kW	1	3	1463566
D3052	Building #10	Poor	Packaged Unit (RTU), 4 TON	1	1	1463555
<b>Electrical</b>						
D5022	Building #10	Fair	Light Fixture, 250 WATT	1	18	1463620

**Training & Support Services Center / Building 2: Room 10**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5022	Building #10 Exterior	Fair	Compact Fluorescent Lighting Fixture, 32 WATT	3	4	1463567
D5022	Building #10 exterior	Fair	Light Fixture, 150 WATT	1	4	1463499
D5029	Building #10	Fair	Lighting System, Interior, Low Density & Standard Fixtures	2,709 SF	3	1463629
D5092	Building #10 Exterior	Fair	Emergency Light, 2-Head w/ Battery	5	4	1463591
<b>Equipment/Special</b>						
E1094	Building #10	Fair	Residential Appliances, Clothes Washer	1	5	1463633
E1094	Building #10	Fair	Residential Appliances, Clothes Dryer	1	5	1463624
E2012	Building #10	Fair	Kitchen Cabinetry, Stock Hardwood	34 LF	2	1463493
<b>Utilities</b>						
G3029	Building #10	Poor	Sanitary Sewer, Video Scope, Install	50 LF	0	1511454
<b>Accessibility</b>						
Z105X	Building #10	NA	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	1469273

**Training & Support Services Center / Portable Building 11**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1014	Portable Building #11 Exterior	Fair	Exterior Ramp, Wood	60 SF	4	1463507
<b>Facade</b>						
B2011	Portable Building #11 Exterior	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,848 SF	8	1463514
B2011	Portable Building #11 Exterior	Fair	Exterior Wall, Textured Plywood (T1-11)	1,848 SF	10	1463623
B2021	Portable Building #11 Exterior	Fair	Window, 12 SF	2	5	1463631
B2021	Portable Building #11 Exterior	Fair	Window, 24 SF	2	13	1463554
B2032	Portable Building #11 Exterior	Fair	Exterior Door, Steel	2	23	1463621
<b>Roofing</b>						
B3011	Portable Building #11 Roof	Fair	Roof, Metal	1,680 SF	23	1463496
<b>Interiors</b>						



### Training & Support Services Center / Portable Building 11

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Portable Building #11	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,764 SF	33	1463598
C1021	Portable Building #11	Fair	Interior Door, Wood-Framed Partially-Glazed	2	6	1463520
C3025	Portable Building #11	Fair	Interior Floor Finish, Carpet Commercial Standard	1,470 SF	6	1463504
C3032	Portable Building #11	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,470 SF	8	1463542
<b>Fire Suppression</b>						
D4019	Portable Building #11	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	1,470 SF	4	1463508
D4031	Portable Building #11	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	7	1463570
<b>HVAC</b>						
D3052	Portable Building #11 Roof	Fair	Packaged Unit (RTU) #11, 5 TON [RM 11]	1	11	1463569
<b>Electrical</b>						
D5022	Portable Building #11 Exterior	Fair	Compact Fluorescent Lighting Fixture, 150 WATT	2	3	1463587
D5029	Portable Building #11	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,470 SF	3	1463607
D5092	Portable Building #11	Fair	Exit Sign Light Fixture, LED	2	4	1463619
D5092	Portable Building #11	Fair	Emergency Light, 2-Head w/ Battery	1	5	1463590

### Training & Support Services Center / Portable Building 12

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1014	Portable Building #12	Fair	Exterior Ramp, Wood	60 SF	5	1463539
<b>Facade</b>						
B2011	Portable Building #12	Fair	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	1,608 SF	8	1463494
B2011	Portable Building #12	Fair	Exterior Wall, Textured Plywood (T1-11)	1,608 SF	3	1463572
B2021	Portable Building #12	Fair	Window, 24 SF	2	4	1463574
B2021	Portable Building #12 Exterior	Fair	Window, 12 SF	2	4	1463638
B2032	Portable Building #12	Fair	Exterior Door, Steel	2	5	1463626
<b>Roofing</b>						

**Training & Support Services Center / Portable Building 12**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Portable Building #12 Roof	Fair	Roof, Metal	1,152 SF	23	1463618
<b>Interiors</b>						
C1011	Portable Building #12	Fair	Interior Fiberboard panel Wall Construction, Fiberboard Panel	1,209 SF	33	1463627
C1021	Portable Building #12	Fair	Interior Door, Wood Solid-Core	3	23	1463545
C3025	Portable Building #12	Fair	Interior Floor Finish, Carpet Commercial Standard	1,008 SF	6	1463614
C3032	Portable Building #12	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	1,008 SF	8	1463593
<b>Fire Suppression</b>						
D4019	Portable Building #12	NA	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	1,008 SF	5	1463617
D4031	Portable Building #12	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	7	1463582
<b>HVAC</b>						
D3052	Portable Building 12	Fair	Packaged Unit (RTU) #12, 3 TON [RM 12]	1	12	1463580
<b>Electrical</b>						
D5022	Portable Building #12	Fair	Compact Fluorescent Lighting Fixture, 150 WATT	2	3	1463640
D5029	Portable Building #12	Fair	Lighting System, Interior, Low Density & Standard Fixtures	1,008 SF	3	1463547

**Training & Support Services Center / Site**

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1015	Site	Fair	Exterior Stairs, Wood	24 SF	5	1463644
B1015	Site	Fair	Exterior Stairs, Concrete	60 SF	5	1463594
<b>Electrical</b>						
D5012	Site	Fair	Building/Main Switchboard, 120/208 V, 600 Amp	1	4	1463550
D5012	Site	Fair	Building/Main Switchboard, 400 AMP	1	5	1463495
D5022	Site	Fair	Light Fixture, 150 WATT	1	17	1463521
D5022	Site	Fair	Compact Fluorescent Lighting Fixture w/ Electronic Ballast, 160 WATT	15	4	1463565
D5022	Site	Good	Light Fixture, 50 WATT	1	18	1463601

**Training & Support Services Center / Site**

<b>UF Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Site</b>						
G1031	Site	Poor	Irrigation and Landscaping, Ground Cover, Replace, and Re-establish	22,000 SF	0	1511453
<b>Pavement</b>						
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	35,730 SF	5	1463497
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	35,730 SF	2	1463577
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	3,120 SF	6	1463635
G2035	Site	Fair	Exterior Ramps, Concrete (per LF of Nosing)	24 LF	4	1463527
<b>Site Development</b>						
G2041	Site	Fair	Fences & Gates, Metal Tube, 6' High	270 LF	6	1463604
G2041	Site	Fair	Fences & Gates, Chain Link, 6' High	927 LF	5	1463553
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	5	1463543
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	5	1463641
<b>Landscaping</b>						
G2057	Site	Poor	Irrigation System, Replace/Install	11,047 SF	2	1463578

---

## **Appendix E: Replacement Reserves**

---

**Replacement Reserves Report**

1/22/2020

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate	
Training & Support Services Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Training & Support Services Center / Building 1: Rooms 1-7	\$5,203	\$155,693	\$31,793	\$23,346	\$131,727	\$298,381	\$269,422	\$0	\$0	\$29,422	\$79,236	\$13,791	\$79,817	\$40,349	\$3,014	\$0	\$50,127	\$0	\$39,350	\$41,288	\$8,997		\$1,300,956
Training & Support Services Center / Building 2: Room 10	\$17,933	\$10,262	\$77,207	\$40,247	\$58,056	\$4,877	\$0	\$0	\$11,813	\$0	\$0	\$2,924	\$38,445	\$8,808	\$1,842	\$517	\$0	\$2,452	\$415	\$0	\$4,798		\$280,597
Training & Support Services Center / Portable Building 11	\$0	\$0	\$0	\$11,030	\$6,865	\$3,106	\$18,010	\$204	\$14,989	\$0	\$34,366	\$16,856	\$0	\$5,527	\$737	\$379	\$19,585	\$274	\$10,448	\$1,281	\$0		\$143,658
Training & Support Services Center / Portable Building 12	\$0	\$0	\$0	\$31,990	\$6,977	\$6,268	\$9,993	\$204	\$11,712	\$0	\$0	\$0	\$11,837	\$0	\$0	\$0	\$13,430	\$274	\$9,091	\$0	\$1,320		\$103,097
Training & Support Services Center / Site	\$0	\$87,796	\$64,291	\$0	\$60,108	\$258,052	\$51,392	\$21,890	\$0	\$0	\$0	\$0	\$25,377	\$0	\$0	\$0	\$0	\$29,730	\$471	\$0	\$1,919		\$601,027
<b>Grand Total</b>	<b>\$23,136</b>	<b>\$253,751</b>	<b>\$173,291</b>	<b>\$106,614</b>	<b>\$263,733</b>	<b>\$570,682</b>	<b>\$348,817</b>	<b>\$22,299</b>	<b>\$38,515</b>	<b>\$29,422</b>	<b>\$113,602</b>	<b>\$33,571</b>	<b>\$155,477</b>	<b>\$54,684</b>	<b>\$5,593</b>	<b>\$897</b>	<b>\$83,141</b>	<b>\$32,731</b>	<b>\$59,776</b>	<b>\$42,569</b>	<b>\$17,035</b>		<b>\$2,429,335</b>

Training & Support Services Center

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

Training & Support Services Center / Building 1: Rooms 1-7

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1463530	Exterior Wall, Plywood Siding, Replace	20	29	0	360	SF	\$13.84	\$4,982	\$4,982																				\$4,982	\$9,963
B2011	1463560	Exterior Wall, Transite Fiber Panel, Remediate/Replace w/Textured Plywood	30	25	5	3735	SF	\$27.12	\$101,299						\$101,299																\$101,299
B2011	1463650	Exterior Wall, Textured Plywood (T1-11), Replace	20	14	6	2232	SF	\$13.84	\$30,885						\$30,885																\$30,885
B2011	1463522	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	1	9	5040	SF	\$3.32	\$16,738									\$16,738										\$16,738		\$33,476	
B2021	1463599	Window, 24 SF, Replace	30	26	4	35	EA	\$1,881.90	\$65,867				\$65,867																	\$65,867	
B2021	1511685	Window, Steel 24 SF, 1-2 Stories, Replace	30	25	5	1	EA	\$1,881.90	\$1,882					\$1,882																\$1,882	
B2021	1511686	Window, Steel 12 SF, 1-2 Stories, Replace	30	25	5	3	EA	\$1,217.70	\$3,653					\$3,653																\$3,653	
B2032	1463645	Exterior Door, Steel, Replace	40	35	5	12	EA	\$664.20	\$7,970					\$7,970																\$7,970	
B3011	1463506	Roof, Built-Up, Replace	25	24	1	8130	SF	\$15.50	\$125,999		\$125,999																			\$125,999	
C1011	1463648	Interior Fiberboard Panel Wall Construction, Fiberboard Panel, Replace	50	44	6	8574	SF	\$13.28	\$113,897						\$113,897															\$113,897	
C1017	1463533	Interior Window, 24 SF, Replace	40	35	5	1	EA	\$940.95	\$941					\$941																\$941	
C1021	1463534	Interior Door, Steel Fire, 90-Minutes and Over, Replace	40	34	6	1	EA	\$1,051.65	\$1,052					\$1,052																\$1,052	
C1021	1463586	Interior Door, Wood Solid-Core, Replace	40	34	6	11	EA	\$774.90	\$8,524					\$8,524																\$8,524	
C1021	1463575	Interior Door, Wood-Framed Partially-Glazed, Replace	40	34	6	6	EA	\$1,439.10	\$8,635					\$8,635																\$8,635	
C3012	1463589	Interior Wall Finish, any surface, Prep & Paint	10	4	6	3810	SF	\$1.66	\$6,327					\$6,327												\$6,327				\$12,653	
C3024	1463524	Interior Floor Finish, Vinyl Tile (VCT) w/ Asbestos Abatement, Replace	15	14	1	66	SF	\$8.86	\$584		\$584															\$584				\$1,169	
C3024	1463491	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	136	SF	\$5.54	\$753				\$753															\$753		\$1,506	
C3024	1463528	Interior Rubber Composite Tile Floor Finish, Rubber Composite Tile, Replace	15	1	14	200	SF	\$9.96	\$1,993																\$1,993					\$1,993	
C3025	1463505	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	3478	SF	\$8.30	\$28,876			\$28,876									\$28,876									\$57,752	
C3025	1463513	Interior Floor Finish, Carpet Commercial Standard, Replace	10	7	3	1200	SF	\$8.30	\$9,963			\$9,963									\$9,963									\$19,926	
C3025	1463503	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	2750	SF	\$8.30	\$22,832					\$22,832											\$22,832					\$45,664	
C3025	1463502	Interior Floor Finish, Carpet Commercial Standard, Replace	10	1	9	700	SF	\$8.30	\$5,812									\$5,812										\$5,812		\$11,624	
C3031	1469866	Interior Ceiling Finish, any flat surface, Prep & Paint	10	8	2	273	SF	\$2.21	\$604			\$604														\$604				\$1,209	
C3032	1463628	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	19	6	8257	SF	\$3.87	\$31,992					\$31,992																\$31,992	
D2023	1463642	Water Heater, 30 GAL, Replace	15	11	4	1	EA	\$996.30	\$996					\$996														\$996		\$1,993	
D2029	1463526	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	35	5	8530	SF	\$8.86	\$75,542					\$75,542																\$75,542	
D3032	1463525	Ductless Split System, 2 TON, Replace	15	12	3	1	EA	\$4,428.00	\$4,428			\$4,428																\$4,428		\$8,856	
D3041	1463548	HVAC System Ductwork, Low Density, Replace	30	39	0	25	SF	\$8.86	\$221	\$221																				\$221	
D3041	1469935	HVAC System Ductwork, Medium Density, Replace	30	20	10	520	SF	\$4.43	\$2,303												\$2,303									\$2,303	

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D3052	1463606	Packaged Unit (RTU), 5 TON, Replace	20	19	1	1	EA	\$7,195.50	\$7,196		\$7,196																			\$7,196	
D3052	1463585	Packaged Unit (RTU), 3.5 TON, Replace	20	19	1	1	EA	\$9,077.40	\$9,077		\$9,077																			\$9,077	
D3052	1463571	Packaged Unit (RTU), 3 TON, Replace	20	19	1	1	EA	\$8,302.50	\$8,303		\$8,303																			\$8,303	
D3052	1463639	Packaged Unit (RTU), 4 TON, Replace	20	9	11	1	EA	\$9,963.00	\$9,963												\$9,963									\$9,963	
D3052	1463564	Packaged Unit (RTU), 4 TON, Replace	20	8	12	1	EA	\$9,963.00	\$9,963													\$9,963								\$9,963	
D3052	1463581	Heat Pump, 4 TON, Replace	20	8	12	1	EA	\$6,088.50	\$6,089													\$6,089								\$6,089	
D3052	1463622	Packaged Unit (RTU), 3 TON, Replace	20	8	12	1	EA	\$8,302.50	\$8,303													\$8,303								\$8,303	
D3052	1463592	Packaged Unit (RTU), 5 TON, Replace	20	7	13	1	EA	\$12,177.00	\$12,177													\$12,177								\$12,177	
D3052	1463515	Packaged Unit (RTU), 4 TON, Replace	20	2	18	1	EA	\$9,963.00	\$9,963																		\$9,963			\$9,963	
D4019	1469864	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	8530	SF	\$3.32	\$28,328						\$28,328															\$28,328	
D4031	1463600	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166				\$332	
D4031	1463544	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166				\$332	
D4031	1463541	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166				\$332	
D4031	1463643	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166				\$332	
D4031	1463517	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	\$166.05	\$332							\$332										\$332				\$664	
D4031	1463603	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$166.05	\$166							\$166										\$166				\$332	
D4031	1463562	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$332.10	\$332							\$332										\$332				\$664	
D5019	1463490	Electrical Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	8530	SF	\$2.77	\$23,607					\$23,607																\$23,607	
D5029	1469863	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	900	SF	\$6.64	\$5,978				\$5,978																	\$5,978	
D5029	1469872	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	10	10	8530	SF	\$6.64	\$56,656											\$56,656										\$56,656	
D5037	1463561	Fire Alarm System, Standard Addressable, Upgrade/Install	20	15	5	8530	SF	\$4.43	\$37,771					\$37,771																\$37,771	
D5092	1463611	Exit Sign Light Fixture, LED, Replace	10	8	2	2	EA	\$243.54	\$487			\$487										\$487								\$974	
D5092	1463584	Exit Sign Light Fixture, LED, Replace	10	7	3	1	EA	\$243.54	\$244				\$244										\$244							\$487	
E1093	1463634	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	\$5,092.20	\$5,092													\$5,092								\$5,092	
E1094	1463512	Residential Appliances, Clothes Dryer, Replace	15	3	12	1	EA	\$719.55	\$720													\$720								\$720	
E1094	1463597	Residential Appliances, Clothes Washer, Replace	15	3	12	1	EA	\$940.95	\$941													\$941								\$941	
E2012	1463556	Kitchen Cabinetry, Stock Hardwood, Replace	20	16	4	80	LF	\$332.10	\$26,568				\$26,568																	\$26,568	
E2012	1463551	Kitchen Cabinetry, Stock Hardwood, Replace	20	2	18	24	LF	\$332.10	\$7,970																		\$7,970			\$7,970	
<b>Totals, Unescalated</b>										\$5,203	\$151,159	\$29,968	\$21,365	\$117,038	\$257,386	\$225,637	\$0	\$0	\$22,550	\$58,959	\$9,963	\$55,982	\$27,476	\$1,993	\$0	\$31,237	\$0	\$23,114	\$23,546	\$4,982	\$1,067,555
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$5,203	\$155,693	\$31,793	\$23,346	\$131,727	\$298,381	\$269,422	\$0	\$0	\$29,422	\$79,236	\$13,791	\$79,817	\$40,349	\$3,014	\$0	\$50,127	\$0	\$39,350	\$41,288	\$8,997	\$1,300,956

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

Training & Support Services Center / Building 2: Room 10

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1463602	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	8	2	2205	SF	\$3.54	\$7,811			\$7,811										\$7,811								\$15,622	
B2021	1463519	Window, Wood 24 SF, 1-2 Stories, Replace	30	28	2	10	EA	\$1,328.40	\$13,284			\$13,284																		\$13,284	
B2032	1463588	Exterior Door, Wood Solid-Core, Replace	25	22	3	2	EA	\$774.90	\$1,550				\$1,550																	\$1,550	
B3011	1463595	Roof, Asphalt Shingle 20-Year, Replace	20	18	2	3965	SF	\$4.98	\$19,752			\$19,752																		\$19,752	
C1021	1463615	Interior Door, Wood Solid-Core, Replace	40	37	3	9	EA	\$774.90	\$6,974				\$6,974																	\$6,974	
C1031	1463498	Toilet Partitions, Wood, Replace	20	16	4	1	EA	\$553.50	\$554					\$554																\$554	
C3012	1469838	Interior Wall Finish, any surface, Prep & Paint	10	8	2	2730	SF	\$1.66	\$4,533			\$4,533										\$4,533								\$9,066	
C3012	1463546	Interior Wall Finish, Ceramic Tile, Replace	40	36	4	520	SF	\$19.93	\$10,362				\$10,362																	\$10,362	
C3024	1463531	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	13	2	268	SF	\$5.54	\$1,483			\$1,483														\$1,483				\$2,967	
C3024	1463605	Interior Floor Finish, Ceramic Tile, Replace	40	32	8	468	SF	\$19.93	\$9,325									\$9,325												\$9,325	
C3024	1463559	Interior Floor Finish, Rubber Tile, Replace	15	4	11	212	SF	\$9.96	\$2,112												\$2,112									\$2,112	

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
C3025	1463557	Interior Floor Finish, Carpet Commercial Standard, Replace	10	8	2	1761	SF	\$8.30	\$14,621												\$14,621									\$29,241
C3031	1463612	Interior Ceiling Finish, any flat surface, Prep & Paint	10	7	3	2709	SF	\$2.21	\$5,998			\$5,998										\$5,998								\$11,995
D2011	1463540	Toilet, Residential Water Closet, Replace	30	27	3	3	EA	\$774.90	\$2,325			\$2,325																		\$2,325
D2012	1463529	Urinal, Standard, Replace	30	25	5	1	EA	\$1,217.70	\$1,218					\$1,218																\$1,218
D2014	1463625	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	3	EA	\$1,660.50	\$4,982			\$4,982																		\$4,982
D2023	1463537	Water Heater, 30 GAL, Replace	15	10	5	1	EA	\$996.30	\$996					\$996														\$996		\$1,993
D2029	1511644	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures), Replace	40	36	4	2709	SF	\$12.18	\$32,987			\$32,987																		\$32,987
D3041	1469930	HVAC System Ductwork, Medium Density, Replace	30	26	4	180	SF	\$4.43	\$797			\$797																		\$797
D3051	1463566	Unit Heater, 4 kW, Replace	20	17	3	1	EA	\$1,992.60	\$1,993			\$1,993																		\$1,993
D3052	1463555	Packaged Unit (RTU), 4 TON, Replace	20	19	1	1	EA	\$9,963.00	\$9,963	\$9,963																				\$9,963
D4031	1463647	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$166.05	\$332					\$332										\$332						\$664
D5022	1463567	Compact Fluorescent Lighting Fixture, 32 WATT, Replace	20	16	4	3	EA	\$164.94	\$495			\$495																		\$495
D5022	1463499	Light Fixture, 150 WATT, Replace	20	16	4	1	EA	\$188.19	\$188			\$188																		\$188
D5022	1463620	Light Fixture, 250 WATT, Replace	20	2	18	1	EA	\$243.54	\$244																		\$244			\$244
D5029	1463629	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	2709	SF	\$6.64	\$17,993			\$17,993																		\$17,993
D5092	1463591	Emergency Light, 2-Head w/ Battery, Replace	10	6	4	5	EA	\$243.54	\$1,218			\$1,218										\$1,218								\$2,435
E1094	1463633	Residential Appliances, Clothes Washer, Replace	15	10	5	1	EA	\$940.95	\$941					\$941														\$941		\$1,882
E1094	1463624	Residential Appliances, Clothes Dryer, Replace	15	10	5	1	EA	\$719.55	\$720					\$720														\$720		\$1,439
E2012	1463493	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	34	LF	\$332.10	\$11,291		\$11,291																			\$11,291
G3029	1511454	Sanitary Sewer, Video Scope, Install	35	55	0	50	LF	\$264.57	\$13,229	\$13,229																				\$13,229
Z105X	1469273	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	55	0	1	EA	\$4,704.75	\$4,705	\$4,705																				\$4,705
<b>Totals, Unescalated</b>									\$17,933	\$9,963	\$72,775	\$36,832	\$51,582	\$4,207	\$0	\$0	\$9,325	\$0	\$0	\$2,112	\$26,965	\$5,998	\$1,218	\$332	\$0	\$1,483	\$244	\$0	\$2,657	\$243,626
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$17,933	\$10,262	\$77,207	\$40,247	\$58,056	\$4,877	\$0	\$0	\$11,813	\$0	\$0	\$2,924	\$38,445	\$8,808	\$1,842	\$517	\$0	\$2,452	\$415	\$0	\$4,798	\$280,597

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

Training & Support Services Center / Portable Building 11

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B1014	1463507	Exterior Ramp, Wood, Replace	15	11	4	60	SF	\$12.18	\$731				\$731															\$731		\$1,461
B2011	1463514	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1848	SF	\$3.32	\$6,137							\$6,137										\$6,137				\$12,274
B2011	1463623	Exterior Wall, Textured Plywood (T1-11), Replace	20	10	10	1848	SF	\$13.84	\$25,572										\$25,572											\$25,572
B2021	1463631	Window, 12 SF, Replace	30	25	5	2	EA	\$1,217.70	\$2,435			\$2,435																		\$2,435
B2021	1463554	Window, 24 SF, Replace	30	17	13	2	EA	\$1,881.90	\$3,764												\$3,764									\$3,764
C1021	1463520	Interior Door, Wood-Framed Partially-Glazed, Replace	40	34	6	2	EA	\$1,439.10	\$2,878					\$2,878																\$2,878
C3025	1463504	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	1470	SF	\$8.30	\$12,205					\$12,205									\$12,205							\$24,409
C3032	1463542	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	1470	SF	\$3.87	\$5,696							\$5,696														\$5,696
D3052	1463569	Packaged Unit (RTU) #11, 5 TON, Replace	20	9	11	1	EA	\$12,177.00	\$12,177											\$12,177										\$12,177
D4019	1463508	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	36	4	1470	SF	\$3.32	\$4,882			\$4,882																		\$4,882
D4031	1463570	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	1	EA	\$166.05	\$166						\$166										\$166					\$332
D5022	1463587	Compact Fluorescent Lighting Fixture, 150 WATT, Replace	20	17	3	2	EA	\$164.94	\$330			\$330																		\$330
D5029	1463607	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	1470	SF	\$6.64	\$9,764			\$9,764																		\$9,764
D5092	1463619	Exit Sign Light Fixture, LED, Replace	10	6	4	2	EA	\$243.54	\$487			\$487										\$487								\$974
D5092	1463590	Emergency Light, 2-Head w/ Battery, Replace	10	5	5	1	EA	\$243.54	\$244				\$244										\$244							\$487
<b>Totals, Unescalated</b>									\$0	\$0	\$0	\$10,094	\$6,100	\$2,679	\$15,083	\$166	\$11,833	\$0	\$25,572	\$12,177	\$0	\$3,764	\$487	\$244	\$12,205	\$166	\$6,137	\$731	\$0	\$107,435
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>									\$0	\$0	\$0	\$11,030	\$6,865	\$3,106	\$18,010	\$204	\$14,989	\$0	\$34,366	\$16,856	\$0	\$5,527	\$737	\$379	\$19,585	\$274	\$10,448	\$1,281	\$0	\$143,658

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

Training & Support Services Center / Portable Building 12

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B1014	1463539	Exterior Ramp, Wood, Replace	15	10	5	60	SF	\$12.18	\$731						\$731																\$731	\$1,461
B2011	1463572	Exterior Wall, Textured Plywood (T1-11), Replace	20	17	3	1608	SF	\$13.84	\$22,251				\$22,251																			\$22,251
B2011	1463494	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	2	8	1608	SF	\$3.32	\$5,340									\$5,340										\$5,340				\$10,680
B2021	1463574	Window, 24 SF, Replace	30	26	4	2	EA	\$1,881.90	\$3,764				\$3,764																			\$3,764
B2021	1463638	Window, 12 SF, Replace	30	26	4	2	EA	\$1,217.70	\$2,435				\$2,435																			\$2,435
B2032	1463626	Exterior Door, Steel, Replace	40	35	5	2	EA	\$664.20	\$1,328					\$1,328																		\$1,328
C3025	1463614	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	1008	SF	\$8.30	\$8,369						\$8,369											\$8,369						\$16,738
C3032	1463593	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	17	8	1008	SF	\$3.87	\$3,905									\$3,905														\$3,905
D3052	1463580	Packaged Unit (RTU) #12, 3 TON, Replace	20	8	12	1	EA	\$8,302.50	\$8,303												\$8,303											\$8,303
D4019	1463617	Sprinkler System, Full Retrofit, Low Density/Complexity, Renovate	40	35	5	1008	SF	\$3.32	\$3,348					\$3,348																		\$3,348
D4031	1463582	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	1	EA	\$166.05	\$166							\$166											\$166					\$332
D5022	1463640	Compact Fluorescent Lighting Fixture, 150 WATT, Replace	20	17	3	2	EA	\$164.94	\$330				\$330																			\$330
D5029	1463547	Lighting System, Interior, Low Density & Standard Fixtures, Replace	20	17	3	1008	SF	\$6.64	\$6,695				\$6,695																			\$6,695
<b>Totals, Unescalated</b>										\$0	\$0	\$0	\$29,276	\$6,199	\$5,407	\$8,369	\$166	\$9,246	\$0	\$0	\$0	\$8,303	\$0	\$0	\$0	\$8,369	\$166	\$5,340	\$0	\$731	\$81,570	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$0	\$0	\$31,990	\$6,977	\$6,268	\$9,993	\$204	\$11,712	\$0	\$0	\$0	\$11,837	\$0	\$0	\$0	\$13,430	\$274	\$9,091	\$0	\$1,320	\$103,097	

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

Training & Support Services Center / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B1015	1463644	Exterior Stairs, Wood, Replace	15	10	5	24	SF	\$44.28	\$1,063						\$1,063																	\$1,063	\$2,125
B1015	1463594	Exterior Stairs, Concrete, Replace	50	45	5	60	SF	\$60.89	\$3,653						\$3,653																		\$3,653
D5012	1463550	Building/Main Switchboard, 120/208 V, 600 Amp, Replace	40	36	4	1	EA	\$49,815.00	\$49,815				\$49,815																				\$49,815
D5012	1463495	Building/Main Switchboard, 400 AMP, Replace	40	35	5	1	EA	\$44,280.00	\$44,280					\$44,280																			\$44,280
D5022	1463565	Compact Fluorescent Lighting Fixture w/ Electronic Ballast, 160 WATT, Replace	20	16	4	15	EA	\$164.94	\$2,474				\$2,474																				\$2,474
D5022	1463521	Light Fixture, 150 WATT, Replace	20	3	17	1	EA	\$188.19	\$188																		\$188						\$188
D5022	1463601	Light Fixture, 50 WATT, Replace	20	2	18	1	EA	\$276.75	\$277																			\$277					\$277
G1031	1511453	Irrigation and Landscaping, Ground Cover, Replace, and Re-establish	0	55	* 0	22000	SF	\$3.87	\$85,239		\$85,239																						\$85,239
G2022	1463577	Parking Lots, Asphalt Pavement, Seal & Stripe	5	3	2	35730	SF	\$0.50	\$17,799			\$17,799					\$17,799					\$17,799					\$17,799						\$17,196
G2022	1463497	Parking Lots, Asphalt Pavement, Mill & Overlay	25	20	5	35730	SF	\$3.87	\$138,436					\$138,436																			\$138,436
G2031	1463635	Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	50	44	6	3120	SF	\$9.96	\$31,085						\$31,085																		\$31,085
G2035	1463527	Exterior Ramps, Concrete (per LF of Nosing), Replace	50	46	4	24	LF	\$46.49	\$1,116				\$1,116																				\$1,116
G2041	1463553	Fences & Gates, Chain Link, 6' High, Replace	40	35	5	927	LF	\$23.25	\$21,550						\$21,550																		\$21,550
G2041	1463604	Fences & Gates, Metal Tube, 6' High, Replace	40	34	6	270	LF	\$44.28	\$11,956						\$11,956																		\$11,956
G2044	1463543	Signage, Property, Monument/Pylon, Replace/Install	20	15	5	1	EA	\$10,516.50	\$10,517						\$10,517																		\$10,517
G2045	1463641	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	20	5	2	EA	\$1,549.80	\$3,100						\$3,100																		\$3,100
G2057	1463578	Irrigation System, , Replace/Install	25	23	2	11047	SF	\$3.87	\$42,802			\$42,802																					\$42,802
<b>Totals, Unescalated</b>										\$0	\$85,239	\$60,601	\$0	\$53,405	\$222,598	\$43,040	\$17,799	\$0	\$0	\$0	\$0	\$17,799	\$0	\$0	\$0	\$0	\$17,987	\$277	\$0	\$1,063	\$519,807		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										\$0	\$87,796	\$64,291	\$0	\$60,108	\$258,052	\$51,392	\$21,890	\$0	\$0	\$0	\$0	\$25,377	\$0	\$0	\$0	\$0	\$29,730	\$471	\$0	\$1,919	\$601,027		

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



---

## Appendix F: Equipment Inventory List

---

**D20 PLUMBING**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463642	D2023	<b>Water Heater</b>	30 GAL	Training & Support Services Center / Building 1: Rooms 1-7	Room #1-1A	Bradford White	RE230L6	NB37333001	2001		
2	1463537	D2023	<b>Water Heater</b>	30 GAL	Training & Support Services Center / Building 2: Room 10	Building #10	Bradford White	RE230LN6	PD39418855			

**D30 HVAC**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463525	D3032	<b>Ductless Split System</b>	2 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #7 Roof		PU24EK	Illegible			
2	1463566	D3051	<b>Unit Heater</b>	4 kW	Training & Support Services Center / Building 2: Room 10	Building #10						
3	1463581	D3052	<b>Heat Pump</b>	4 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #4	Bard Manufacturing Company	W48H1-A04VP4XXX EHHW04-A04	343K112834021-02	2011		
4	1463571	D3052	<b>Packaged Unit (RTU)</b>	3 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #6 Roof	Illegible	PHA36B0002C	Illegible			
5	1463585	D3052	<b>Packaged Unit (RTU)</b>	3.5 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #6 Roof	Ruud	UJKA-A042JK	5572F369813796	1998		
6	1463555	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Training & Support Services Center / Building 2: Room 10	Building #10				1995		
7	1463639	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #3 Roof	Trane	4WCC3048A1000AA	102910349L	2010		
8	1463515	D3052	<b>Packaged Unit (RTU)</b>	4 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #5 Roof	Trane	4WCC4048A1000AB	171314393L	2017		
9	1463606	D3052	<b>Packaged Unit (RTU)</b>	5 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #4 Roof	Trane	WCC030F100BF	R063NJA1H	2000		
10	1463592	D3052	<b>Packaged Unit (RTU) [RM 1,2]</b>	5 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #1-1A Roof	Trane	4WCZ6060A1000BA	12084JC79H	2012		
11	1463622	D3052	<b>Packaged Unit (RTU) [RM 7-1,2]</b>	3 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #7 Roof	Trane	4WCZ6036A1000BA	112412483L	2011		
12	1463564	D3052	<b>Packaged Unit (RTU) [RM7 FRONT]</b>	4 TON	Training & Support Services Center / Building 1: Rooms 1-7	Room #7 Roof	Trane	4WCZ6048A1000BA	112410556L	2011		
13	1463569	D3052	<b>Packaged Unit (RTU) #11 [RM 11]</b>	5 TON	Training & Support Services Center / Portable Building 11	Portable Building #11 Roof	Trane	4WCC3060A1000AA	10211RCN9H	2010		
14	1463580	D3052	<b>Packaged Unit (RTU) #12 [RM 12]</b>	3 TON	Training & Support Services Center / Portable Building 12	Portable Building 12	Trane	4WCZ6036A1000BA	11253JTH9H	2011		

**D40 FIRE PROTECTION**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463600	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #5				2015		
2	1463544	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #3				2015		
3	1463541	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #2				2015		
4	1463582	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Portable Building 12	Portable Building #12				2016		
5	1463570	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Portable Building 11	Portable Building #11				2016		
6	1463643	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #6				2015		
7	1463517	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #1-1A				2015		2
8	1463603	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #4				2015		
9	1463647	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 2: Room 10	Building #10						2
10	1463562	D4031	<b>Fire Extinguisher</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #7				2015		

**D50 ELECTRICAL**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463550	D5012	<b>Building/Main Switchboard</b>	600 AMP	Training & Support Services Center / Site	Site	GTE Sylvania	984447	B8860C-3511-R			
2	1463495	D5012	<b>Building/Main Switchboard</b>	400 AMP	Training & Support Services Center / Site	Site	Square D	T 114410-LA	QMB MCS			
3	1463587	D5022	<b>Compact Fluorescent Lighting Fixture</b>	150 WATT	Training & Support Services Center / Portable Building 11	Portable Building #11 Exterior				2002		2
4	1463640	D5022	<b>Compact Fluorescent Lighting Fixture</b>	150 WATT	Training & Support Services Center / Portable Building 12	Portable Building #12				2002		2
5	1463567	D5022	<b>Compact Fluorescent Lighting Fixture</b>	32 WATT	Training & Support Services Center / Building 2: Room 10	Building #10 Exterior						3
6	1463565	D5022	<b>Compact Fluorescent Lighting Fixture w/ Electronic Ballast</b>	160 WATT	Training & Support Services Center / Site	Site						15
7	1463521	D5022	<b>Light Fixture</b>	150 WATT	Training & Support Services Center / Site	Site				2016		
8	1463499	D5022	<b>Light Fixture</b>	150 WATT	Training & Support Services Center / Building 2: Room 10	Building #10 exterior						
9	1463620	D5022	<b>Light Fixture</b>	250 WATT	Training & Support Services Center / Building 2: Room 10	Building #10				2017		
10	1463601	D5022	<b>Light Fixture</b>	50 WATT	Training & Support Services Center / Site	Site				2017		
11	1463590	D5092	<b>Emergency Light</b>		Training & Support Services Center / Portable Building 11	Portable Building #11				2014		
12	1463591	D5092	<b>Emergency Light</b>		Training & Support Services Center / Building 2: Room 10	Building #10 Exterior						5
13	1463619	D5092	<b>Exit Sign Light Fixture</b>		Training & Support Services Center / Portable Building 11	Portable Building #11						2
14	1463611	D5092	<b>Exit Sign Light Fixture</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #4						2
15	1463584	D5092	<b>Exit Sign Light Fixture</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #5						

**E10 EQUIPMENT**

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463634	E1093	<b>Commercial Refrigerator, 2-Door Reach-In</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #1-1A	Avantco	178SS2RHC	9117030090	2017		
2	1463512	E1094	<b>Residential Clothes Dryer</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #1-1A	LG	DLEX3370V	706KWZH2C309	2016		
3	1463624	E1094	<b>Residential Clothes Dryer</b>		Training & Support Services Center / Building 2: Room 10	Building #10	Maytag	MGDB955FW0	72901528	2001		
4	1463633	E1094	<b>Residential Clothes Washer</b>		Training & Support Services Center / Building 2: Room 10	Building #10	Maytag	MVWB955FW1	C73270288	2002		
5	1463597	E1094	<b>Residential Clothes Washer</b>		Training & Support Services Center / Building 1: Rooms 1-7	Room #1-1A Breakroom Area	LG	WM3670HVA	705VWEY2N036	2016		