



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

DLR Group
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Kevin Fleming



JUNIPER ELEMENTARY SCHOOL
1809 South Juniper Street
Escondido, California 92025

PREPARED BY:

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EMG PROJECT #:

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ON SITE DATE:

June 27, 2019



engineering | environmental | capital planning | project management

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	1809 South Juniper Street, Escondido, California 92025
Site Developed	1959 Limited Renovated 2000
Property Type	Elementary School
Current Occupants	Escondido USD
Building Area	55,066 SF
Number of Buildings	Nine
Date(s) of Visit	June 27, 2019
Management Point of Contact	Escondido Union School District Francis Spoonemore, Director, Maintenance and Operations 760-432-2421 Ext. 211 fspoonemore@eusd.org
On-site Point of Contact (POC)	Mr. Kevin Fleming
Assessment and Report Prepared By	Nezar M. Tibi
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Buildings

Building Summary			
Building	Use	Constructed	Area(SF)
41-44	Classrooms	1959 / 2000	2,500
A	Administration	1959 / 2000	6,200
B	MPR and Kitchen	1959 / 2000	6,600
C	Classrooms	1959 / 2000	6,600
D	Classrooms	1959 / 2000	6,600

Building Summary

Building	Use	Constructed	Area(SF)
E	Classrooms	1959 / 2000	6,200
F	Classrooms	1959 / 2000	3,300
G	Classrooms	1959 / 2000	3,300
Portable	Classrooms and restrooms	2000 / 2016	18,800

Unit Allocation

All of the property is occupied by the Escondido Union 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.

Significant/Systemic Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1959. Portables buildings were added in 2000, and a restroom building was added in 2016. The facility has been used as an elementary school since it was originally constructed.

Architectural

The buildings consist of wood-framed construction on concrete slabs. The exteriors consist of painted stucco with wood windows, main entry doors, and service doors. Roofs are primarily gabled and finished with asphalt shingles. The portables exteriors consist of wood siding with metal windows and main entry doors. Portables roofs are primarily flat and finished with metal and single-ply PVC membranes. A new restroom building was added in 2016 adjacent to the west portables. The interior finishes have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while some components were being replaced during the site visit, many remain older, with some still original to the construction dates of each building. The equipment consist of rooftop package units and split systems for the permanent buildings and wall-mounted heat pumps for the portables. The mechanical infrastructure is generally in fair working condition. The electrical infrastructure is original. Plumbing and fire protection systems and equipment are anticipated for lifecycle replacement. All MEPF equipment is anticipated for lifecycle replacement.

Site

Site improvements and landscaping are generally in fair condition and appear to have been well maintained. The concrete sidewalks have significant areas of cracking and uneven pavement throughout the campus. The asphalt pavement appears to have been maintained with seal coating and striping with some areas of significant cracking in the parking lot. Pavement seal and stripe is anticipated.

Recommended Additional Studies

The storm water drainage system throughout the school campus has been problematic. A professional civil 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.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCIs 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 FCIs are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCIs 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
Juniper Elementary School / Building 41-44	\$400	2,500	\$1,000,000	0.0%	4.7%	5.0%	17.1%
Juniper Elementary School / Building A	\$400	6,200	\$2,480,000	0.0%	0.0%	2.0%	8.0%
Juniper Elementary School / Building B	\$400	6,600	\$2,640,000	0.0%	1.7%	2.8%	9.3%
Juniper Elementary School / Building C	\$400	6,600	\$2,640,000	0.0%	0.0%	1.8%	6.7%
Juniper Elementary School / Building D	\$400	6,600	\$2,640,000	0.0%	0.0%	0.0%	4.2%
Juniper Elementary School / Building E	\$400	6,200	\$2,480,000	0.0%	0.0%	0.0%	4.6%
Juniper Elementary School / Building F	\$400	3,300	\$1,320,000	0.0%	0.0%	0.0%	5.9%
Juniper Elementary School / Building G	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%
Juniper Elementary School / Portables	\$400	18,800	\$7,520,000	0.1%	0.1%	0.4%	5.2%

Immediate Needs

Facility/Building	Total Items	Total Cost
Juniper Elementary School	1	\$7,600
Portables	1	\$4,900
Site	2	\$16,000
Total	4	\$28,500

Juniper Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1313439	Juniper Elementary School	Throughout campus	P000X	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	NA	Performance/Integrity	\$7,600
Total (1 items)							\$7,600

Portables

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1312492	Juniper Elementary School / Portables	Main entrance ramps	C2011	Interior Stair/Ramp Rails, Wood, Repair	Poor	Performance/Integrity	\$4,900
Total (1 items)							\$4,900

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1312321	Juniper Elementary School / Site	Parking lot	G2022	Parking Lots, Asphalt Pavement, Cut & Patch	Poor	Performance/Integrity	\$15,000
1314276	Juniper Elementary School / Site	Main entrance	Z105X	ADA, Miscellaneous, Signage, Directional, Wall-Mounted, Install	NA	Accessibility	\$1,000
Total (2 items)							\$16,000

Fire Alarm System in Poor condition.Priority Score: **87.0**Standard Addressable
Juniper Elementary School ThroughoutPlan Type:
Performance/Integrity

Cost Estimate: \$240,300

Uniformat Code: D5037
Recommendation: **Install in 2021**

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The system is reaching the end of its lifecycle and not fully operational, upgrading the fire alarm system is recommended. - AssetCALC ID: 1313424

**Packaged Unit (RTU) in Poor condition.**Priority Score: **86.0**3 Ton
Building 41-44 RoofPlan Type:
Performance/Integrity

Cost Estimate: \$8,200

Uniformat Code: D3052
Recommendation: **Replace in 2020**

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The unit is rusty and not fully operational, replacement is recommended. - AssetCALC ID: 1312382

**Packaged Unit (RTU) in Poor condition.**Priority Score: **86.0**20 Ton
Building B Ground levelPlan Type:
Performance/Integrity

Cost Estimate: \$43,600

Uniformat Code: D3052
Recommendation: **Replace in 2020**

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The unit is rusty and not fully operational, replacement is recommended. - AssetCALC ID: 1312522

**Packaged Unit (RTU) in Poor condition.**Priority Score: **86.0**3 Ton
Building 41-44 RoofPlan Type:
Performance/Integrity

Cost Estimate: \$8,200

Uniformat Code: D3052
Recommendation: **Replace in 2020**

\$\$\$\$

The unit is rusty and not fully operational, replacement is recommended. - AssetCALC ID: 1312340

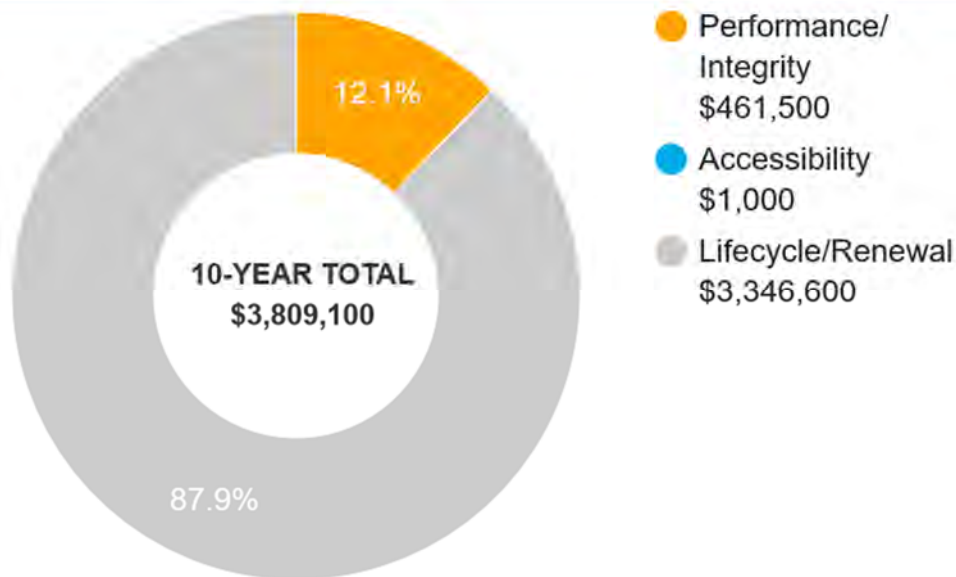
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building 41-44



Building 41-44: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	2,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, sheet vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual package units, only one new unit.	Poor
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main switchboard Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Smoke detectors, alarms	Fair
Equipment/Special	None	--

Building 41-44: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Building lacks fire suppression, aged HVAC roof units

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$15,200	\$4,100	\$52,100	\$71,400
Roofing	-	-	-	\$79,900	-	\$79,900
Interiors	-	\$21,100	\$10,200	-	\$66,100	\$97,400
Plumbing	-	-	-	\$5,400	\$21,400	\$26,800
HVAC	-	\$25,300	-	\$3,300	\$13,900	\$42,500
Electrical	-	\$2,400	-	\$600	-	\$3,000
Equipment/Special	-	-	-	\$21,100	-	\$21,100
TOTALS	-	\$48,800	\$25,400	\$114,400	\$153,500	\$342,100

3. Building A



Building A: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	6,200 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tiles Floors: Wood and ceramic tiles Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual split systems Supplemental components: Ductless split system	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main switchboard Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair

Building A: Systems Summary

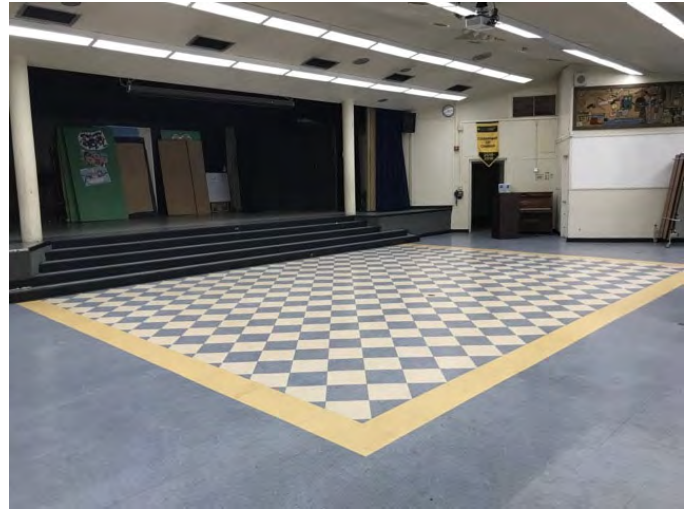
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression system	

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$32,300	-	\$67,600	\$99,900
Roofing	-	-	-	-	\$69,400	\$69,400
Interiors	-	-	\$15,200	\$32,700	\$120,600	\$168,500
Plumbing	-	-	-	\$7,000	\$9,700	\$16,700
HVAC	-	-	-	\$16,200	\$27,000	\$43,200
Electrical	-	\$47,700	-	\$7,500	\$4,200	\$59,400
Fire Alarm & Comm	-	-	-	\$20,700	-	\$20,700
Equipment/Special	-	-	\$1,000	\$14,900	\$2,500	\$19,400
TOTALS	-	\$47,700	\$49,400	\$99,000	\$301,000	\$497,200

4. Building B



Building B: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	6,600 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tiles Floors: VCT and ceramic tiles Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply, cast iron waste and vent Gas-fired water heater Toilets and Sinks in all restrooms	Fair
HVAC	Individual package units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main switchboard Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Building B: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Building lacks fire suppression system

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$32,300	-	\$74,500	\$106,800
Roofing	-	-	-	-	\$79,900	\$79,900
Interiors	-	-	\$17,400	\$37,800	\$81,000	\$136,200
Elevators	-	-	-	-	\$29,500	\$29,500
Plumbing	-	-	-	\$9,100	\$22,300	\$31,400
HVAC	-	\$73,600	-	-	-	\$73,600
Electrical	-	-	-	-	\$4,200	\$4,200
Equipment/Special	-	-	\$17,700	\$72,200	\$25,000	\$114,900
Site Development	-	-	-	\$13,900	-	\$13,900
TOTALS	-	\$73,600	\$67,400	\$133,000	\$316,400	\$590,400

5. Building C



Building C: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	6,600 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tiles Floors: Carpet and ceramic tiles Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent Electric water heater Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual split systems	Excellent
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring and switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair

Building C: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression system	

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$32,300	-	\$74,300	\$106,500
Roofing	-	-	-	-	\$74,400	\$74,400
Interiors	-	-	\$74,200	\$5,000	\$169,500	\$248,700
Plumbing	-	-	-	\$13,400	\$29,900	\$43,300
HVAC	-	-	-	-	\$43,400	\$43,400
Electrical	-	\$47,700	-	\$9,800	\$11,100	\$68,500
TOTALS	-	\$47,700	\$106,500	\$28,200	\$402,600	\$584,800

6. Building D



Building D: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	6,600 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water Sinks in classrooms	Fair
HVAC	Individual split systems	Excellent
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring fed from main switchboard Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--

Building D: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Building lacks fire suppression system

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$32,300	-	\$85,300	\$117,600
Roofing	-	-	-	-	\$74,400	\$74,400
Interiors	-	-	\$68,300	-	\$132,100	\$200,400
Plumbing	-	-	-	-	\$11,900	\$11,900
HVAC	-	-	-	-	\$52,500	\$52,500
Electrical	-	-	-	\$5,400	-	\$5,400
Equipment/Special	-	-	-	\$26,400	-	\$26,400
TOTALS	-	-	\$100,600	\$31,800	\$356,200	\$488,600

7. Building E



Building E: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	6,200 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tiles Floors: Carpet and ceramic tiles Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual split systems and one package unit	Good
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main panel and switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--

Building E: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Building lacks fire suppression system

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$36,000	-	\$80,500	\$116,500
Roofing	-	-	-	-	\$68,000	\$68,000
Interiors	-	-	\$72,200	\$7,500	\$166,800	\$246,500
Plumbing	-	-	-	-	\$35,600	\$35,600
HVAC	-	-	-	-	\$65,400	\$65,400
Electrical	-	-	-	\$1,200	-	\$1,200
Equipment/Special	-	-	-	\$31,700	-	\$31,700
TOTALS	-	-	\$108,200	\$40,400	\$416,300	\$564,900

8. Building F



Building F: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	3,300 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water Toilets and sinks in all restrooms	Fair
HVAC	Individual split systems	Excellent
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main panel and switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--

Building F: Systems Summary

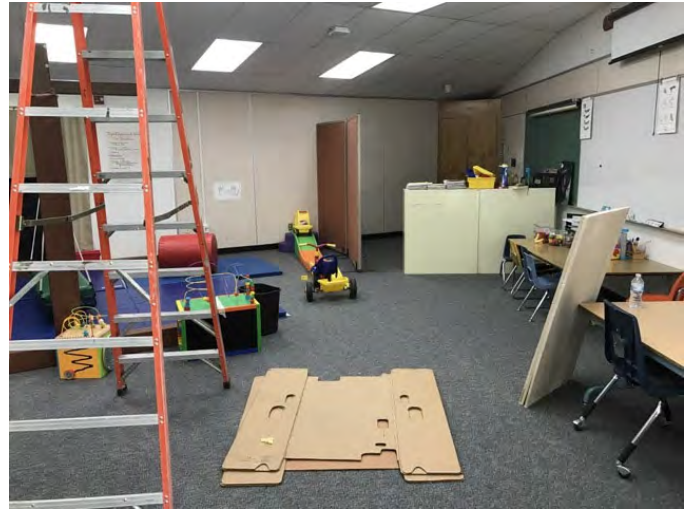
Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Building lacks fire suppression system

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$24,700	-	\$51,600	\$76,200
Roofing	-	-	-	-	\$44,500	\$44,500
Interiors	-	-	\$42,600	\$1,900	\$62,400	\$137,000
Plumbing	-	-	-	\$5,000	\$12,100	\$17,000
HVAC	-	-	-	-	\$23,400	\$23,400
Electrical	-	-	-	\$600	\$11,700	\$12,300
Equipment/Special	-	-	-	\$9,700	-	\$9,700
TOTALS	-	-	\$67,300	\$17,200	\$235,700	\$320,100

9. Building G



Building G: Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	1959 / 2000	
Building Size	3,300 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slabs	Good
Façade	Stucco with wood-framed windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: carpet Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water Sinks in classrooms	Fair
HVAC	Individual split systems	Excellent
Fire Suppression	None	--
Electrical	Source and Distribution: Fed from adjacent building with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--

Building G: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Building lacks fire suppression system

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$17,100	-	\$53,200	\$70,300
Roofing	-	-	-	-	\$46,200	\$46,200
Interiors	-	-	-	\$39,100	\$69,400	\$108,500
Plumbing	-	-	-	-	\$6,300	\$6,300
HVAC	-	-	-	-	\$25,700	\$25,700
Electrical	-	-	-	\$1,200	\$10,700	\$12,000
Equipment/Special	-	-	-	\$14,100	-	\$14,100
TOTALS	-	-	\$17,100	\$54,400	\$211,500	\$283,100

10. Portables



Portables : Systems Summary

Address	1809 South Juniper Street, Escondido, California	
Constructed/Renovated	2000	
Building Size	18,800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure with raised floor	Good
Façade	Wood siding with aluminum-framed windows	Fair
Roof	Primary: Flat construction with metal finish and modified bituminous finish	Fair
Interiors	Walls: Fabric and ceramic tile Floors: Carpet, VCT, sheet vinyl, and ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply, cast iron waste and vent No hot water Toilets, urinals and sinks in all restrooms	Good
HVAC	Heat pump units	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Fed from main panels and switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	--

Portables : Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this property.
Key Issues and Findings	Buildings lack fire suppression systems, deteriorated portable ramp entrance.

See Appendix C for the Component Condition Table.

Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	\$1,100	-	\$1,400	\$2,500
Facade	-	-	\$87,300	\$5,200	\$178,800	\$271,300
Roofing	-	-	-	\$13,200	-	\$13,200
Interiors	\$4,900	-	\$170,700	\$80,300	\$355,800	\$611,700
Plumbing	-	-	-	\$10,200	\$12,000	\$22,300
HVAC	-	\$26,200	-	\$120,900	-	\$147,200
Electrical	-	-	-	-	\$1,100	\$1,100
TOTALS	\$4,900	\$26,200	\$259,100	\$229,800	\$549,100	\$1,069,300

11. Site Summary



Site Information

Lot Size	10.38 acres (estimated)	
Parking Spaces	82 total spaces all in open lots; four of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs and ramps	Fair
Site Development	Property entrance signage, wrought iron fencing Playgrounds and sports courts with bleachers, fencing	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Retaining wall adjacent to lunch shelter Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: none Building-mounted: LED, and metal halide	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Isolated areas of alligator parking lot cracking, significant sidewalk trip hazards due to uneven surface, aged electrical infrastructure.	

See Appendix C for the Component Condition Table.

Site: Systems Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	-	-	\$500	\$700	\$1,300
Roofing	-	-	-	-	\$73,800	\$73,800
Plumbing	-	-	\$4,600	-	\$42,500	\$47,000
Fire Suppression	-	-	-	-	\$28,000	\$28,000
Electrical	-	\$15,100	-	-	\$10,400	\$25,500
Site Development	-	\$18,200	-	\$185,600	\$267,200	\$491,000
Landscaping	-	-	-	-	\$809,200	\$809,200
Pavement	\$15,000	\$37,200	-	\$322,100	\$91,600	\$466,100
Accessibility	\$1,000	-	-	-	-	\$1,000
TOTALS	\$16,000	\$70,500	\$4,600	\$508,200	\$1,403,600	\$2,002,900

12. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) applies to State and local government entities. Title II Subtitle A protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs, and activities provided by state and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of state and local governments, regardless of Federal financial assistance. All state and local government facilities must be maintained and operated in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). In addition, in the state of California, compliance with the California Building Code (CBC) Chapter 11 *Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Publicly Funded Housing* is required.

During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking for this report. The Abbreviated ADA Checklist targets key areas for compliance with 2010 ADA Standards for Accessible Design and does not include California Building Code accessibility requirements. A full Accessibility Compliance Survey conducted by EMG would include both ADA and State of California accessibility requirements. For the FCA, only a representative sample of areas was observed and, other than those shown on the Abbreviated ADA Checklist, actual measurements were not taken to verify compliance.

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act.

Parking

- Signage directing to accessible parking or accessible building entrances to the facility are not provided.

A full Accessibility Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable item noted above is included in the Immediate Repairs Report.

Photos of the issues encountered are included in the photolog.

- 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.

14. 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.

15. Certification

DLR Group (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Escondido Union School District at Juniper Elementary School, 1809 South Juniper Street, Escondido, California 92025, 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: Nezar M. Tibi,
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Reviewed by:



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16. Appendices

Appendix A: Photographic Record

Appendix B: Site Plans

Appendix C: Component Condition Table

Appendix D: ADA Checklist

Appendix E: Pre-Survey Questionnaire

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A: Photographic Record



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



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



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



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



#5	BUILDING B
----	------------



#6	BUILDING D
----	------------



#7	BUILDING E
----	------------



#8	BUILDING G
----	------------



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



#10	NEW RESTROOMS
-----	---------------



#11	PARKING LOT ENTRANCE
-----	----------------------



#12	PARKING LOTS
-----	--------------



#13	PARKING LOTS
-----	--------------



#14	PARKING LOTS
-----	--------------



#15	EXTERIOR RAMP
-----	---------------



#16	FENCES AND GATES
-----	------------------



#17	PEDESTRIAN PAVEMENT
-----	---------------------



#18	PLAY STRUCTURE
-----	----------------



#19	PLAYGROUND
-----	------------



#20	LUNCH SHELTER
-----	---------------



#21	ROOF
-----	------



#22	ROOF
-----	------



#23	BUILDING 41-44 ROOF
-----	---------------------



#24	PORTABLE ROOFS
-----	----------------



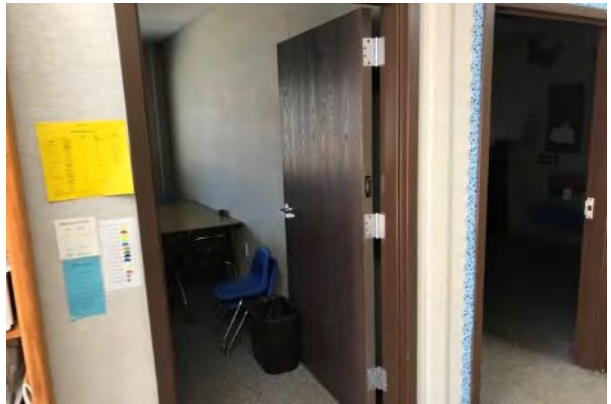
#25	EXTERIOR DOOR
-----	---------------



#26	EXTERIOR WINDOWS
-----	------------------



#27	PORTABLE WINDOW
-----	-----------------



#28	INTERIOR DOOR
-----	---------------



#29	PACKAGE UNIT
-----	--------------



#30	PACKAGE UNIT
-----	--------------



#31	NEW SPLIT SYSTEM CONDENSING UNIT
-----	-------------------------------------



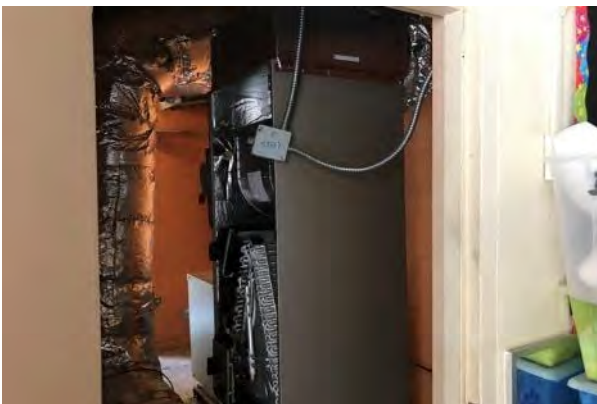
#32	GROUND LEVEL PACKAGE UNIT
-----	------------------------------



#33	EXHAUST FAN
-----	-------------



#34	ABOVE CEILING AIR HANDLER
-----	---------------------------



#35	AIR HANDLER
-----	-------------



#36	HEAT PUMPS
-----	------------



#37	WATER HEATER
-----	--------------



#38	WATER HEATER
-----	--------------



#39	SWITCHBOARD
-----	-------------



#40	RUSTY TRANSFORMER
-----	-------------------



#41	DISTRIBUTION PANEL
-----	--------------------



#42	WHEELCHAIR LIFT
-----	-----------------



#43	FRONT OFFICE
-----	--------------



#44	OFFICE
-----	--------



#45	LOUNGE
-----	--------



#46	LIBRARY
-----	---------



#47	MPR
-----	-----



#48	CLASSROOM
-----	-----------



#49	CLASSROOM
-----	-----------



#50	CLASSROOM
-----	-----------



#51	CLASSROOM
-----	-----------



#52	KITCHEN
-----	---------



#53	KITCHEN
-----	---------



#54	KITCHEN SINK
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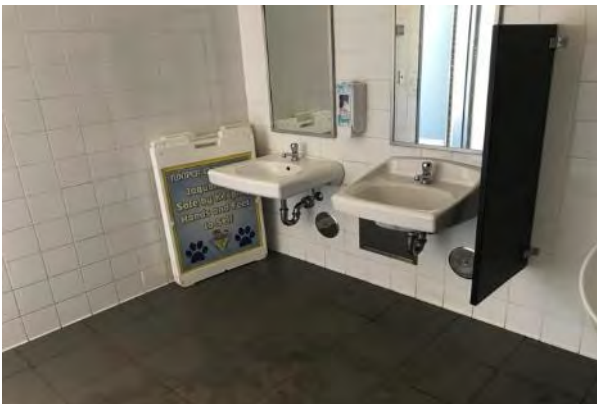
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TOILET PARTITIONS



#56

RESTROOM



#57

RESTROOM



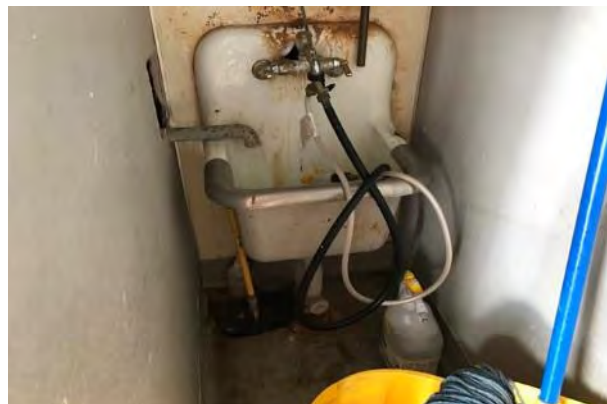
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RESTROOM



#59

EXTERIOR DRINKING
FOUNTAIN

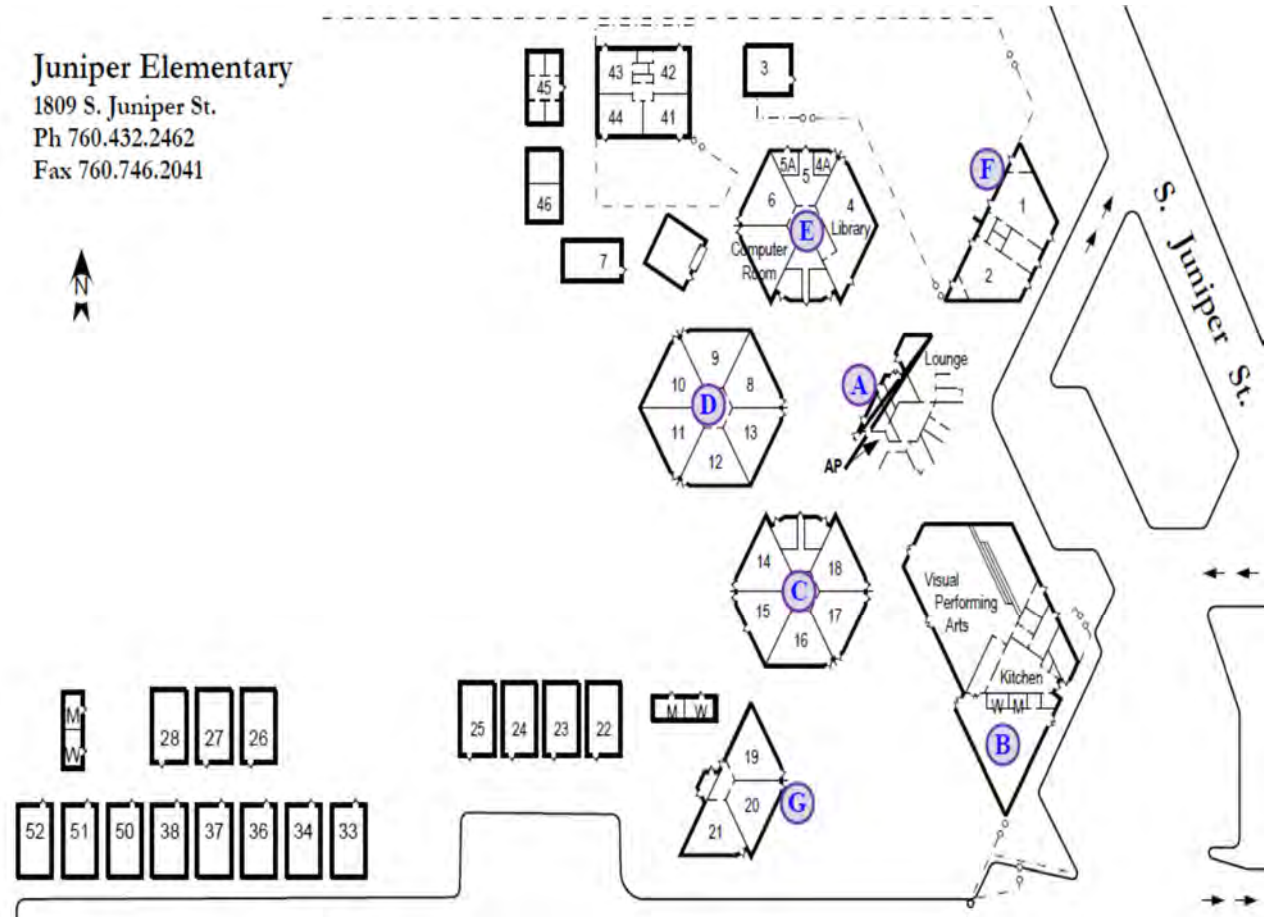


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SERVICE SINK

Appendix B: Site Plans

Site Plan



SOURCE:

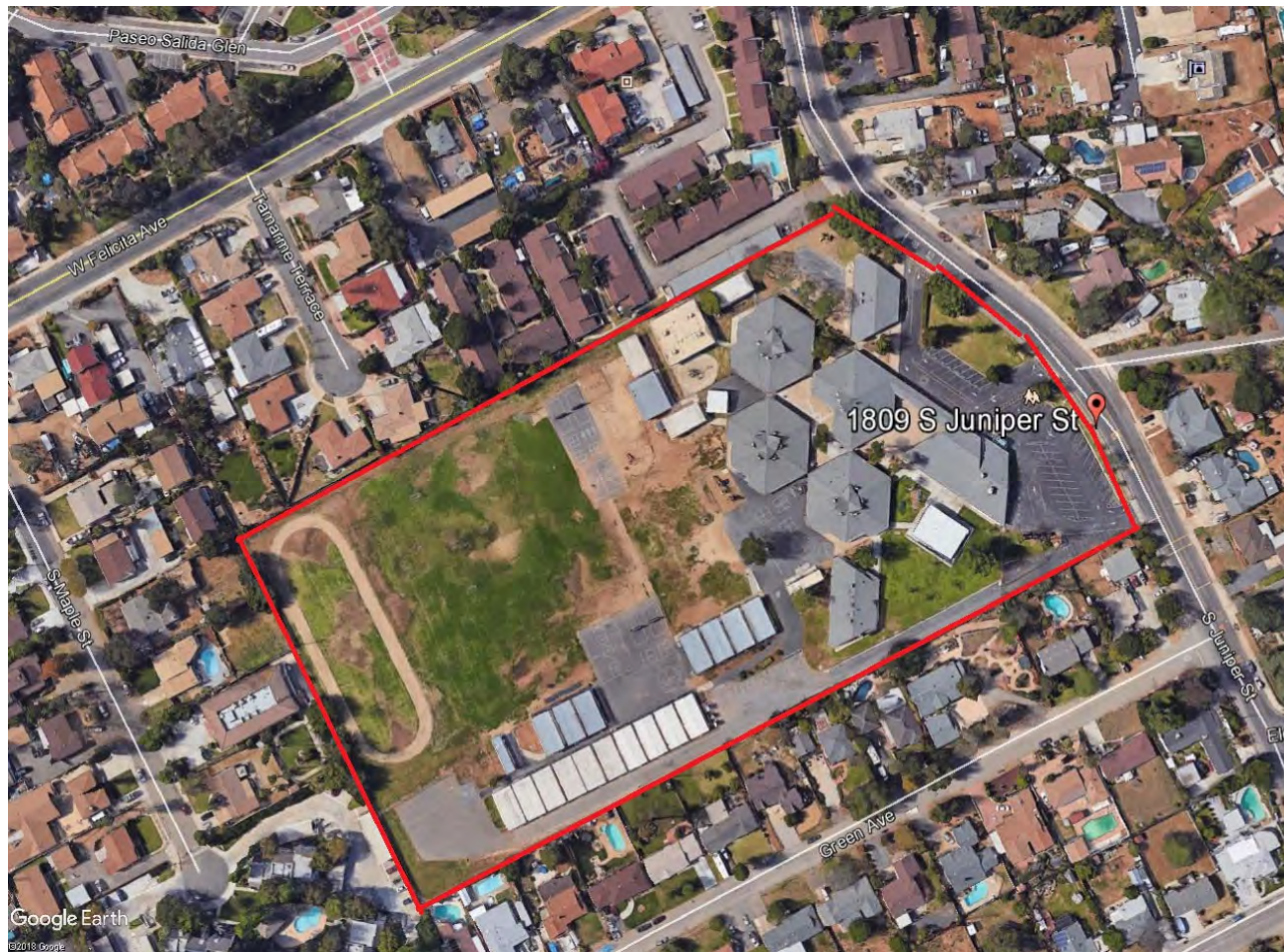
Client



ON-SITE DATE:

June 27, 2019

Aerial Site Plan



SOURCE:

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



ON-SITE DATE:

June 27, 2019

Appendix C: Component Condition Table

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3011	Lunch shelter	Fair	Roof, Metal	2,100 SF	20	1312408
B3011	Roof	Fair	Roof, Metal	24,000 SF	21	1312435
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	4,800 SF	16	1312275
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	4,900 SF	14	1312360
B3011	Roof- restroom	Fair	Roof, Modified Bituminous	900 SF	10	1312506
B3011	Roof	Fair	Roof, Asphalt Shingle 30-Year	8,200 SF	14	1312474
Interiors						
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	8	18	1312387
C1021	Throughout	Fair	Interior Door, Wood Solid-Core	6	18	1312341
C1021	Building interior	Fair	Interior Door, Wood Solid-Core	3	18	1312409
C1021	Building interior	Fair	Interior Door, Wood Solid-Core	8	18	1312496
C1021	Building interior	Fair	Interior Door, Wood Solid-Core	6	18	1312452
C1021	Building interior	Fair	Interior Door, Wood Solid-Core	6	18	1312419
C1021	Building interior-45	Fair	Interior Door, Wood Solid-Core	6	21	1312410
C1021	Building interior	Fair	Interior Door, Wood Solid-Core	8	18	1312463
C1023	Throughout	Fair	Door Hardware System, School (per Door)	140	15	1313423
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	6	10	1312567
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	2	10	1312319
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	4	10	1312475
C1031	Common area restrooms	Fair	Toilet Partitions, Metal	10	10	1312388
C2011	Main entrance ramps	Poor	Interior Stair/Ramp Rails, Wood, Repair	300 LF	0	1312492
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	550 SF	18	1312303
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	6,500 SF	5	1312376
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	8,500 SF	5	1312404
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	550 SF	18	1312489
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	4,000 SF	5	1312357
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	220 SF	18	1312481
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	8,500 SF	5	1312393
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	4,500 SF	6	1312391
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	8,500 SF	5	1312317
C3012	Portables	Fair	Interior Wall Finish, Fabric	22,000 SF	8	1312562
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	500 SF	18	1312396
C3012	Restroom	Fair	Interior Wall Finish, Ceramic Tile	320 SF	18	1312413
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	9,500 SF	5	1312501
C3012	Common area restrooms	Fair	Interior Wall Finish, Ceramic Tile	460 SF	18	1312544
C3012	Throughout	Fair	Interior Wall Finish, any surface, Prep & Paint	7,500 SF	5	1312386
C3024	Restroom	Fair	Interior Floor Finish, Ceramic Tile	160 SF	18	1312446
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	5,800 SF	6	1312327
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	760 SF	8	1312462
C3024	Throughout	Fair	Interior Floor Finish, Linoleum	600 SF	8	1312541
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	350 SF	18	1312545

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C3024	Restroom	Fair	Interior Floor Finish, Vinyl Sheeting	120 SF	5	1312442
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	300 SF	18	1312362
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	360 SF	18	1312400
C3024	Common area restrooms	Fair	Interior Floor Finish, Ceramic Tile	360 SF	18	1312350
C3024	Restroom	Fair	Interior Floor Finish, Ceramic Tile	220 SF	18	1312572
C3024	Restroom-46	Fair	Interior Floor Finish, Vinyl Sheeting	180 SF	8	1312284
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	240 SF	5	1312312
C3024	Throughout	Fair	Interior Floor Finish, Vinyl Tile (VCT)	280 SF	8	1312286
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	5,500 SF	5	1312420
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	3,100 SF	5	1312306
C3025	Throughout	Poor	Interior Floor Finish, Carpet Commercial Standard	2,500 SF	1	1312343
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	2,800 SF	6	1312335
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	5,500 SF	5	1312398
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	18,000 SF	5	1312381
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	6,000 SF	5	1312502
C3025	Throughout	Fair	Interior Floor Finish, Carpet Commercial Standard	3,100 SF	6	1312363
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	400 SF	5	1312430
C3031	Restroom	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	340 SF	5	1312439
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	500 SF	5	1312537
C3031	Common area restrooms	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	460 SF	5	1312552
C3031	Throughout	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	800 SF	5	1312532
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,800 SF	12	1312361
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,800 SF	13	1312290
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	18,000 SF	13	1312351
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,800 SF	12	1312531
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	5,800 SF	13	1312337
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,500 SF	11	1312543
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,500 SF	12	1312523
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,100 SF	12	1312445
C3032	Throughout	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,800 SF	12	1312422
Elevators						
D1013	Stage	Fair	Wheelchair Lift, 5' Rise, Renovate	1	13	1312339
Plumbing						
D2011	Restroom	Fair	Toilet, Tankless (Water Closet)	4	14	1312356
D2011	New restroom	Good	Toilet, Tankless (Water Closet)	14	27	1312515
D2011	Common area restrooms	Fair	Toilet, Tankless (Water Closet)	3	15	1312324
D2011	Restroom-46	Fair	Toilet, Tankless (Water Closet)	2	16	1312349
D2011	Restroom	Fair	Toilet, Tankless (Water Closet)	6	14	1312371
D2011	Restroom	Fair	Toilet, Tankless (Water Closet)	4	14	1312415
D2011	Common area restrooms	Fair	Toilet, Tankless (Water Closet)	6	14	1312359
D2011	Restroom	Fair	Toilet, Tankless (Water Closet)	3	16	1312503

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2012	Common area restrooms	Fair	Urinal, Standard	2	14	1312305
D2012	Common area restrooms	Fair	Urinal, Standard	3	18	1312479
D2012	Common area restrooms	Fair	Urinal, Standard	2	14	1312507
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	1312273
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 1-Bowl	1	16	1312407
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	1312326
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	1312291
D2014	Custodian closet	Fair	Service Sink, Wall-Hung	1	15	1312554
D2014	New restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	11	27	1312429
D2014	Kitchen	Fair	Commercial Kitchen Sink, Stainless Steel, 3-Bowl	1	16	1312277
D2014	Janitor room	Fair	Service Sink, Wall-Hung	2	10	1312486
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	14	1312480
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	1312491
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	1312468
D2014	Restroom-46	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	16	1312460
D2014	Building interior	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	1312412
D2014	Custodian closet	Fair	Service Sink, Wall-Hung	1	13	1312553
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	6	1312436
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	14	1312418
D2014	Common area restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	1312283
D2014	Throughout	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	16	1312380
D2014	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	1312535
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1312550
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1312383
D2018	Site- adjacent to portable	Fair	Drinking Fountain, Outside/Site Style	1	5	1312471
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	2	9	1312293
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	8	1312268
D2018	Building exterior	Fair	Drinking Fountain, Outside/Site Style	1	6	1312301
D2021	Site	Fair	Backflow Preventer, Domestic, 3"	1	16	1312428
D2021	Site	Fair	Backflow Preventer, Domestic, 3"	1	16	1312569
D2021	Site	Fair	Backflow Preventer, Domestic, 3"	1	14	1312443
D2021	Site	Fair	Backflow Preventer, Domestic, 3"	1	14	1312299
D2023	Janitor room	Good	Water Heater, Gas, Residential, 75 GAL	1	11	1312534
D2023	Custodian room	Fair	Water Heater, Gas, Residential, 50 GAL	1	7	1312310
D2023	Janitor room	Fair	Water Heater, Electric, Residential, 30 GAL	1	8	1312348
D2023	Site	Excellent	Domestic Circulation/Booster Pump, 5 HP	1	25	1312564
D2023	Custodian closet	Fair	Water Heater, Electric, Residential, 15 GAL	1	7	1312441
D2029	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excl fixtures)	55,066 SF	18	1313427
D2042	Throughout	Poor	Roof Drain, 2"	90	2	1313441
Fire Suppression						
D4011	Site	Fair	Backflow Preventer, Fire Suppression, 10"	1	12	1312549

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	15	1312570
D3032	Building E	Excellent	Condensing Unit/Heat Pump, Split System, 3.5 Ton	1	14	1312546
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312390
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 5 Ton	1	14	1312296
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312514
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	15	1312433
D3032	Roof	Fair	Condensing Unit/Heat Pump, Split System, 3 Ton	1	11	1312453
D3032	Roof	Good	Condensing Unit/Heat Pump, Split System, 4 Ton	1	12	1312280
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	15	1312482
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312354
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 5 Ton	1	14	1312288
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312272
D3032	Roof	Fair	Condensing Unit/Heat Pump, Split System, 5 Ton	1	7	1312403
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312461
D3032	Roof	Good	Condensing Unit/Heat Pump, Split System, 3 Ton	1	11	1312322
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312519
D3032	Roof	Fair	Ductless Split System, Single Zone, 2 Ton	1	8	1312384
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312342
D3032	Roof	Good	Condensing Unit/Heat Pump, Split System, 4 Ton	1	12	1312373
D3032	Roof	Excellent	Condensing Unit/Heat Pump4 Ton, Split System, 4 Ton	1	15	1312394
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	15	1312484
D3032	Roof	Good	Condensing Unit/Heat Pump, Split System, 3.5 Ton	1	11	1312490
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	15	1312372
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 4 Ton	1	14	1312379
D3032	Roof	Excellent	Condensing Unit/Heat Pump, Split System, 3 Ton	1	15	1312294
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312344
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312571
D3041	Above ceiling	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312558
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312440
D3041	Above ceiling	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312483
D3041	Attic	Good	Air Handler (AHU), Interior, 1,600 CFM	1	22	1312297
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312289
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312500
D3041	Attic	Fair	Air Handler (AHU), Interior, 400 CFM	1	20	1312365
D3041	Utility closet	Excellent	Air Handler (AHU), Interior, 2,000 CFM	1	24	1312530
D3041	Attic	Good	Air Handler (AHU), Interior, 1,200 CFM	1	22	1312417
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312494
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312336
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312369
D3041	Attic	Excellent	Air Handler (AHU), Interior, 400 CFM	1	25	1312316

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312364
D3041	Utility closet	Excellent	Air Handler (AHU), Interior, 2,000 CFM	1	24	1312432
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312498
D3041	Above ceiling	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312528
D3041	Attic	Excellent	Air Handler (AHU), Interior, 1,600 CFM	1	25	1312358
D3041	Attic	Good	Air Handler (AHU), Interior, 1,000 CFM	1	22	1312516
D3041	Attic	Good	Air Handler (AHU), Interior, 1,600 CFM	1	22	1312487
D3041	Attic	Fair	Air Handler (AHU), Interior, 400 CFM	1	20	1324927
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM	1	8	1312278
D3042	Roof	Fair	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM	1	8	1312347
D3052	Rear of building-46	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	3	1312397
D3052	Rear of building-25	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312292
D3052	Rear of building-23	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312425
D3052	Roof	Fair	Packaged Unit (RTU), 7.5 Ton	1	3	1312325
D3052	Rear of building-07	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	3	1312508
D3052	Rear of building-36	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312330
D3052	Roof	Excellent	Packaged Unit (RTU), 7.5 Ton	1	19	1312521
D3052	Roof	Good	Packaged Unit (RTU), 3 Ton	1	18	1312370
D3052	Rear of building-33	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312355
D3052	Rear of building-24	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312314
D3052	Rear of building-37	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312377
D3052	Rear of building-52	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312448
D3052	Rear of building-03	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	3	1312399
D3052	Rear of building-27	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312438
D3052	Rear of building-26	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312318
D3052	Roof	Poor	Packaged Unit (RTU), 3 Ton	1	1	1312423
D3052	Roof	Poor	Packaged Unit (RTU), 3 Ton	1	1	1312340
D3052	Ground level	Poor	Packaged Unit (RTU), 20 Ton	1	1	1312522
D3052	Rear of building-45	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	3	1312568
D3052	Rear of building-22	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312542
D3052	Rear of building-28	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312392
D3052	Rear of building-51	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312331
D3052	Rear of building-38	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312444
D3052	Rear of building-50	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312509
D3052	Roof	Poor	Packaged Unit (RTU), 3 Ton	1	1	1312382
D3052	Rear of building-34	Fair	Heat Pump, Wall-Mounted, 3.5 Ton	1	10	1312334
D3052	Roof	Fair	Packaged Unit (RTU), 4 Ton	1	3	1312411
Electrical						
D5012	Building interior	Fair	Distribution Panel, 120/208 V, 225 Amp	1	3	1312279
D5012	Site	Poor	Secondary Transformer, Dry, 30 kVA	1	1	1312513
D5012	Building interior	Fair	Distribution Panel, 120/208 V, 225 Amp	1	13	1312538

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5012	Building exterior	Fair	Distribution Panel, 120/240 V, 400 Amp	1	10	1312298
D5012	Site	Fair	Building/Main Switchboard, 120/208 V, 1,200 Amp	1	26	1312551
D5012	Electrical room	Fair	Secondary Transformer, Dry, 30 kVA	1	14	1312557
D5012	Building interior	Fair	Main Distribution Panel, 277/480 V, 225 Amp	1	8	1312281
D5012	Site	Poor	Secondary Transformer, Dry, 30 kVA	1	1	1312561
D5012	Utility closet	Fair	Secondary Transformer, Dry, 30 kVA	1	16	1312368
D5012	Electrical room	Fair	Secondary Transformer, Dry, 10 kVA	1	8	1312450
D5012	Utility closet	Fair	Secondary Transformer, Dry, 30 kVA	1	13	1312560
D5012	Electrical room	Fair	Distribution Panel, 120/208 V, 250 Amp	1	13	1312454
D5012	Electrical room	Fair	Switchboard, 120/208 V, 500 Amp	1	3	1312304
D5012	Electrical room	Fair	Building/Main Switchboard, 277/480 V, 600 Amp	1	3	1312458
D5012	Site	Fair	Secondary Transformer, Dry, 30 kVA	1	12	1312333
D5019	Throughout	Fair	Full Electrical System Upgrade, Low Density/Complexity	55,066 SF	18	1313425
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	10	1312473
D5022	Building exterior- New restroom	Good	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	17	1312447
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	10	1312437
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	13	1312434
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	6	8	1312315
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	3	12	1312565
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	8	1312495
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	4	10	1312478
D5022	Building exterior	Fair	Light Fixture, Exterior Flood (any type w/ LED Replacement), 100 W	2	10	1312424
D5029	Throughout	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	55,066 SF	10	1313426
Fire Alarm & Comm						
D5032	Throughout	Fair	Public Address/Announcement (PA) System, Facility Wide	55,066 SF	3	1313428
D5037	Throughout	Poor	Fire Alarm System, Standard Addressable, Install	55,066 SF	2	1313424
D5037	Data room	Fair	Fire Alarm Control Panel, Addressable	1	8	1312295
D5038	Throughout	Fair	Security/Surveillance System, Cameras and CCTV, Install	55,066 SF	3	1312555
Equipment/Special						
E1023	Stage	Fair	Stage Curtain, Medium Weight Velour, Flameproof (per SF)	340 SF	7	1312449
E1028	Front office	Fair	Defibrillator (AED), Cabinet Mounted	1	5	1312300
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1312517
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1312395
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1312472
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 2-Door Reach-In	1	7	1312332
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	7	1312470
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1312539
E1093	Kitchen	Fair	Commercial Kitchen, Exhaust Hood, 8 to 10 LF	1	5	1312499
E1093	Kitchen	Fair	Commercial Kitchen, Convection Oven, Double	1	5	1312540
E1093	Kitchen	Fair	Commercial Kitchen, Freezer, 2-Door Reach-In	1	8	1312378
E1093	Kitchen	Fair	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	7	1312307

Component Condition Report				Draft - For Discussion Purposes Only		
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1093	Kitchen	Fair	Commercial Kitchen, Food Warmer	1	8	1312476
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	48 LF	10	1312308
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	48 LF	10	1312431
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	36 LF	8	1312345
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	72 LF	10	1312426
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	34 LF	8	1312421
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	22 LF	10	1312457
E2012	Throughout	Fair	Kitchen Cabinetry, Stock Hardwood	60 LF	10	1312346
Pavement						
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	59,000 SF	8	1312526
G2022	Parking lot	Poor	Parking Lots, Asphalt Pavement, Cut & Patch	2,500 SF	0	1312321
G2022	Parking lot	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	59,000 SF	3	1312328
G2031	Sidewalk	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	15,500 SF	26	1312563
G2031	Sidewalk	Poor	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Repair	240 SF	2	1312451
Site Development						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 6' High	320 LF	26	1312559
G2042	Site-adjacent to lunch shelter	Good	Retaining Wall, Cast-in-place Concrete (per SF Face)	150 SF	42	1312406
G2044	Building exterior	Fair	Signage, Property, Monument/Pylon	1	10	1312467
G2047	Playground	Fair	Play Structure, Small	1	14	1312518
G2047	Playground	Fair	Play Structure, Small	1	13	1312464
G2047	Playground	Excellent	Play Surfaces & Sports Courts, Poured-in-place Rubber	3,500 SF	20	1312427
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	34,000 SF	3	1312524
G2047	Playground	Fair	Play Surfaces & Sports Courts, Wood Chips, 3" Depth	1,800 SF	15	1312352
G2047	Playground	Fair	Sports Apparatus, Basketball Backstop	2	11	1312536
G2047	Playground	Excellent	Play Structure, Small	1	20	1312274
G2047	Playground	Fair	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	34,000 SF	8	1312493
G2049	Site	Fair	Shed, Wooden Framed, Asphalt Shingles	80 SF	18	1312276
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	155,000 SF	13	1312269
Follow-up Studies						
P000X	Throughout campus	NA	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	1	0	1313439
Accessibility						
Z105X	Main entrance	NA	ADA, Miscellaneous, Signage, Directional, Wall-Mounted, Install	4	0	1314276

Appendix D: ADA Abbreviated Checklist

EMG ABBREVIATED ADA CHECKLIST

	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?		✓		
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?		✓		
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?				
	PARKING	YES	NO	N/A	COMMENTS
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	✓			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	Does signage exist directing you to accessible parking and an accessible building entrance?		✓		
	RAMPS	YES	NO	N/A	COMMENTS
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)	✓			
2.	Are ramps longer than 6 ft complete with railings on both sides?	✓			
3.	Is the width between railings at least 36 inches?	✓			
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
1.	Is the main accessible entrance doorway at least 32 inches wide?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3.	Can the alternate accessible entrance be used independently?	✓			
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?	✓			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	✓			

EMG ABBREVIATED ADA CHECKLIST

PATHS OF TRAVEL		YES	NO	N/A	COMMENTS
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✓			
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	✓			
4.	Is at least one wheelchair-accessible public telephone available?			✓	
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
6.	Is there a path of travel that does not require the use of stairs?	✓			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?	✓			
ELEVATORS		YES	NO	N/A	COMMENTS
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?			✓	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5.	Do elevator lobbies have visual and audible indicators of car arrival?			✓	
6.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?			✓	
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✓	
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✓	
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
RESTROOMS		YES	NO	N/A	COMMENTS
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?	✓			
7.	Are stall doors wheelchair accessible (at least 32" wide)?	✓			

EMG ABBREVIATED ADA CHECKLIST

RESTROOMS		YES	NO	N/A	COMMENTS
8.	Are grab bars provided in toilet stalls?	✓			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓			
13.	Is the base of the mirror no more than 40" from the floor?	✓			
POOLS		YES	NO	NA	COMMENTS
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			✓	
PLAY AREA		YES	NO	NA	COMMENTS
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.		✓		
2	Are play structures accessible?		✓		
EXERCISE EQUIPMENT		YES	NO	NA	COMMENTS
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			✓	

**Based on visual observation only. The slope was not confirmed through measurement*

Appendix E: Pre-Survey Questionnaire

EMG FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Juniper

Name of person completing form: Omar Renteria

Title / Association with property: Maintenance Worker

Length of time associated w/ property: 1 year

Date Completed: May 23 2019

Phone Number: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed	1959		
2	Building size in SF	55066		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		Installation of newer EMS controls for HVAC
		Electrical		
		Site Pavement		
		Accessibility		
QUESTION		RESPONSE		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2019-Boost pump for water pressure 2019-Replacement of Kinder/Preschool Playgrounds		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Replacement of every Ac Split unit on all main buildings.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	All structure building roof drains are rusted out and need to be replace New AC Package units for rooms 41,43 and 44 New AC for kitchen along with redesign and installation of ductwork. AC unit for Kitchen serving area. Campus storm water drainage Fire alarm system will be obsolete within 2 yrs. no parts avail. Security system is obsolete, no support, no parts avail.		

		Paging system: limited parts avail for head-end Camera system is analog and parts limited no clock sync system				
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		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Uneven concrete throughout exterior hallways of campus
8	Are there any wall, window, basement or roof leaks?	X				Roof drains are not working in all the building, relas rooms need new pvc roofs
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				Room 51
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			x		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				Recommend new AC units for rooms 3,7,45,46
14	Is the electrical service outdated, undersized, or otherwise problematic?	X				Multiple service meters, Old building switchgear, Old underground wiring distribution (past shorting problems).Many overloaded circuits throughout main buildings.
15	Are there any problems or inadequacies with exterior lighting?	X				No exterior parking lot lighting. campus lights scheduled to be upgraded to LED
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Service road storm water drainage
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		

20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		
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Appendix F: Replacement Reserves

Replacement Reserves Report											Draft - For Discussion Purposes Only																						
7/18/2019																																	
Location Name	Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
Juniper Elementary School	C1023	Throughout	1313423	Door Hardware System, School (per Door), Replace	30	15	15	140	EA	\$436.40 \$61,096																\$61,096						\$61,096	
Juniper Elementary School	D2029	Throughout	1313427	Plumbing System, Supply & Sanitary, Low Density (excl fixtures), Replace	40	22	18	55066	SF	\$5.46 \$300,385																			\$300,385			\$300,385	
Juniper Elementary School	D2042	Throughout	1313441	Roof Drain, 2", Replace	40	38	2	90	EA	\$702.60 \$63,234			\$63,234																			\$63,234	
Juniper Elementary School	D5019	Throughout	1313425	Full Electrical System Upgrade, Low Density/Complexity, Replace	40	22	18	55066	SF	\$14.18 \$781,001																			\$781,001			\$781,001	
Juniper Elementary School	D5029	Throughout	1313426	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	10	10	55066	SF	\$8.73 \$480,616											\$480,616											\$480,616	
Juniper Elementary School	D5032	Throughout	1313428	Public Address/Announcement (PA) System, Facility Wide, Replace	20	17	3	55066	SF	\$1.80 \$99,127				\$99,127																		\$99,127	
Juniper Elementary School	D5037	Throughout	1313424	Fire Alarm System, Standard Addressable, Install	20	18	2	55066	SF	\$4.36 \$240,308			\$240,308																			\$240,308	
Juniper Elementary School	D5038	Throughout	1312555	Security/Surveillance System, Cameras and CCTV, Install	15	12	3	55066	SF	\$5.46 \$300,385				\$300,385															\$300,385			\$600,770	
Juniper Elementary School	P000X	Throughout campus	1313439	Engineer, Civil, Site/Storm Drainage, Evaluate/Report	0	0	0	1	EA	\$7,637.00 \$7,637	\$7,637																					\$7,637	
Juniper Elementary School / Building 41-44	B2011	Building exterior	1312465	Exterior Wall, any Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4000	SF	\$3.27 \$13,092						\$13,092										\$13,092							\$26,184
Juniper Elementary School / Building 41-44	B2021	Building exterior	1312416	Window, Wood 24 SF, 1-2 Stories, Replace	30	16	14	16	EA	\$1,309.20 \$20,947															\$20,947							\$20,947	
Juniper Elementary School / Building 41-44	B2032	Building exterior	1312320	Exterior Door, Wood Solid-Core, Replace	25	15	10	4	EA	\$763.70 \$3,055											\$3,055											\$3,055	
Juniper Elementary School / Building 41-44	B3011	Roof	1312270	Roof, Single-Ply TPO/PVC Membrane, Replace	20	12	8	3400	SF	\$18.55 \$63,060									\$63,060													\$63,060	
Juniper Elementary School / Building 41-44	C1021	Building interior	1312463	Interior Door, Wood Solid-Core, Replace	40	22	18	8	EA	\$763.70 \$6,110																			\$6,110			\$6,110	
Juniper Elementary School / Building 41-44	C3012	Throughout	1312357	Interior Wall Finish, any surface, Prep & Paint	10	5	5	4000	SF	\$1.64 \$6,546						\$6,546										\$6,546						\$13,092	
Juniper Elementary School / Building 41-44	C3024	Restroom	1312442	Interior Floor Finish, Vinyl Sheeting, Replace	15	10	5	120	SF	\$7.64 \$916						\$916														\$916		\$1,833	
Juniper Elementary School / Building 41-44	C3024	Throughout	1312312	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	240	SF	\$5.46 \$1,309						\$1,309														\$1,309		\$2,618	
Juniper Elementary School / Building 41-44	C3025	Throughout	1312343	Interior Floor Finish, Carpet Commercial Standard, Replace	10	9	1	2500	SF	\$8.18 \$20,456		\$20,456										\$20,456										\$40,913	
Juniper Elementary School / Building 41-44	C3032	Throughout	1312543	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	14	11	2500	SF	\$3.82 \$9,546												\$9,546										\$9,546	
Juniper Elementary School / Building 41-44	D2011	Restroom	1312415	Toilet, Tankless (Water Closet), Replace	30	16	14	4	EA	\$1,013.54 \$4,054															\$4,054							\$4,054	
Juniper Elementary School / Building 41-44	D2014	Throughout	1312291	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	4	EA	\$1,309.20 \$5,237															\$5,237							\$5,237	
Juniper Elementary School / Building 41-44	D2014	Restroom	1312535	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,636.50 \$3,273															\$3,273							\$3,273	
Juniper Elementary School / Building 41-44	D2014	Custodian closet	1312554	Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,527.40 \$1,527																\$1,527						\$1,527	
Juniper Elementary School / Building 41-44	D2018	Building exterior	1312301	Drinking Fountain, Outside/Site Style, Replace	15	9	6	1	EA	\$3,927.60 \$3,928							\$3,928															\$3,928	
Juniper Elementary School / Building 41-44	D2023	Custodian closet	1312441	Water Heater, Electric, Residential, 15 GAL, Replace	15	8	7	1	EA	\$600.05 \$600									\$600													\$600	
Juniper Elementary School / Building 41-44	D3042	Roof	1312278	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM, Replace	20	12	8	1	EA	\$1,309.20 \$1,309										\$1,309												\$1,309	
Juniper Elementary School / Building 41-44	D3042	Roof	1312347	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM, Replace	20	12	8	1	EA	\$1,309.20 \$1,309										\$1,309												\$1,309	
Juniper Elementary School / Building 41-44	D3052	Roof	1312423	Packaged Unit (RTU), 3 Ton, Replace	20	19	1	1	EA	\$8,182.50 \$8,183		\$8,183																				\$8,183	
Juniper Elementary School / Building 41-44	D3052	Roof	1312340	Packaged Unit (RTU), 3 Ton, Replace	20	19	1	1	EA	\$8,182.50 \$8,183		\$8,183																				\$8,183	
Juniper Elementary School / Building 41-44	D3052	Roof	1312382	Packaged Unit (RTU), 3 Ton, Replace	20	19	1	1	EA	\$8,182.50 \$8,183		\$8,183																	\$8,183			\$8,183	
Juniper Elementary School / Building 41-44	D3052	Roof	1312370	Packaged Unit (RTU), 3 Ton, Replace	20</																												

Location Name	Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016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Location Name		Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016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Location Name		Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost * Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3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Location Name	Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343	3344	3345	3346	3347	3348	3349	3350	3351	3352	3353	3354	3355	3356	3357	3358	3359	3360	3361	3362	3363	3364	3365	3366	3367	3368	3369	3370	3371	3372	3373	3374	3375	3376	3377	3378	3379	3380	3381	3382</
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Appendix G: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1312339	D1013	Wheelchair Lift	750 LBS	Juniper Elementary School / Building B	Stage	Inaccessible					
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1312428	D2021	Backflow Preventer		Juniper Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible			
2	1312569	D2021	Backflow Preventer		Juniper Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible			
3	1312443	D2021	Backflow Preventer		Juniper Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible			
4	1312299	D2021	Backflow Preventer		Juniper Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible			
5	1312564	D2023	Domestic Circulation/Booster Pump	7.5 HP	Juniper Elementary School / Site	Site	Inaccessible	Inaccessible	Inaccessible	2019		
6	1312441	D2023	Water Heater	15 Gallon	Juniper Elementary School / Building 41-44	Custodian closet	Inaccessible	Inaccessible	Inaccessible			
7	1312348	D2023	Water Heater	30 Gallon	Juniper Elementary School / Building C	Janitor room	A. O. Smith	ENT30100	1620J008084			
8	1312310	D2023	Water Heater	50 Gallon	Juniper Elementary School / Building A	Custodian room	American Standard	Inaccessible	Inaccessible			
9	1312534	D2023	Water Heater	75 Gallon	Juniper Elementary School / Building B	Janitor room	A. O. Smith	FCG 75 300	9200472000	2015		
10	1313441	D2042	Roof Drain		Juniper Elementary School	Throughout						90
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1312453	D3032	Condensing Unit/Heat Pump	3 Ton	Juniper Elementary School / Building A	Roof	Carrier	25HHA436A300	4915X99651	2015		
2	1312322	D3032	Condensing Unit/Heat Pump	3 Ton	Juniper Elementary School / Building E	Roof	Carrier	25HHA436A300	2815X90761	2015		
3	1312294	D3032	Condensing Unit/Heat Pump		Juniper Elementary School / Building A	Roof	Carrier	25HNA436A300	1019X51032	2019		
4	1312546	D3032	Condensing Unit/Heat Pump	3.5 Ton	Juniper Elementary School / Building E	Building E	Carrier	25HCE442A300	2718E13018	2018		
5	1312490	D3032	Condensing Unit/Heat Pump	3.5 Ton	Juniper Elementary School / Building E	Roof	Carrier	25HHA430A300	3315X93143	2015		
6	1312570	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building D	Roof	Carrier	25HHA448A0050010	1419X19937	2019		
7	1312390	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building G	Roof	Carrier	25HHA448A500	2518X48494	2018		
8	1312514	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building D	Roof	Carrier	25HHA448A0050010	2018X35697	2018		
9	1312433	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building C	Roof	Carrier	25HHA448A500	1419X20301	2019		
10	1312280	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building E	Roof	Carrier	25HHA448A500	0916X87070	2016		
11	1312482	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building C	Roof	Carrier	25HHA448A500	0919X43195	2019		
12	1312354	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building C	Roof	Carrier	25HHA448A500	2018X35735	2018		
13	1312272	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building C	Roof	Carrier	25HHA448A500	3818X29731	2018		
14	1312461	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building G	Roof	Carrier	25HHA448A500	3818X29784	2018		
15	1312519	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building G	Roof	Carrier	25HHA448A500	3818x29775	2018		
16	1312342	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building C	Roof	Carrier	25HHA448A500	3418X84669	2018		
17	1312373	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building E	Roof	Carrier	25HHA448A0050010	0316X99154	2016		
18	1312484	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building D	Roof	Carrier	25HHA448A0050010	1419X20245	2019		
19	1312372	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building D	Roof	Carrier	25HHA448A0050010	0919X43220	2019		
20	1312379	D3032	Condensing Unit/Heat Pump	4 Ton	Juniper Elementary School / Building D	Roof	Carrier	25HHA448A0050010	3818X29745	2018		
21	1312296	D3032	Condensing Unit/Heat Pump	5 Ton	Juniper Elementary School / Building F	Roof	Carrier	25HHA460A500	3518X47021	2018		
22	1312288	D3032	Condensing Unit/Heat Pump	5 Ton	Juniper Elementary School / Building F	Roof	Carrier	25HHA460A500	4618X32729	2018		
23	1312403	D3032	Condensing Unit/Heat Pump	5 Ton	Juniper Elementary School / Building A	Roof		YHJD60S44S5B	W1K4107350			
24	1312394	D3032	Condensing Unit/Heat Pump4 Ton	4 Ton	Juniper Elementary School / Building D	Roof	Carrier	25HHA448A0050010	1419X20183	2019		
25	1312384	D3032	Ductless Split System	2 Ton	Juniper Elementary School / Building A	Roof	Fujitsu	AOU24RLXFW	KTN026876			
26	1312516	D3041	Air Handler (AHU)	1000 CFM	Juniper Elementary School / Building E	Attic	Carrier	FB4CNP030	2016A74857	2016		
27	1312417	D3041	Air Handler (AHU)	1200 CFM	Juniper Elementary School / Building E	Attic	Carrier	FB4CNP036	2416A73781	2016		
28	1312365	D3041	Air Handler (AHU)	400 CFM	Juniper Elementary School / Building A	Attic	Advanced Distributor Products	AM600CT	7114C19506	2014		
29	1312316	D3041	Air Handler (AHU)	400 CFM	Juniper Elementary School / Building A	Attic	Advanced Distributor Products	FB40AP036	1519F20124	2019		
30	1324927	D3041	Air Handler (AHU)	400 CFM	Juniper Elementary School / Building A	Attic	Advanced Distributor Products	AM600CT		2014		
31	1312344	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building D	Attic	Carrier	FB4CNP048	1519F05267	2019		
32	1312571	D3041	Air Handler (AHU)	1600 CMF	Juniper Elementary School / Building D	Attic	Carrier	FB4CNP048	2319F26459	2019		
33	1312558	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building G	Above ceiling	Carrier	FBCN2048		2019		
34	1312440	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building D	Attic	Carrier	FB4CNP048	2119F20296	2019		
35	1312483	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building G	Above ceiling	Carrier	FBCN2048	0919F05998	2019		
36	1312297	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building E	Attic	Carrier	FB4CNP048	1816A91001	2016		
37	1312289	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building C	Attic	Carrier	FB4CNP048	1519F05268	2019		
38	1312500	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building C	Attic	Carrier	FB4CNP048	Inaccessible	2019		
39	1312494	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building D	Attic	Carrier	FB4CNP048	1519F05261	2019		
40	1312336	D3041	Air Handler (AHU)	1,600 CFM	Juniper Elementary School / Building C	Attic	Carrier	FB4CNP048	1519F05265	2019		
41	1312369	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building D	Attic	Carrier	FB4CNP048	2119F20297	2019		
42	1312364	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building D	Attic	Carrier	FB4CNP048	2319F26456	2019		
43	1312498	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building C	Attic	Carrier	FB4CNP048	1519F05256	2019		
44	1312528	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building G	Above ceiling	Carrier	FBCN2048	1519F05255	2019		
45	1312358	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building C	Attic	Carrier	FB4CNP048	2310F26453	2019		
46	1312487	D3041	Air Handler (AHU)	1600 CFM	Juniper Elementary School / Building E	Attic	Carrier	FB4CNP048	2416A87345	2016		
47	1312530	D3041	Air Handler (AHU)	2000 CFM	Juniper Elementary School / Building F	Utility closet	Carrier	FB4CNP061	511BF12362	2018		
48	1312432	D3041	Air Handler (AHU)	2000 CFM	Juniper Elementary School / Building F	Utility closet	Carrier	FB4CNP061	511BF12389	2018		
49	1312278	D3042	Exhaust Fan	No tag/plate found	Juniper Elementary School / Building 41-44	Roof	Illegible	Illegible	Illegible			
50	1312347	D3042	Exhaust Fan	No tag/plate found	Juniper Elementary School / Building 41-44	Roof	Illegible	Illegible	Illegible			
51	1312397	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-46	Bard	WH421-A05VX4XXX	153P062287354-02			
52	1312292	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-25	Bard	WH421-A05VX4XXX	126H041929369-02			
53	1312425	D3052	Heat Pump	3.5 ton	Juniper Elementary School / Portables	Rear of building-23	Bard	WH421-A05VX4XXX	126D041902203-02			
54	1312508	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-07	Bard	AVP42HPA10NB-1000BI	EM73933			
55	1312330	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-36	Bard	WH421-A10VX4XXX	126F971106807-02			
56	1312355	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-33	Illegible	PNY032KCRXA08	Inaccessible			
57	1312314	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-24	Bard	WH421-A05VX4XXX	126F052042219-02			

58	1312377	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-37	Bard	WH421-A10Vx4XXX	126M971162142-01	Draft - For Discussion Purposes Only		
59	1312448	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-52	Bard	WH421-A10Vx4XXX	126M971162142-01			
60	1312399	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-03	Illegible	Illegible	Illegible			
61	1312438	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-27	Bard	WH421-A05Vx4XXX	126F052042216-02			
62	1312318	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-26	Bard	WH421-A05Vx4XXX	126H041929368-02			
63	1312568	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-45	Bard	No tag/plate found	No tag/plate found			
64	1312542	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-22	Bard	WH421-A05Vx4XXX	126H041929365-02			
65	1312392	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-28	Bard	WH421-A05VP4XXX	126F052042220-02			
66	1312331	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-51	Bard	WH421-A10Vx4XXX	126M971162145-01			
67	1312444	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-38	Bard	WH421-A10Vx4XXX	126F971106017-02			
68	1312509	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-50	Bard	WH421-A10Vx4XXX	126M971162142-01			
69	1312334	D3052	Heat Pump	3.5 Ton	Juniper Elementary School / Portables	Rear of building-34	Illegible	Illegible	Illegible			
70	1312522	D3052	Packaged Unit (RTU)	20 Ton	Juniper Elementary School / Building B	Ground level	Carrier	48LJD024	4092F20210		1992	
71	1312370	D3052	Packaged Unit (RTU)	3 Ton	Juniper Elementary School / Building 41-44	Roof	Carrier	50VT-C36---30TP	1117C37287		2017	
72	1312423	D3052	Packaged Unit (RTU)	3 Ton	Juniper Elementary School / Building 41-44	Roof	Carrier	Illegible	Illegible			
73	1312340	D3052	Packaged Unit (RTU)	3 Ton	Juniper Elementary School / Building 41-44	Roof	Carrier	Illegible	Illegible			
74	1312382	D3052	Packaged Unit (RTU)	3 Ton	Juniper Elementary School / Building 41-44	Roof	Carrier	Illegible	Illegible			
75	1312411	D3052	Packaged Unit (RTU)	4 Ton	Juniper Elementary School / Building B	Roof	Carrier	50SS-048---30	2294G40559		1994	
76	1312325	D3052	Packaged Unit (RTU)	7.5 Ton	Juniper Elementary School / Building B	Roof	Carrier	50HJQ008---621HY	1002G50575		2002	
77	1312521	D3052	Packaged Unit (RTU)	7.5 Ton	Juniper Elementary School / Building E	Roof	Carrier	38AUQA08A0A6A0	0418C94856		2018	

D40 FIRE PROTECTION												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1312549	D4011	Backflow Preventer		Juniper Elementary School / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found			

D50 ELECTRICAL												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1312551	D5012	Building/Main Switchboard		Juniper Elementary School / Site	Site	Pacific electric			2005		
2	1312458	D5012	Building/Main Switchboard	600 AMP	Juniper Elementary School / Building A	Electrical room	Cutler-Hammer					
3	1312279	D5012	Distribution Panel	225 AMP	Juniper Elementary School / Building 41-44	Building interior				1987		
4	1312538	D5012	Distribution Panel	225 AMP	Juniper Elementary School / Building A	Building interior	Siemens			2002		
5	1312454	D5012	Distribution Panel	250 AMP	Juniper Elementary School / Building B	Electrical room	Siemens			2002		
6	1312298	D5012	Distribution Panel	400 AMP	Juniper Elementary School / Building C	Building exterior	Inaccessible	Inaccessible	Inaccessible			
7	1312281	D5012	Main Distribution Panel	225 AMP	Juniper Elementary School / Building D	Building interior						
8	1312450	D5012	Secondary Transformer	10 KVA	Juniper Elementary School / Building A	Electrical room	Zinsco					
9	1312513	D5012	Secondary Transformer	30 KVA	Juniper Elementary School / Site	Site	Illegible	Illegible	Illegible			
10	1312557	D5012	Secondary Transformer	37.5 KVA	Juniper Elementary School / Building C	Electrical room	Square D					
11	1312561	D5012	Secondary Transformer	30 KVA	Juniper Elementary School / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found			
12	1312368	D5012	Secondary Transformer	30 KVA	Juniper Elementary School / Building F	Utility closet	Federal Pacific					
13	1312560	D5012	Secondary Transformer		Juniper Elementary School / Building G	Utility closet	Federal Pacific			2002		
14	1312333	D5012	Secondary Transformer	30 KVA	Juniper Elementary School / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found			
15	1312304	D5012	Switchboard	500 AMP	Juniper Elementary School / Building C	Electrical room	Westinghouse					
16	1312473	D5022	Light Fixture		Juniper Elementary School / Building G	Building exterior						4
17	1312447	D5022	Light Fixture		Juniper Elementary School / Portables	Building exterior- New restroom				2016		3
18	1312437	D5022	Light Fixture		Juniper Elementary School / Building E	Building exterior						4
19	1312434	D5022	Light Fixture		Juniper Elementary School / Building A	Building exterior						3
20	1312315	D5022	Light Fixture		Juniper Elementary School / Building C	Building exterior						6
21	1312565	D5022	Light Fixture		Juniper Elementary School / Building B	Building exterior						3
22	1312495	D5022	Light Fixture		Juniper Elementary School / Building 41-44	Building exterior						2
23	1312478	D5022	Light Fixture		Juniper Elementary School / Building D	Building exterior						4
24	1312424	D5022	Light Fixture		Juniper Elementary School / Building F	Building exterior						2
25	1312295	D5037	Fire Alarm Control Panel		Juniper Elementary School / Building A	Data room	Siemens					

E10 EQUIPMENT												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1312300	E1028	Defibrillator (AED)		Juniper Elementary School / Building A	Front office						
2	1312540	E1093	Commercial Convection Oven, Double		Juniper Elementary School / Building B	Kitchen	Vulcan	Inaccessible	Inaccessible			
3	1312499	E1093	Commercial Exhaust Hood, 8 to 10 LF	8 LF	Juniper Elementary School / Building B	Kitchen						
4	1312539	E1093	Commercial Food Warmer		Juniper Elementary School / Building B	Kitchen	BevLes	No tag/plate found	No tag/plate found			
5	1312476	E1093	Commercial Food Warmer		Juniper Elementary School / Building B	Kitchen	BKI	No tag/plate found	No tag/plate found			
6	1312395	E1093	Commercial Freezer, 2-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Traulsen	ALT232WUT-FHS	T02633H05			
7	1312378	E1093	Commercial Freezer, 2-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Traulsen	ALT232WUT-FHS	T91351H08			
8	1312470	E1093	Commercial Refrigerator, 1-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Utility	R-30-SS-1S-D	7226G			
9	1312307	E1093	Commercial Refrigerator, 1-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Utility	RIR-30-SS-1S-H	6295C			
10	1312517	E1093	Commercial Refrigerator, 2-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Traulsen	AHT232WUT-FHS	T02618H05			
11	1312472	E1093	Commercial Refrigerator, 2-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Traulsen	AHT232WUT-FHS	T23939H09			
12	1312332	E1093	Commercial Refrigerator, 2-Door Reach-In		Juniper Elementary School / Building B	Kitchen	Utility	RIR-60-SS-2S-H	7454			