

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**Alum Rock Unified School District**  
2930 Gay Avenue  
San Jose, California 95127  
Kolvira Chheng



Adelante II / Arbuckle  
1970 Cinderella Lane  
San Jose, California 95116

## **PREPARED BY:**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	5
Main Address	1970 Cinderella Lane, San Jose, California 95116
Site Developed	Constructed: 1961 Modernized: 1997
Site Area	9 acres (estimated)
Parking Spaces	68 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 15-16, 2022
Management Point of Contact	Alum Rock School District, Jun Zhao, Project Manager 650-208-1054
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Quynh Nguyen
Reviewed By	Mouaz Alrayes Program Manager <a href="mailto:Mouaz.Alrayes@bureauveritas.com">Mouaz.Alrayes@bureauveritas.com</a> 800.733.0660 x7296320
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

No major renovation being made within the last 10 years. There are 4 permanent buildings and 5 portables. All buildings on school campus are mainly used for educational purposes. The Kidango building was not accounted for during this assessment. The POC addressed that the school is no longer responsible for building maintenance and other related costs to Kidango building(s).

### Architectural

Roofs have reached end of its useful lives. There are many bubbles, swelling, and repair patches on most roofs. The interior ceilings of most permanent buildings are damaged, possibly water intrusion from roof leakage. The exterior of permanent structures is in satisfactory condition. The windows are single pane, which makes it difficult to retain heat. The interior finishes are well-maintained.

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

The HVAC infrastructure consists of air handling units, AC thru-wall, and wall-mounted heat pumps. There is one electrical switchboard on-site. All lights are LEDs. There are 2 backflow preventers on-site. No sprinkler systems exist in any buildings, there are fire extinguishers only. The domestic water is generated by one gas water heater with integral tank and 1 gas boiler. No significant concerns were apparent.

### Site

There is a spacious playground area. It is well-maintained and ADA-compliant. The concrete pavement on-site has no apparent issues. The site elevation is relatively flat with asphalt paved parking areas; drive aisles, and concrete walkways. Site lighting is building-mounted light LEDs. The irrigation system is present.

### Recommended Additional Studies

The roof is in poor condition. Most buildings have water damage on roof, water leaks down and damaged the interior ceiling. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the roof is also included. 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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<a href="#">Building A &amp; Admin</a>	\$790	7,000	\$5,530,000	0.2%	2.4%	3.7%	10.1%
<a href="#">Building B</a>	\$790	7,000	\$5,530,000	0.0%	2.2%	4.5%	10.9%
<a href="#">Building C</a>	\$790	7,000	\$5,530,000	0.0%	1.6%	4.2%	9.2%
<a href="#">Multi Use / Cafeteria Building</a>	\$790	7,000	\$5,530,000	0.5%	2.1%	3.9%	13.6%
<a href="#">Portable Buildings OP2-OP6</a>	\$550	4,200	\$2,310,000	0.0%	0.1%	3.4%	6.0%

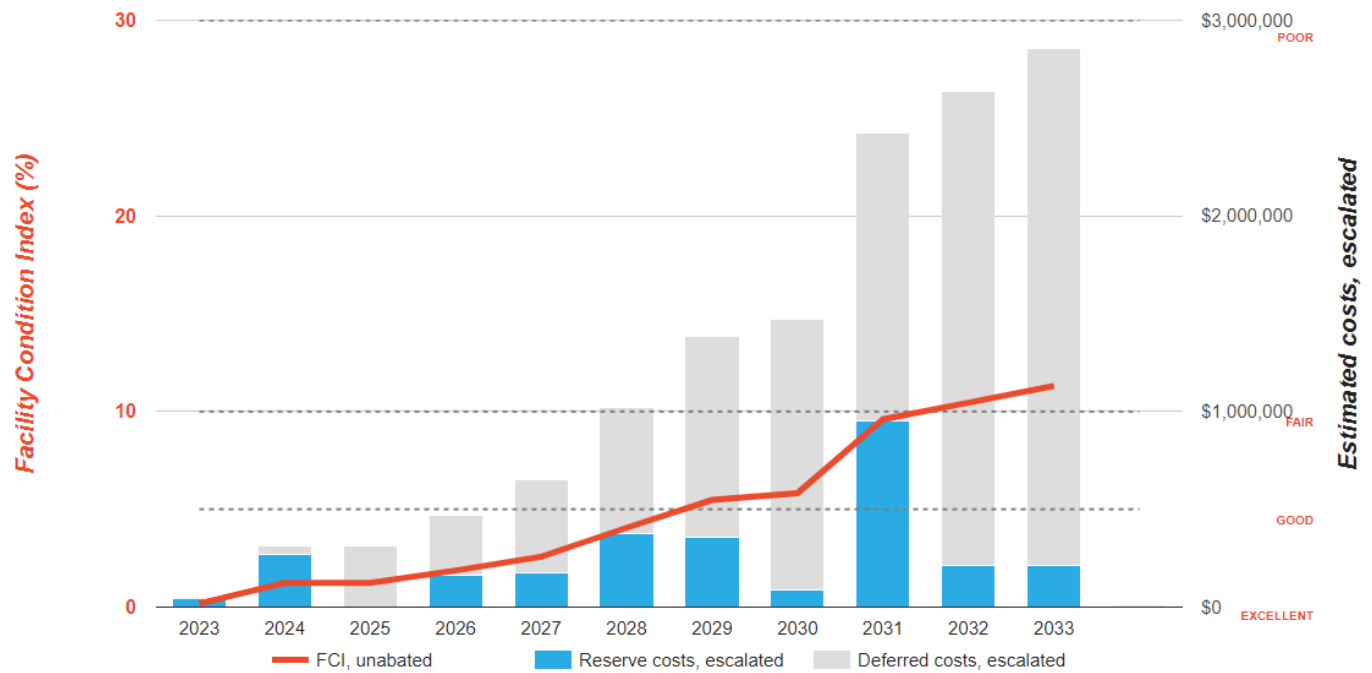
The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

### FCI Analysis: Adelante II/Arbuckle

Replacement Value: \$25,249,000

Inflation Rate: 3.0%

Average Needs per Year: \$259,500



## Immediate Needs

Facility/Building	Total Items	Total Cost
Adelante II/Arbuckle / Building A & Admin	1	\$8,600
Adelante II/Arbuckle / Multi Use / Cafeteria Building	1	\$26,500
Adelante II/Arbuckle / Site	1	\$9,300
<b>Total</b>	<b>3</b>	<b>\$44,400</b>

## Building A &amp; Admin

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4912266	Adelante II/Arbuckle / Building A & Admin	Throughout buildings	P2030	Engineering Study, Structural, General Design, Study	NA	Performance/Integrity	\$8,600
<b>Total (1 items)</b>							<b>\$8,600</b>

## Multi Use / Cafeteria Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4731153	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	Poor	Performance/Integrity	\$26,500
<b>Total (1 items)</b>							<b>\$26,500</b>

## Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5301819	Adelante II/Arbuckle / Site	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
<b>Total (1 items)</b>							<b>\$9,300</b>

## Systems Expenditure Forecast

This report displays the same cost information as the other charts and tables within this report with a different organization. The costs are divided by major building system and grouped into multi-year categories. The colored backgrounds are to emphasize the higher costs relative to the other costs in the table.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$346	-	\$465	\$811
Facade	-	-	-	\$195,095	\$627,482	\$822,577
Roofing	-	\$266,913	\$95,601	\$9,914	\$107,574	\$480,002
Interiors	-	-	\$223,041	\$423,486	\$385,974	\$1,032,501
Conveying	-	-	\$23,610	-	-	\$23,610
Plumbing	-	-	\$2,000	\$515,169	\$205,058	\$722,227
HVAC	-	-	\$165,915	\$99,012	\$430,997	\$695,924
Fire Protection	-	-	\$141,622	-	-	\$141,622
Electrical	-	-	-	\$80,476	\$541,985	\$622,461
Fire Alarm & Electronic Systems	-	-	-	\$88,672	\$127,084	\$215,756
Equipment & Furnishings	\$26,531	-	\$42,770	\$190,719	\$286,783	\$546,803
Special Construction & Demo	-	-	-	-	\$15,146	\$15,146
Site Development	-	\$202	\$17,387	\$110,556	\$382,372	\$510,517
Site Utilities	-	-	-	-	\$25,622	\$25,622
Follow-up Studies	\$8,638	-	-	-	-	\$8,638
Accessibility	\$9,255	-	-	-	-	\$9,255
<b>TOTALS (3% inflation)</b>	<b>\$44,500</b>	<b>\$267,200</b>	<b>\$712,300</b>	<b>\$1,713,100</b>	<b>\$3,136,600</b>	<b>\$5,873,700</b>

## System Condition Ratings

In addition to the FCI index noted above we have also calculated a system rating for each of 10 Primary Systems at the school. The table below shows the calculation of the system ratings for this school. The methodology is to use a Weighted Average Condition for each of the Primary Systems. The evaluation is based on a 1 to 5 Scale where 5 is Excellent Condition and 1 is Poor Condition. This evaluation is based on only the current condition of systems present in the building. It does not address deficiencies due to educational adequacy or systems not present but that should be installed based on current code standards.

Based on the total of the System Ratings, this school is in Adequate overall condition. The appendices of this report contains the full calculations that are summarized in the below table.

<b>Adelante II School</b>			
Building Area = 32,370 SF			
<b>FTA Primary Level</b>	<b>FTA Primary Level Replacement Cost</b>	<b>TERM Scale Condition Rating</b>	<b>Replacement Cost x TERM Scale Condition Rating</b>
Substructure	\$493,600	4.00	\$1,974,400
Shell	\$836,726	2.22	\$1,855,048
Interiors	\$777,358	2.89	\$2,247,854
Conveyance	\$20,978	2.00	\$41,956
Plumbing	\$540,862	2.29	\$1,239,676
HVAC	\$392,412	2.84	\$1,116,153
Fire Protection	\$232,486	2.00	\$464,971
Electrical	\$464,243	3.00	\$1,392,729
Equipment	\$112,664	2.55	\$286,782
Site	\$385,082	3.21	\$1,237,159
<b>Total Building</b>	<b>\$4,256,412</b>	<b>Subtotal</b>	<b>\$11,856,729</b>
	<b>Building Weighted Average Condition</b>	<b>2.79</b>	
	<b>Rounded</b>	<b>3</b>	

Building Weighted Average Condition equals the Sum of the individual Primary System Replacement Costs multiplied by the Condition Ratings then divided by the Sum of the Primary System Replacement Costs.

The Primary System Replacement Costs are calculated by totaling the secondary level system costs for each Primary System. The cost calculations are included in Appendix D.

## 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.



### Roofing in Poor condition.

Modified Bitumen  
Multi Use / Cafeteria Building Adelante II/Arbuckle Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$86,400

\$\$\$\$

Peeling. - AssetCALC ID: 4731136



### Roofing in Poor condition.

Modified Bitumen  
Building B Adelante II/Arbuckle Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$86,400

\$\$\$\$

Bubbles - AssetCALC ID: 4731078



### Roofing in Poor condition.

Modified Bitumen  
Building C Adelante II/Arbuckle Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$86,400

\$\$\$\$

Bubbles. Peeling - AssetCALC ID: 4731108



### Playfield Surfaces in Poor condition.

Chips Wood, 6" Depth  
Site Adelante II/Arbuckle Site

Uniformat Code: G2050  
Recommendation: **Replace in 2024**

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$

Need replacement. - AssetCALC ID: 4731199

**Recommended Follow-up Study: Structural, General Design**Priority Score: **81.9**

Structural, General Design  
Building A & Admin Adelante II/Arbuckle  
Throughout buildings

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,600

Uniformat Code: P2030  
Recommendation: **Study in 2023**

\$\$\$

The roof is in poor condition. Most buildings have water damage on roof, water leaks down and damaged the interior ceiling. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 4912266

**Foodservice Equipment in Poor condition.**Priority Score: **81.9**

Dishwasher Commercial  
Multi Use / Cafeteria Building Adelante  
II/Arbuckle Kitchen

Plan Type:  
Performance/Integrity

Cost Estimate: \$26,500

Uniformat Code: E1030  
Recommendation: **Replace in 2023**

\$\$\$

Dysfunctional - AssetCALC ID: 4731153

**ADA Miscellaneous**Priority Score: **63.9**

Level III Study, Includes Measurements  
Site Adelante II/Arbuckle Throughout

Plan Type: Accessibility

Cost Estimate: \$9,300

Uniformat Code: Y1090  
Recommendation: **Evaluate/Report in 2023**

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A detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and site. - AssetCALC ID: 5301819

**Fire Suppression System**Priority Score: **60.5**

Full System Install/Retrofit, Low  
Density/Complexity  
Building A & Admin Adelante II/Arbuckle  
Throughout

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$25,900

Uniformat Code: D4010  
Recommendation: **Install in 2028**

\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301808

### Fire Suppression System

Priority Score: **60.5**

Full System Install/Retrofit, Low  
Density/Complexity  
Building C Adelante II/Arbuckle Throughout

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$25,900

Uniformat Code: D4010  
Recommendation: **Install in 2028**

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301816

### Fire Suppression System

Priority Score: **60.5**

Full System Install/Retrofit, Low  
Density/Complexity  
Building B Adelante II/Arbuckle Throughout

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$25,900

Uniformat Code: D4010  
Recommendation: **Install in 2028**

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301810

### Fire Suppression System

Priority Score: **60.5**

Full System Install/Retrofit, Low  
Density/Complexity  
Kidango Building Adelante II/Arbuckle  
Throughout

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$18,500

Uniformat Code: D4010  
Recommendation: **Install in 2028**

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301812

### Fire Suppression System

Priority Score: **60.5**

Full System Install/Retrofit, Low  
Density/Complexity  
Multi Use / Cafeteria Building Adelante  
II/Arbuckle Throughout

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$25,900

Unifomat Code: D4010  
Recommendation: **Install in 2028**

\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301814

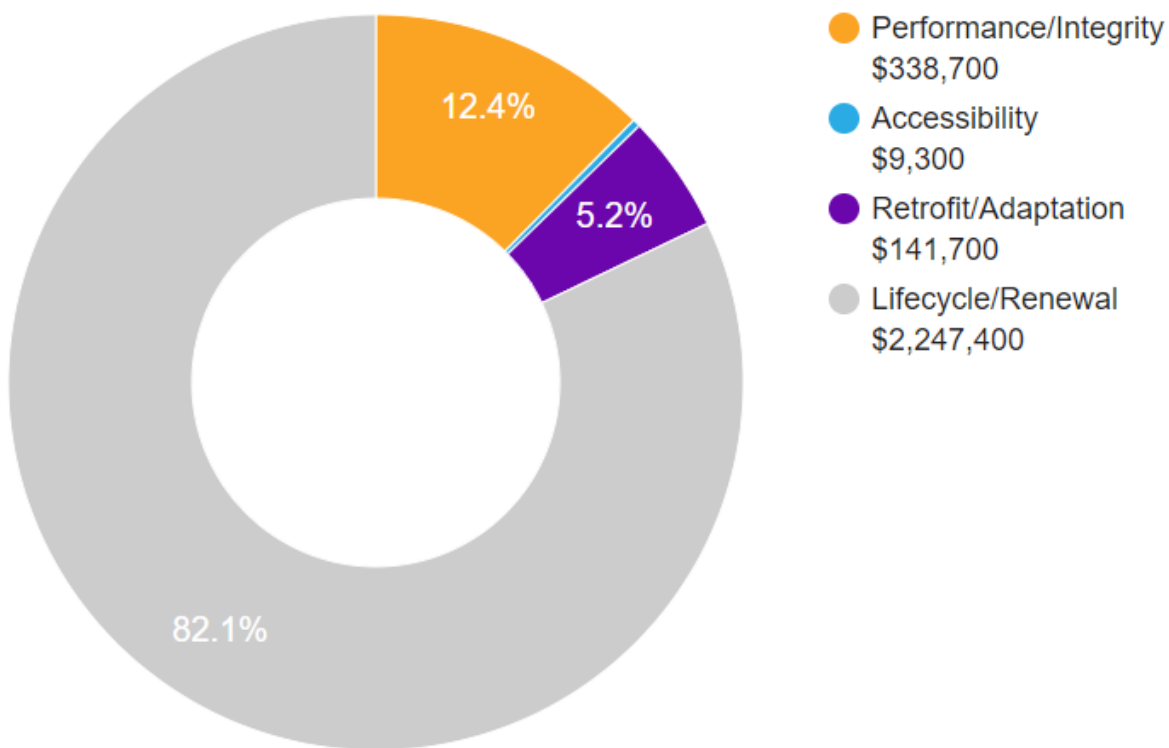
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$2,737,100**

## 2. Building A and Administration



### Building A & Admin: Systems Summary

<b>Address</b>	1970 Cinderella Lane, San Jose, California 95116	
<b>Constructed/Renovated</b>	1950	
<b>Building Size</b>	7,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with modified bituminous	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	
<b>Plumbing</b>	Distribution: Galvanized steel and PVC waste and venting Fixtures: Toilets, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: AHU Non-Central System: AC	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

Building A & Admin: Systems Summary		
<b>Electrical</b>	Source and Distribution: panel with copper Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Building A and Administration: Photographic Overview



1 - WINDOW



2 - CLASSROOM OVERVIEW



3 - THRU WALLAIR CONDITIONER



4 - ELECTRICAL SYSTEM



5 - FIRE ALARM PANEL



6 - MECHANICALROOM OVERVIEW

### 3. Building B



#### Building B: Systems Summary

<b>Address</b>	1970 Cinderella Lane, San Jose, California 95116	
<b>Constructed/Renovated</b>	1950	
<b>Building Size</b>	7,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with modified bituminous	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	
<b>Plumbing</b>	Distribution: Galvanized steel and PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: AHU Non-Central System: AC	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: panel with copper Interior Lighting: LED	Fair

**Building B: Systems Summary**

<b>Fire Alarm</b>	Smoke detectors, heat detectors, alarms, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## Building B: Photographic Overview



1 - ROOFING



2 - CLASSROOM OVERVIEW



3 - AIR CONDITIONER



4 - EXHAUST FAN



5 - SWITCHBOARD



6 - ELECTRICAL ROOM OVERVIEW

## 4. Building C



### Building C: Systems Summary

<b>Address</b>	1970 Cinderella Lane, San Jose, California 95116	
<b>Constructed/Renovated</b>	1950	
<b>Building Size</b>	7,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with modified bituminous	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	
<b>Plumbing</b>	Distribution: Galvanized steel and PVC waste and venting Fixtures: Toilets, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: AC	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: panel with copper Interior Lighting: LED	Fair

## Building C: Systems Summary

<b>Fire Alarm</b>	Smoke detectors, heat detectors, alarms, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Building C: Photographic Overview



1 - CLASSROOM OVERVIEW



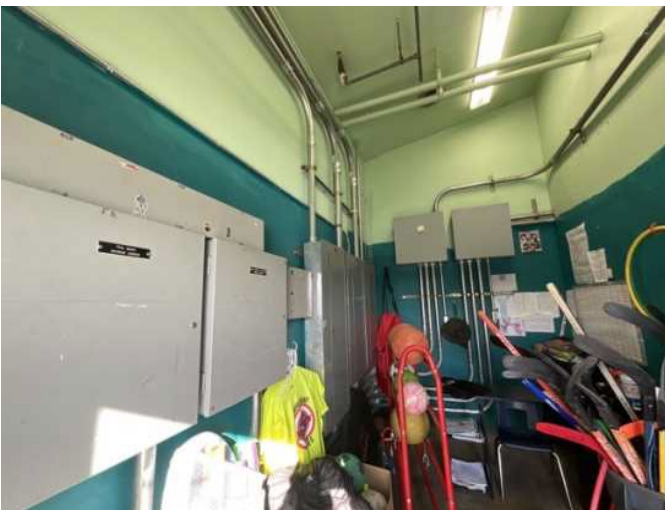
2 - AIR CONDITIONER



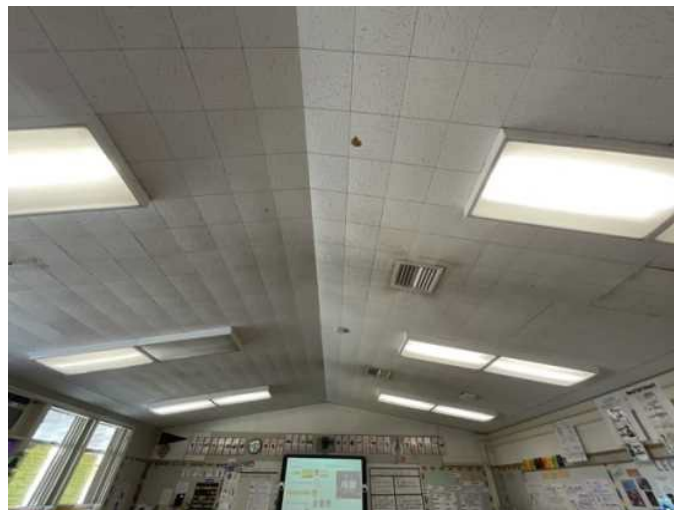
3 - EXHAUST FAN



4 - DISTRIBUTION PANEL



5 - ELECTRICAL SYSTEM



6 - INTERIOR LIGHTING SYSTEM

## 5. Multiuse / Cafeteria Building



### Multiuse / Cafeteria Building: Systems Summary

<b>Address</b>	1970 Cinderella Lane, San Jose, California 95116	
<b>Constructed/Renovated</b>	1950	
<b>Building Size</b>	7,000 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Gable construction with modified bituminous	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Wheelchair lift	Fair
<b>Plumbing</b>	Distribution: Galvanized steel and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: AHU Non-Central System: AC	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: panel with copper Interior Lighting: LED	Fair

## Multiuse / Cafeteria Building: Systems Summary

<b>Fire Alarm</b>	Smoke detectors, heat detectors, alarms, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Food service equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Multiuse / Cafeteria Building: Photographic Overview



1 - ROOFING



2 - WATER HEATER



3 - AIR HANDLER



4 - WALK-IN REFRIGERATOR



5 - KITCHEN OVERVIEW



6 - MECHANICAL ROOM OVERVIEW

## 6. Portables OP2-OP6



### Portables OP2-OP6: Systems Summary

<b>Address</b>	1970 Cinderella Lane, San Jose, California 95116	
<b>Constructed/Renovated</b>	Unknown	
<b>Building Size</b>	4,200 SF	
<b>Number of Stories</b>	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Façade</b>	Primary Wall Finish: Wood siding Windows: Aluminum	--
<b>Roof</b>	Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Galvanized steel and PVC waste and venting	--
<b>HVAC</b>	Non-Central System: Wall-mounted heat pump	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: panel with copper Interior Lighting: LED	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair

**Portables OP2-OP6: Systems Summary**

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time Is not included.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Portables OP2-OP6: Photographic Overview



1 - WINDOW



2 - ROOFING



3 - SUSPENDED CEILINGS



4 - CLASSROOM OVERVIEW



5 - PLUMBING PIPE



6 - HEAT PUMP

## 7. Site Summary



### Site Information

System	Description	Condition
<b>Pavement/Flatwork</b>	Concrete lots with adjacent concrete sidewalks and curbs	Fair
<b>Site Development</b>	Bu Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout campus	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
<b>Ancillary Structures</b>	Storage sheds	Fair
<b>Accessibility</b>	Presently it appear an accessibility study is needed	
<b>Additional Studies</b>	No additional studies are recommended for the general site at this time	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## Site: Photographic Overview



1 - BACKFLOW PREVENTER



2 - DRINKING FOUNTAIN



3 - SPORTS APPARATUS



4 - BIKE RACK



5 - PARK BENCH



6 - IRRIGATION SYSTEM

## 8. Property Space Use and Observed Areas

### Areas Observed

The interior spaces were observed 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.

See the Key Spaces Not Observed Row of the Systems Summary table in each building section to see specific areas of the various buildings that were not observed.

## 9. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

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

The campus was originally constructed around 1950 (estimated). The campus has not since been substantially renovated. No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 10. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 11. 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*, Bureau Veritas'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, Bureau Veritas 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 Bureau Veritas'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, Bureau Veritas'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.

Bureau Veritas'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.

## 12. Certification

Alum Rock USD, (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Adelante II/Arbuckle, 1970 Cinderella Lane, San Jose, California 95116, 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.

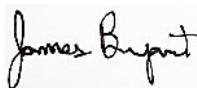
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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Project Manager

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## 13. Appendices

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- Appendix A: Site Plan
- Appendix B: Pre-Survey Questionnaire
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



## Appendix A:

### Site Plan

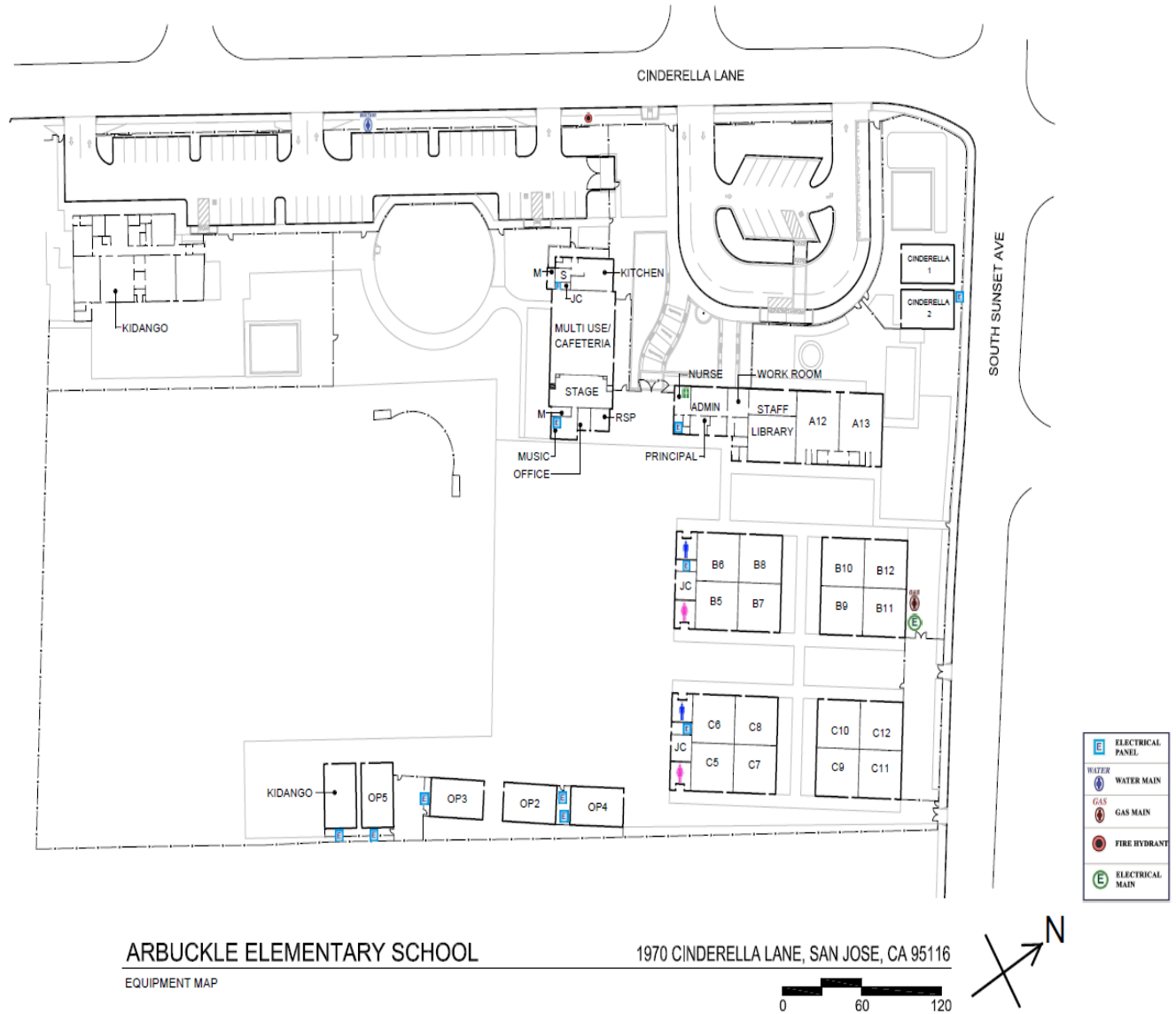
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## Site Plan



	Project Number	Project Name	
	159228.22R000-019.354	Adelante II/Arbuckle	
	Source	On-Site Date	
	Google	December 15-16, 2022	

# Site Plan



**Project Number**

159228.22R000-019.354

**Source**

Client

**Project Name**

Adelante II/Arbutle

**On-Site Date**

December 15-16, 2022



## **Appendix B:**

### **Pre-Survey Questionnaire**

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Adelante II/Arbuckle

**Name of person completing form:** Urbana guerrero

**Title / Association w/ property:** Day custodian

**Length of time associated w/ property:** 9 years with the school

**Date Completed:** 12/13/2022

**Phone Number:** 4083944014

**Method of Completion:** DURING - verbally completed during assessment

**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.

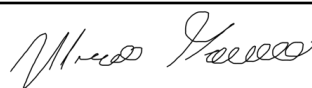
Data Overview		Response		
1	Year(s) constructed	Constructed 0	Renovated 0	2020 ground leveling concrete Roof 50-60 years, have never been replaced
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2017	Sidewalk, concrete replacement
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof		

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?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Wall mold
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				
14	Is the electrical service outdated, undersized, or problematic?	✗				
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

## Appendix C:

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Adelante II/Arbuckle

BV Project Number: 159228.22R000 - 019.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

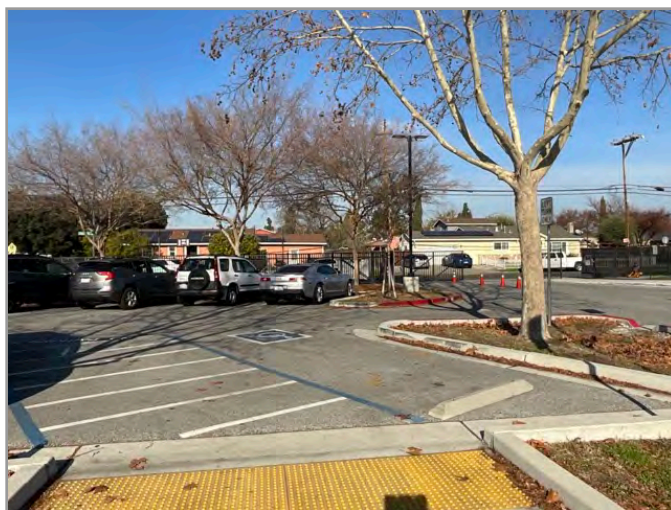
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

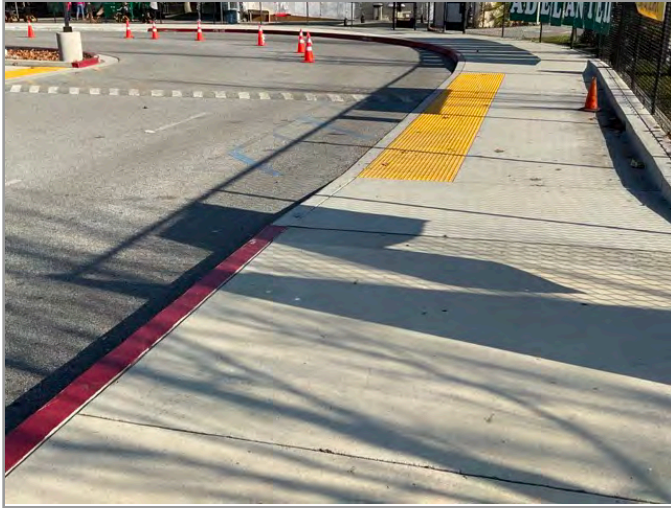


SECOND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



SECOND PATHWAY

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			✗	
4	Do curb ramps appear to have compliant slopes for all components ?			✗	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			✗	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	

<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
<b>9</b>	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?			✗	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

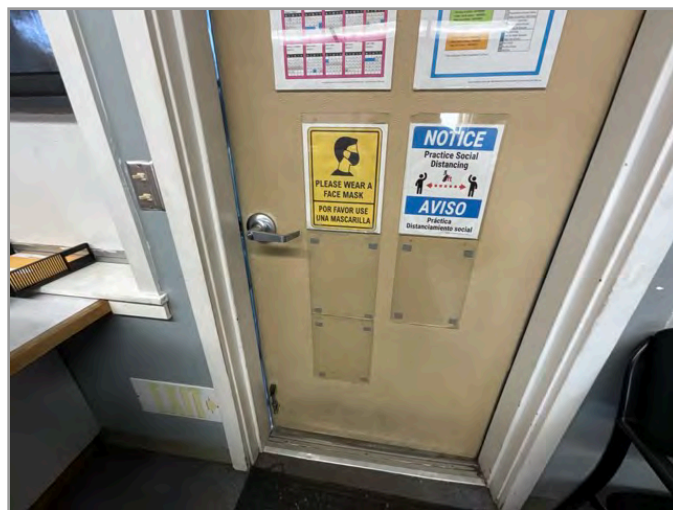
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



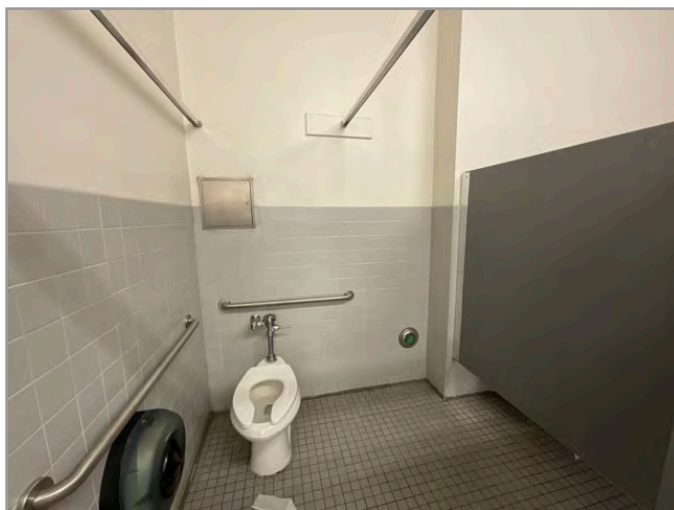
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?			✗	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

## Appendix D:

### Component Condition Report

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Component Condition Report | Adelante II/Arbuckle / Building A & Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093336
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	7	4731038
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	40	15	4731048
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	14	19	4731051
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	7,000 SF	3	4731039
B3080	Roof	Adequate	Soffit, Gypsum Board	300 SF	12	4731029
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	5	15	4731028
C1070	Throughout building	Marginal	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,500 SF	3	4731057
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	1	12	4731033
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	2,000 SF	6	4731034
C2010	Electrical room	Adequate	Wall Finishes, Ceramic Tile	200 SF	19	4731022
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	8,000 SF	9	4731056
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,000 SF	6	4731050
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,000 SF	8	4731031
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	100 SF	19	4731042
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	6	4731053
Plumbing						
D2010	Throughout	Marginal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,000 SF	8	4912272
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	4731037
D2010	Building exterior	Adequate	Drinking Fountain, Exterior/Site, Economy Pedestal	1	9	4731054
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	7	14	4731049
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	12	14	4731043
HVAC						
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731021
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731046
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731027
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731040
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731026
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731044
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731041

Component Condition Report | Adelante II/Arbuckle / Building A & Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731032
D3050	Mechanical room	Marginal	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1A]	1	4	4731030
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,000 SF	5	5301808
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 277/480 V	1	17	4731055
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	16	4731025
D5040	Site	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	11	4912625
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	9	4731024
D5040	Roof	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	9	4731045
Fire Alarm & Electronic Systems						
D7030	Throughout building	Adequate	Security/Surveillance System, Full System Upgrade, Average Density	7,000 SF	9	4731035
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	11	5301807
D7050	Main Office	Good	Fire Alarm Panel, Fully Addressable	1	10	4731052
Equipment & Furnishings						
E1040	Main Office	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	4731047
E2010	Throughout building	Adequate	Casework, Cabinetry Economy	80 LF	12	4731023
Follow-up Studies						
P2030	Throughout buildings	NA	Engineering Study, Structural, General Design, Study	1	0	4912266

Component Condition Report | Adelante II/Arbuckle / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093337
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, Stucco	500 SF	8	4731084
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	7	5301824
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	20	15	4731072
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	1	19	4731058
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	7,000 SF	1	4731078
B3080	Roof	Adequate	Soffit, Gypsum Board	300 SF	11	4731095
Interiors						
C1070	Throughout building	Marginal	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,500 SF	3	4731067
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	11	4731069

Component Condition Report | Adelante II/Arbuckle / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	2,000 SF	6	4731094
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	8,000 SF	6	4731079
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	300 SF	19	4731080
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,000 SF	5	4731075
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,300 SF	7	4731062
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	4731090
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	8	14	4731093
D2010	Mechanical room	Adequate	Storage Tank, Domestic Water	1	11	4731081
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	9	14	4731073
D2010	Throughout	Marginal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,000 SF	8	4912273
D2010	Restrooms	Adequate	Urinal, Standard	1	14	4731089
D2010	Electrical room	Adequate	Pump, Circulation/Booster, Domestic Water	1	7	4731070
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4731060
D2010	Building exterior	Adequate	Drinking Fountain, Exterior/Site, Economy Pedestal	1	5	4731086
HVAC						
D3020	Mechanical room	Adequate	Boiler Supplemental Components, Expansion Tank	1	9	4731088
D3020	Electrical room	Adequate	Boiler, Gas, HVAC, 2501 to 5000 MBH	1	17	4731064
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4731074
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	3	4731091
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731092
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731061
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731059
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731076
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731087
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731068
D3050	Mechanical room	Marginal	Air Handler, Interior AHU, Easy/Moderate Access	1	5	4731066
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	9	4731083
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	9	4731063
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,000 SF	5	5301810
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 277/480 V	1	16	4731071
D5020	Building exterior	Adequate	Switchboard, 120/208 V	1	17	4731085
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	16	4912267

## Component Condition Report | Adelante II/Arbuckle / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Site	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	11	4731082
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	16	9	4731065
Fire Alarm & Electronic Systems						
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	11	5301809
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry Economy	320 LF	10	4731077

## Component Condition Report | Adelante II/Arbuckle / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093338
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	6	4731096
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	40	15	4731128
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	11	19	4731125
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	7,000 SF	1	4731108
B3080	Roof	Adequate	Soffit, Gypsum Board	300 SF	10	4731099
Interiors						
C1070	Throughout building	Marginal	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,500 SF	4	4731098
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	2	12	4731107
C2010	Restrooms	Adequate	Wall Finishes, any surface, Prep & Paint	2,000 SF	5	4731127
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	8,000 SF	7	4731109
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,000 SF	5	4731106
C2030	Parking lot	Adequate	Flooring, Ceramic Tile	300 SF	19	4731117
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,300 SF	8	4731116
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	6	4731105
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	10	15	4731118
D2010	Throughout	Marginal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,000 SF	8	4912274
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4731111
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	8	14	4731100
D2010	Electrical room	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	9	4731110
D2010	Restrooms	Adequate	Urinal, Standard	4	15	4731120
HVAC						

## Component Condition Report | Adelante II/Arbuckle / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731123
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731101
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731126
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731104
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731097
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731129
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4731103
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731102
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	9	4731124
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	9	4731121
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,000 SF	5	5301816
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 277/480 V	1	16	4731114
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	16	4912268
D5040	Roof	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	9	4731122
D5040	Site	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	10	4731119
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	16	9	4731115
Fire Alarm & Electronic Systems						
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	11	5301815
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry Economy	320 LF	11	4731113

## Component Condition Report | Adelante II/Arbuckle / Kidango Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093339
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	5	5301812
Fire Alarm & Electronic Systems						
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	5,000 SF	11	5301811

## Component Condition Report | Adelante II/Arbuckle / Multi Use / Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						

Component Condition Report | Adelante II/Arbuckle / Multi Use / Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093340
B1080	Music Room	Adequate	Stairs, Wood, Refinish	25 LF	5	4731166
B1080	Music Room	Adequate	Stair/Ramp Rails, Metal, Refinish	25 LF	3	4731165
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	6	4731163
B2020	Kitchen	Adequate	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	11	4731177
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	20	15	4731148
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	10	19	4731162
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	7,000 SF	1	4731136
B3080	Roof	Adequate	Soffit, Gypsum Board	300 SF	10	4731140
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	19	4731154
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,500 SF	6	4731167
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	5,000 SF	6	4731145
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	8,000 SF	6	4731151
C2030		Adequate	Flooring, Ceramic Tile	300 SF	19	4731149
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,500 SF	6	4731164
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,000 SF	8	4731159
C2030	Throughout building	Adequate	Flooring, Maple Sports Floor	500 SF	9	4731138
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	6	4731169
Conveying						
D1010	Cafeteria	Marginal	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	4	4731146
Plumbing						
D2010	Throughout	Marginal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,000 SF	8	4912275
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	1	14	4731144
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4731161
D2010	Mechanical room	Good	Water Heater, Gas, Residential	1	13	4731173
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	14	4731175
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	4731150
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	4731155
D2010	Kitchen	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	9	4731152
HVAC						
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731156
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731143

Component Condition Report | Adelante II/Arbuckle / Multi Use / Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	4	4731174
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4731130
D3050	Mechanical room	Adequate	Air Handler, Interior AHU, Easy/Moderate Access	1	8	4731139
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,000 SF	5	5301814
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 277/480 V	1	18	4731160
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	16	4912269
D5040	Site	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	11	4912627
D5040	Roof	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	9	4731147
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	6	4731168
Fire Alarm & Electronic Systems						
D7030	Site	Adequate	Security/Surveillance System, Full System Installation, High Density, Install	7,000 SF	6	4731170
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,000 SF	11	5301813
Equipment & Furnishings						
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Refrigerator	1	9	4731131
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	6	4731172
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	5	4731142
E1030	Kitchen	Adequate	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	4731134
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	4731158
E1030	Kitchen	Poor	Foodservice Equipment, Dishwasher Commercial	1	0	4731153
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	6	4731137
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	5	4731176
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	6	4731132
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	4731135
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	4731133
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	4731171
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	4731141
E2010	Throughout building	Adequate	Casework, Cabinetry Economy	80 LF	11	4731157

Component Condition Report | Adelante II/Arbuckle / Portable Buildings OP2-OP6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Wood Siding	6,000 SF	13	4731191
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	1	15	4731193

Component Condition Report | Adelante II/Arbuckle / Portable Buildings OP2-OP6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	19	4731182
Roofing						
B3010	Roof	Adequate	Roofing, Metal	4,200 SF	13	4731195
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	3	4731181
B3080	Roof	Adequate	Soffit, Metal	200 SF	10	4731188
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,000 SF	7	4731185
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	6,000 SF	6	4731184
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,700 SF	4	4731179
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	800 SF	7	4731178
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	5	14	4731192
D2010	Throughout	Marginal	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,200 SF	8	4912276
HVAC						
D3030	Building exterior	Adequate	Heat Pump, Packaged & Wall-Mounted	1	5	4731194
D3030	Building exterior	Adequate	Heat Pump, Packaged & Wall-Mounted	1	5	4731180
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	5	4731189
D3030	Building exterior	Adequate	Heat Pump, Packaged & Wall-Mounted	1	5	4731183
D3030	Building exterior	Adequate	Heat Pump, Packaged & Wall-Mounted	1	5	4731187
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	16	4912270
D5040	Site	Adequate	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,200 SF	11	4912628
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	9	4731186
Fire Alarm & Electronic Systems						
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	4,200 SF	11	5301817
Equipment & Furnishings						
E2010	Throughout building	Adequate	Casework, Cabinetry Economy	100 LF	12	4731190

Component Condition Report | Adelante II/Arbuckle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Adequate	Drinking Fountain, Exterior/Site, Economy Pedestal	1	5	4731200
D2010	Site	Adequate	Backflow Preventer, Domestic Water	1	9	4731207
D2010	Site	Adequate	Backflow Preventer, Domestic Water	1	9	4731214
D2010	Site	Adequate	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	4731205

Component Condition Report | Adelante II/Arbuckle / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Site	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	9	4731217
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Basic/Portable	70 SF	19	4731218
Athletic, Recreational & Playfield Areas						
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	11	4731215
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 6" Depth	80 SF	1	4731199
G2050	Site	Adequate	Sports Apparatus, Soccer, Movable Practice Goal	2	9	4731222
G2050	Site	Adequate	Sports Apparatus, Baseball, Backstop Chain-Link	2	11	4731197
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	8	4731204
G2050	Site	Adequate	Play Structure, Multipurpose, Large	1	11	4731208
Sitework						
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 6'	3,000 LF	19	4731213
G2060	Site	Adequate	Flagpole, Metal	1	19	4731219
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	1	14	4731216
G2060	Site	Adequate	Park Bench, Wood/Composite/Fiberglass	21	6	4731210
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	2	16	4731202
G2060	Site	Adequate	Signage, Property, Building or Pole-Mounted, Replace/Install	1	12	4731196
G2060	Site	Adequate	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	80 LF	19	4731203
G2060	Site	Adequate	Picnic Table, Wood/Composite/Fiberglass	4	9	4731209
G2060	Site	Good	Park Bench, Metal Powder-Coated	17	16	4731206
G2060	Site	Adequate	Fences & Gates, Fence, Metal Tube 6'	500 LF	19	4731212
G2060	Site	Good	Picnic Table, Metal Powder-Coated	3	16	4731198
G2080	Site	Adequate	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	30,000 SF	5	4731211
G2080	Site	Adequate	Irrigation System, Control Panel	1	6	4731201
G2080	Site	Adequate	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	30,000 SF	9	4731223
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, Concrete Base Only, Replace/Install	12	24	4731221
G4050	Site	Adequate	Walkway Lighting, Bollard Style, Concrete-Based, Replace/Install	10	11	4731220
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5301819

## Appendix E:

### Replacement Reserves

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Replacement Reserves Report



2/18/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Adelante II/Arbuckle / Building A & Admin	\$8,638	\$0	\$0	\$125,066	\$38,611	\$30,041	\$64,685	\$47,806	\$159,446	\$61,956	\$24,876	\$77,721	\$30,332	\$0	\$55,623	\$79,785	\$127,525	\$75,058	\$0	\$29,861	\$0	\$1,037,030
Adelante II/Arbuckle / Building B	\$0	\$88,971	\$0	\$34,587	\$12,083	\$111,010	\$46,709	\$64,653	\$135,998	\$15,296	\$92,870	\$92,223	\$0	\$5,255	\$58,049	\$113,237	\$68,317	\$499,705	\$0	\$12,983	\$1,560	\$1,453,507
Adelante II/Arbuckle / Building C	\$0	\$88,971	\$0	\$0	\$59,791	\$81,398	\$45,677	\$30,353	\$130,527	\$13,654	\$56,369	\$119,570	\$2,639	\$0	\$55,809	\$187,062	\$106,535	\$0	\$0	\$25,966	\$0	\$1,004,322
Adelante II/Arbuckle / Kidango Building	\$0	\$0	\$0	\$0	\$0	\$21,458	\$0	\$0	\$0	\$0	\$0	\$17,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,540
Adelante II/Arbuckle / Multi Use / Cafeteria Building	\$26,531	\$88,971	\$0	\$169	\$27,639	\$72,994	\$242,016	\$6,981	\$193,836	\$53,101	\$39,785	\$103,684	\$0	\$3,670	\$17,732	\$76,180	\$194,951	\$0	\$11,134	\$29,212	\$72,211	\$1,260,797
Adelante II/Arbuckle / Portable Buildings OP2-OP6	\$0	\$0	\$0	\$1,214	\$38,541	\$39,340	\$22,102	\$27,318	\$6,565	\$1,771	\$1,658	\$29,414	\$30,789	\$207,675	\$62,996	\$1,826	\$20,792	\$0	\$0	\$7,790	\$0	\$499,792
Adelante II/Arbuckle / Site	\$9,255	\$203	\$0	\$0	\$222	\$18,168	\$25,933	\$2,519	\$29,701	\$68,751	\$265	\$136,652	\$2,639	\$290	\$1,493	\$23,070	\$30,812	\$0	\$0	\$228,197	\$1,560	\$579,731
Grand Total	\$44,424	\$267,118	\$0	\$161,036	\$176,887	\$374,409	\$447,122	\$179,631	\$656,073	\$214,528	\$215,823	\$576,345	\$66,399	\$216,890	\$251,702	\$481,162	\$548,933	\$574,763	\$11,134	\$334,008	\$75,331	\$5,873,719

Adelante II/Arbuckle / Building A & Admin

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	4731038	Exterior Walls, any painted surface, Prep & Paint	10	3	7	10000	SF	\$3.70	\$37,020								\$37,020										\$37,020					\$74,040	
B2020	4731048	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	40	EA	\$1,172.30	\$46,892																\$46,892							\$46,892	
B2050	4731051	Exterior Door, Steel, Standard, Replace	40	21	19	14	EA	\$740.40	\$10,366																				\$10,366			\$10,366	
B3010	4731039	Roofing, Modified Bitumen, Replace	20	17	3	7000	SF	\$12.34	\$86,380				\$86,380																			\$86,380	
B3080	4731029	Soffit, Gypsum Board, Replace	20	8	12	300	SF	\$10.24	\$3,073													\$3,073										\$3,073	
C1030	4731028	Interior Door, Wood, Solid-Core, Replace	40	25	15	5	EA	\$863.80	\$4,319																\$4,319							\$4,319	
C1070	4731057	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	6500	SF	\$4.32	\$28,074				\$28,074																			\$28,074	
C1090	4731033	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	1	EA	\$925.50	\$926													\$926										\$926	
C2010	4731022	Wall Finishes, Ceramic Tile, Replace	40	21	19	200	SF	\$22.21	\$4,442																				\$4,442			\$4,442	
C2010	4731056	Wall Finishes, Vinyl, Replace	15	6	9	8000	SF	\$3.09	\$24,680										\$24,680													\$24,680	
C2010	4731034	Wall Finishes, any surface, Prep & Paint	10	4	6	2000	SF	\$1.85	\$3,702							\$3,702										\$3,702						\$3,702	
C2030	4731042	Flooring, Ceramic Tile, Replace	40	21	19	100	SF	\$22.21	\$2,221																				\$2,221			\$2,221	
C2030	4731031	Flooring, Vinyl Tile (VCT), Replace	15	7	8	5000	SF	\$6.17	\$30,850								\$30,850															\$30,850	
C2030	4731050	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3000	SF	\$9.26	\$27,765							\$27,765										\$27,765						\$55,530	
C2050	4731053	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	500	SF	\$2.47	\$1,234							\$1,234										\$1,234						\$2,468	
D2010	4912272	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	7000	SF	\$13.57	\$95,018								\$95,018															\$95,018	
D2010	4731054	Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	6	9	1	EA	\$863.80	\$864										\$864													\$864	
D2010	4731049	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	7	EA	\$1,480.80	\$10,366															\$10,366								\$10,366	
D2010	4731043	Toilet, Commercial Water Closet, Replace	30	16	14	12	EA	\$1,604.20	\$19,250															\$19,250								\$19,250	
D2010	4731037	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	\$1,851.00	\$3,702																	\$3,702						\$3,702	
D3030	4731026	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$3,578.60	\$3,579					\$3,579											\$3,579							\$7,157	
D3030	4731041	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$3,578.60	\$3,579					\$3,579											\$3,579							\$7,157	
D3030	4731021	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579											\$3,579						\$7,157
D3030	4731046	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579											\$3,579						\$7,157
D3030	4731027	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579											\$3,579						\$7,157
D3030	4731040	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579											\$3,579						\$7,157
D3030	4731044	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579											\$3,579						\$7,157
D3030	4731032	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579											\$3,579						\$7,157
D3050	4731030	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	21	4	1	EA	\$27,148.00	\$27,148					\$27,148																		\$27,148	
D4010	5301808	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	7000	SF	\$3.70	\$25,914							\$25,914																	\$25,914
D5020	4731055	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$6,540.20	\$6,540																			\$6,540					\$6,540
D5030	4731025	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	7000	SF	\$3.09	\$21,595																		\$21,595						\$21,595
D5040	4731024	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	14	EA	\$308.50	\$4,319										\$4,319													\$4,319	
D5040	4731045	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	1	EA	\$345.52	\$346											\$346													\$346
D5040	4912625	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	7000	SF	\$5.55	\$38,871													\$38,871										\$38,871	
D7030	4731035	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	7000	SF	\$2.47	\$17,276										\$17,276														\$17,276
D7050	4731052	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$18,510.00	\$18,510													\$18,510										\$18,510	
D7050	5301807	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	9	11	7000	SF	\$2.47	\$17,276													\$17,276											\$17,276
E1040	4731047	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	\$1,851.00	\$1,851								\$1,851											\$1,851					\$3,702



Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E2010	4731023	Casework, Cabinetry Economy, Replace	20	8	12	80	LF	\$215.95	\$17,276													\$17,276									\$17,276
P2030	4912266	Engineering Study, Structural, General Design, Study	0	0	0	1	EA	\$8,638.00	\$8,638	\$8,638																					\$8,638
Totals, Unescalated									\$8,638	\$0	\$0	\$114,454	\$34,305	\$25,914	\$54,173	\$38,871	\$125,868	\$47,484	\$18,510	\$56,147	\$21,274	\$0	\$36,773	\$51,211	\$79,470	\$45,411	\$0	\$17,029	\$0	\$775,532	
Totals, Escalated (3.0% inflation, compounded annually)									\$8,638	\$0	\$0	\$125,066	\$38,611	\$30,041	\$64,685	\$47,806	\$159,446	\$61,956	\$24,876	\$77,721	\$30,332	\$0	\$55,623	\$79,785	\$127,525	\$75,058	\$0	\$29,861	\$0	\$1,037,030	

Informa	mat Code	ID	Cost Description	Lifespan (EUL)	E	A	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency	Repair Estimate
B2010	5301824		Exterior Walls, any painted surface, Prep & Paint	10	3	7	10000	SF	\$3.70	\$37,020									\$37,020										\$37,020					\$74,040
B2010	4731084		Exterior Walls, Stucco, Replace	50	42	8	500	SF	\$24.68	\$12,340										\$12,340														\$12,340
B2020	4731072		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	20	EA	\$1,172.30	\$23,446																	\$23,446							\$23,446
B2050	4731058		Exterior Door, Steel, Standard, Replace	40	21	19	1	EA	\$740.40	\$740																						\$740		\$740
B3010	4731078		Roofing, Modified Bitumen, Replace	20	19	1	7000	SF	\$12.34	\$86,380		\$86,380																						\$86,380
B3080	4731095		Soffit, Gypsum Board, Replace	20	9	11	300	SF	\$10.24	\$3,073													\$3,073											\$3,073
C1070	4731067		Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	6500	SF	\$4.32	\$28,074				\$28,074																				\$28,074
C1090	4731069		Toilet Partitions, Plastic/Laminate, Replace	20	9	11	4	EA	\$925.50	\$3,702													\$3,702											\$3,702
C2010	4731079		Wall Finishes, Vinyl, Replace	15	9	6	8000	SF	\$3.09	\$24,680							\$24,680																	\$24,680
C2010	4731094		Wall Finishes, any surface, Prep & Paint	10	4	6	2000	SF	\$1.85	\$3,702							\$3,702											\$3,702						\$3,702
C2030	4731080		Flooring, Ceramic Tile, Replace	40	21	19	300	SF	\$22.21	\$6,664																						\$6,664		\$6,664
C2030	4731062		Flooring, Vinyl Tile (VCT), Replace	15	8	7	1300	SF	\$6.17	\$8,021									\$8,021															\$8,021
C2030	4731075		Flooring, Carpet, Commercial Standard, Replace	10	5	5	4000	SF	\$9.26	\$37,020							\$37,020										\$37,020							\$37,020
C2050	4731090		Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.47	\$1,234							\$1,234											\$1,234						\$1,234
D2010	4731081		Storage Tank, Domestic Water, Replace	30	19	11	1	EA	\$3,702.00	\$3,702																								\$3,702
D2010	4731070		Pump, Circulation/Booster, Domestic Water, Replace	25	18	7	1	EA	\$7,527.40	\$7,527									\$7,527															\$7,527
D2010	4912273		Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	7000	SF	\$13.57	\$95,018										\$95,018														\$95,018
D2010	4731086		Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	10	5	1	EA	\$863.80	\$864							\$864															\$864		\$864
D2010	4731093		Sink/Lavatory, Vanity Top, Stainless Steel, Replace																															



Uniformat CodeID	Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Unescalated							\$0	\$86,380	\$0	\$31,652	\$10,736	\$95,758	\$39,118	\$52,568	\$107,358	\$11,723	\$69,104	\$66,624	\$0	\$3,579	\$38,377	\$72,683	\$42,573	\$302,330	\$0	\$7,404	\$864	\$1,038,831
Totals, Escalated (3.0% inflation, compounded annually)							\$0	\$88,971	\$0	\$34,587	\$12,083	\$111,010	\$46,709	\$64,653	\$135,998	\$15,296	\$92,870	\$92,223	\$0	\$5,255	\$58,049	\$113,237	\$68,317	\$499,705	\$0	\$12,983	\$1,560	\$1,453,507

Infoformat CodeID		Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost	Subtotal2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4731096	Exterior Walls, any painted surface, Prep & Paint	10	4	6	10000	SF	\$3.70	\$37,020														\$37,020					\$74,040
B2020	4731128	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	40	EA	\$1,172.30	\$46,892														\$46,892					\$46,892
B2050	4731125	Exterior Door, Steel, Standard, Replace	40	21	19	11	EA	\$740.40	\$8,144																	\$8,144		\$8,144
B3010	4731108	Roofing, Modified Bitumen, Replace	20	19	1	7000	SF	\$12.34	\$86,380		\$86,380																	\$86,380
B3080	4731099	Soffit, Gypsum Board, Replace	20	10	10	300	SF	\$10.24	\$3,073								\$3,073											\$3,073
C1070	4731098	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	6500	SF	\$4.32	\$28,074				\$28,074															\$28,074
C1090	4731107	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	2	EA	\$925.50	\$1,851										\$1,851									\$1,851
C2010	4731109	Wall Finishes, Vinyl, Replace	15	8	7	8000	SF	\$3.09	\$24,680					\$24,680														\$24,680
C2010	4731127	Wall Finishes, any surface, Prep & Paint	10	5	5	2000	SF	\$1.85	\$3,702				\$3,702									\$3,702						\$7,404
C2030	4731117	Flooring, Ceramic Tile, Replace	40	21	19	300	SF	\$22.21	\$6,664																	\$6,664		\$6,664
C2030	4731116	Flooring, Vinyl Tile (VCT), Replace	15	7	8	1300	SF	\$6.17	\$8,021						\$8,021													\$8,021
C2030	4731106	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4000	SF	\$9.26	\$37,020				\$37,020									\$37,020						\$74,040
C2050	4731105	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	500	SF	\$2.47	\$1,234				\$1,234										\$1,234					\$2,468
D2010	4912274	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	7000	SF	\$13.57	\$95,018						\$95,018													\$95,018
D2010	4731110	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	1	EA	\$1,727.60	\$1,728							\$1,728												\$1,728
D2010	4731100	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	8	EA	\$1,480.80	\$11,846												\$11,846							\$11,846
D2010	4731118	Toilet, Commercial Water Closet, Replace	30	15	15	10	EA	\$1,604.20	\$16,042													\$16,042						\$16,042
D2010	4731111	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	4	EA	\$1,851.00	\$7,404													\$7,404						\$7,404
D2010	4731120	Urinal, Standard, Replace	30	15	15	4	EA	\$1,357.40	\$5,430													\$5,430						\$5,430
D3030	4731123	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$3,578.60	\$3,579				\$3,579								\$3,579							\$7,157
D3030	4731101	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$3,578.60	\$3,579				\$3,57															

[illegible]

[illegible]

Arlante II/Arbuckle / Multi Use / Cafeteria Building																																
Uniform Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B1080	4731165	Stair/Ramp Rails, Metal, Refinish	10	7	3	25	LF	\$6.17	\$154				\$154										\$154								\$309	
B1080	4731166	Stairs, Wood, Refinish	10	5	5	25	LF	\$6.17	\$154						\$154										\$154							\$309
B2010	4731163	Exterior Walls, any painted surface, Prep & Paint	10	4	6	10000	SF	\$3.70	\$37,020							\$37,020										\$37,020						\$74,040
B2020	4731148	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	20	EA	\$1,172.30	\$23,446																\$23,446							\$23,446
B2020	4731177	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	9	11	1	EA	\$1,480.80	\$1,481												\$1,481											\$1,481
B2050	4731162	Exterior Door, Steel, Standard, Replace	40	21	19	10	EA	\$740.40	\$7,404																				\$7,404			\$7,404
B3010	4731136	Roofing, Modified Bitumen, Replace	20	19	1	7000	SF	\$12.34	\$86,380		\$86,380																					\$86,380
B3080	4731140	Soffit, Gypsum Board, Replace	20	10	10	300	SF	\$10.24	\$3,073												\$3,073											\$3,073
C1030	4731154	Interior Door, Wood, Solid-Core, Replace	40	21	19	3	EA	\$863.80	\$2,591																				\$2,591			\$2,591
C1070	4731167	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	19	6	6500	SF	\$4.32	\$28,074							\$28,074																\$28,074
C2010	4731151	Wall Finishes, Vinyl, Replace	15	9	6	8000	SF	\$3.09	\$24,680							\$24,680																\$24,680
C2010	4731145	Wall Finishes, any surface, Prep & Paint	10	4	6	5000	SF	\$1.85	\$9,255							\$9,255										\$9,255						\$18,510
C2030	4731149	Flooring, Ceramic Tile, Replace	40	21	19	300	SF	\$22.21	\$6,664																				\$6,664			\$6,664
C2030	4731159	Flooring, Vinyl Tile (VCT), Replace	15	7	8	5000	SF	\$6.17	\$30,850									\$30,850														\$30,850
C2030	4731164	Flooring, Carpet, Commercial Standard, Replace	10	4	6	4500	SF	\$9.26	\$41,648							\$41,648										\$41,648						\$83,295
C2030	4731138	Flooring, Maple Sports Floor, Replace	30	21	9	500	SF	\$20.98	\$10,489										\$10,489													\$10,489
C2050	4731169	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	500	SF	\$2.47	\$1,234							\$1,234										\$1,234						\$2,468
D1010	4731146	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	21	4	1	EA	\$20,978.00	\$20,978						\$20,978																	\$20,978
D2010	4731173	Water Heater, Gas, Residential, Replace	15	2	13	1	EA	\$2,344.60	\$2,345														\$2,345									\$2,345
D2010	4912275	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	7000	SF	\$13.57	\$95,018									\$95,018														\$95,018
D2010	4731152	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	\$1,480.80	\$1,481										\$1,481													\$1,481
D2010	4731144	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	\$1,604.20	\$1,604															\$1,604								\$1,604
D2010	4731161	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	\$1,480.80	\$1,481															\$1,481								\$1,481
D2010	4731175	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	16	14	1	EA	\$1,974.40	\$1,974															\$1,974								\$1,974
D2010	4731155	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	\$3,085.00	\$3,085															\$3,085								\$3,085
D2010	4731150	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,851.00	\$1,851																\$1,851							\$1,851
D3030	4731174	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$3,578.60	\$3,579						\$3,579									\$3,579								\$7,157
D3030	4731156	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579										\$3,579						\$7,157
D3030	4731143	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579										\$3,579						\$7,157
D3030	4731130	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579							\$3,579										\$3,579						\$7,157
D3050	4731139	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$27,148.00	\$27,148									\$27,148														\$27,148
D4010	5301814	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	7000	SF	\$3.70	\$25,914						\$25,914																	\$25,914
D5020	4731160	Distribution Panel, 277/480 V, Replace	30	12	18	1	EA	\$6,540.20	\$6,540																				\$6,540			\$6,540
D5030	4912269	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	7000	SF	\$3.09	\$21,595																	\$21,595						\$21,595
D5040	4731168	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	7	EA	\$308.50	\$2,160							\$2,160																\$2,160
D5040	4731147	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	1	EA	\$345.52	\$346											\$346												\$346
D5040	4912627	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	7000	SF	\$5.55	\$38,871												\$38,871											\$38,871
D7030	4731170	Security/Surveillance System, Full System Installation, High Density, Install	15	9	6	7000	SF	\$4.94	\$34,552							\$34,552																\$34,552
D7050	5301813	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	9	11	7000	SF	\$2.47	\$17,276												\$17,276											\$17,276
E1030	4731153	Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$26,531.00	\$26,531	\$26,531										\$26,531									\$26,531			\$79,593
E1030	4731142	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$11,723.00	\$11,723						\$11,723										\$11,723							\$23,446
E1030	4731176	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$11,723.00	\$11,723						\$11,723										\$11,723							\$23,446
E1030	4731135	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,676.40	\$5,676						\$5,676														\$5,676			\$11,353
E1030	4731133	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$2,097.80	\$2,098						\$2,098														\$2,098			\$4,196
E1030	4731171	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$5,676.40	\$5,676						\$5,676														\$5,676			\$11,353
E1030	4731172	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442							\$4,442																\$4,442



Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E1030	4731137	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442							\$4,442															\$4,442
E1030	4731132	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442							\$4,442															\$4,442
E1030	4731158	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$5,676.40	\$5,676								\$5,676														\$5,676
E1030	4731131	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	11	9	1	EA	\$18,510.00	\$18,510										\$18,510												\$18,510
E1030	4731134	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	6	9	1	EA	\$5,799.80	\$5,800										\$5,800												\$5,800
E1030	4731141	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	\$4,072.20	\$4,072										\$4,072												\$4,072
E2010	4731157	Casework, Cabinetry Economy, Replace	20	9	11	80	LF	\$215.95	\$17,276												\$17,276										\$17,276
Totals, Unescalated										\$26,531	\$86,380	\$0	\$154	\$24,557	\$62,965	\$202,685	\$5,676	\$153,016	\$40,697	\$29,604	\$74,904	\$0	\$2,499	\$11,723	\$48,897	\$121,487	\$0	\$6,540	\$16,659	\$39,982	\$954,956
Totals, Escalated (3.0% inflation, compounded annually)										\$26,531	\$88,971	\$0	\$169	\$27,639	\$72,994	\$242,016	\$6,981	\$193,836	\$53,101	\$39,785	\$103,684	\$0	\$3,670	\$17,732	\$76,180	\$194,951	\$0	\$11,134	\$29,212	\$72,211	\$1,260,797

ID	CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4731191	Exterior Walls, Wood Siding, Replace	30	17	13	6000	SF	\$12.34	\$74,040													\$74,040								\$74,040	
B2020	4731193	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	\$1,172.30	\$1,172															\$1,172						\$1,172	
B2050	4731182	Exterior Door, Steel, Standard, Replace	40	21	19	6	EA	\$740.40	\$4,442																			\$4,442		\$4,442	
B3010	4731195	Roofing, Metal, Replace	40	27	13	4200	SF	\$16.04	\$67,376													\$67,376								\$67,376	
B3020	4731181	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	100	LF	\$11.11	\$1,111			\$1,111																		\$1,111	
B3080	4731188	Soffit, Metal, Replace	25	15	10	200	SF	\$6.17	\$1,234										\$1,234											\$1,234	
C1070	4731185	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	18	7	4000	SF	\$4.32	\$17,276								\$17,276													\$17,276	
C2010	4731184	Wall Finishes, Vinyl, Replace	15	9	6	6000	SF	\$3.09	\$18,510							\$18,510															\$18,510
C2030	4731178	Flooring, Vinyl Tile (VCT), Replace	15	8	7	800	SF	\$6.17	\$4,936								\$4,936														\$4,936
C2030	4731179	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3700	SF	\$9.26	\$34,244					\$34,244									\$34,244								\$68,487
D2010	4912276	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	32	8	4200	SF	\$1.23	\$5,183									\$5,183													\$5,183
D2010	4731192	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	5	EA	\$1,480.80	\$7,404														\$7,404								\$7,404
D3030	4731194	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,787.00	\$6,787						\$6,787																\$6,787
D3030	4731180	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,787.00	\$6,787						\$6,787																\$6,787
D3030	4731189	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,787.00	\$6,787						\$6,787																\$6,787
D3030	4731183	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,787.00	\$6,787						\$6,787																\$6,787
D3030	4731187	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,787.00	\$6,787						\$6,787																\$6,787
D5030	4912270	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	4200	SF	\$3.09	\$12,957																	\$12,957					\$12,957
D5040	4731186	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	5	EA	\$271.48	\$1,357									\$1,357													\$1,357
D5040	4912628	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	4200																									

[illegible]



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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
G2050	4731208	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$43,190.00	\$43,190												\$43,190										\$43,190			
G2060	4731210	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	21	EA	\$740.40	\$15,548							\$15,548																\$15,548		
G2060	4731209	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	4	EA	\$740.40	\$2,962										\$2,962													\$2,962		
G2060	4731216	Bike Rack, Fixed 6-10 Bikes, Replace	20	6	14	1	EA	\$987.20	\$987															\$987								\$987		
G2060	4731202	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	4	16	2	EA	\$863.80	\$1,728																		\$1,728					\$1,728		
G2060	4731206	Park Bench, Metal Powder-Coated, Replace	20	4	16	17	EA	\$863.80	\$14,685																		\$14,685					\$14,685		
G2060	4731198	Picnic Table, Metal Powder-Coated, Replace	20	4	16	3	EA	\$863.80	\$2,591																		\$2,591					\$2,591		
G2060	4731213	Fences & Gates, Fence, Chain Link 6', Replace	40	21	19	3000	LF	\$25.91	\$77,742																				\$77,742			\$77,742		
G2060	4731212	Fences & Gates, Fence, Metal Tube 6', Replace	40	21	19	500	LF	\$49.36	\$24,680																				\$24,680			\$24,680		
G2060	4731196	Signage, Property, Building or Pole-Mounted, Replace/Install	20	8	12	1	EA	\$1,851.00	\$1,851													\$1,851										\$1,851		
G2060	4731219	Flagpole, Metal, Replace	30	11	19	1	EA	\$3,085.00	\$3,085																				\$3,085			\$3,085		
G2060	4731203	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	21	19	80	LF	\$197.44	\$15,795																				\$15,795			\$15,795		
G2080	4731211	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	30000	SF	\$0.49	\$14,808						\$14,808										\$14,808							\$14,808		
G2080	4731201	Irrigation System, Control Panel, Replace	15	9	6	1	EA	\$6,170.00	\$6,170							\$6,170																\$6,170		
G2080	4731223	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	30000	SF	\$1.23	\$37,020										\$37,020													\$37,020		
G4050	4731220	Walkway Lighting, Bollard Style, Concrete-Based, Replace/Install	20	9	11	10	EA	\$1,851.00	\$18,510												\$18,510											\$18,510		
Y1090	5301819	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,255.00	\$9,255	\$9,255																						\$9,255		
Totals, Unescalated										\$9,255	\$197	\$0	\$0	\$197	\$15,672	\$21,718	\$2,048	\$23,446	\$52,692	\$197	\$98,720	\$1,851	\$197	\$987	\$14,808	\$19,201	\$0	\$0	\$130,138	\$864		\$392,190		
Totals, Escalated (3.0% inflation, compounded annually)										\$9,255	\$203	\$0	\$0	\$222	\$18,168	\$25,933	\$2,519	\$29,701	\$68,751	\$265	\$136,652	\$2,639	\$290	\$1,493	\$23,070	\$30,812		\$0	\$0	\$228,197	\$1,560			\$579,731

## Appendix F:

### Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4731146	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Cafeteria	Porch-Lift				19042097	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4731081	D2010	Storage Tank	Domestic Water	160 GAL	Adelante II/Arbuckle / Building B	Mechanical room						
2	4731070	D2010	Pump	Circulation/Booster, Domestic Water	5 HP	Adelante II/Arbuckle / Building B	Electrical room	Baldor				1006974	
3	4731173	D2010	Water Heater	Gas, Residential	60 GAL	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Mechanical room	A. O. Smith	Inaccessible	Inaccessible	2021	19042092	
4	4731207	D2010	Backflow Preventer	Domestic Water	2 IN	Adelante II/Arbuckle / Site	Site					19042053	
5	4731214	D2010	Backflow Preventer	Domestic Water	2 IN	Adelante II/Arbuckle / Site	Site						
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4731064	D3020	Boiler	Gas, HVAC, 2501 to 5000 MBH	2750 MBH	Adelante II/Arbuckle / Building B	Electrical room	Underwriters Laboratories, INC.	275 W	25957		1006973	
2	4731088	D3020	Boiler Supplemental Components	Expansion Tank	50 GAL	Adelante II/Arbuckle / Building B	Mechanical room						
3	4731156	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Throughout building	Frigidaire	FFRH2522R21	KK90303021*	2019	19042069	
4	4731021	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH1822R21	KK90303637**	2019	19042056	
5	4731123	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK72304571	2017	1006979	
6	4731074	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK85117919	2018	1006968	
7	4731091	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK63500313	2016	1006985	
8	4731092	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK85117855	2019	1006976	
9	4731101	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK72308035	2017	1006971	
10	4731046	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH1822R2	FFRH1822R2	2019	19042055	
11	4731027	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH1822R21	KK90303637***	2019	19042061	
12	4731040	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH1822R21	KK90303637	2019	19042051	
13	4731061	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK72303348	2017	1006977	
14	4731059	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK91423098	2019	1006978	
15	4731126	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK72304483	2017	1006966	
16	4731026	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	Inaccessible	Inaccessible			
17	4731104	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK72304488	2017	1006982	
18	4731044	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH1822R21	KK90303189	2019	19042057	

19	4731143	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Throughout building	Frigidaire	FFRH1822R21	KK84304892	2019	19042064
20	4731097	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK72304578	2017	1006965
21	4731129	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK72304489	2017	1006970
22	4731174	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Throughout building					19042074
23	4731103	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KK85118094	2018	1006980
24	4731130	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Throughout building	Frigidaire	FFRH1822R21	KK90303021	2019	19042068
25	4731102	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building C	Throughout building	Frigidaire	FFRH2522R21	KKB5117860	2017	1006984
26	4731041	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH2522R21	KK72307836	2017	1006988
27	4731076	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK72304574	2017	1006981
28	4731087	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH252282	KK72303931	2017	1006987
29	4731068	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Adelante II/Arbuckle / Building B	Throughout building	Frigidaire	FFRH2522R21	KK91423103	2019	1006969
30	4731032	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Adelante II/Arbuckle / Building A & Admin	Throughout building	Frigidaire	FFRH1822R21	KK90303637*	2019	19042059
31	4731194	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Adelante II/Arbuckle / Portable Buildings OP2-OP6	Building exterior	Bard	Inaccessible	Inaccessible		1006986
32	4731180	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Adelante II/Arbuckle / Portable Buildings OP2-OP6	Building exterior	Bard	Inaccessible	Inaccessible		1006990
33	4731189	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Adelante II/Arbuckle / Portable Buildings OP2-OP6	Building exterior	Bard	Inaccessible	Inaccessible		1006992
34	4731183	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Adelante II/Arbuckle / Portable Buildings OP2-OP6	Building exterior	Bard	Inaccessible	Inaccessible		1006991
35	4731187	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Adelante II/Arbuckle / Portable Buildings OP2-OP6	Building exterior	Bard	Inaccessible	Inaccessible		1006989
36	4731139	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Mechanical room		No tag/plate found	No tag/plate found		19042050
37	4731066	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	Adelante II/Arbuckle / Building B	Mechanical room		Inaccessible	Inaccessible		Inaccessible
38	4731030	D3050	Air Handler [AHU-1A]	Interior AHU, Easy/Moderate Access	3000 CFM	Adelante II/Arbuckle / Building A & Admin	Mechanical room	Kennard/Nelson	ZWHD110	368972 A-1		1006995
39	4731083	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Adelante II/Arbuckle / Building B	Roof					19042101
40	4731124	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Adelante II/Arbuckle / Building C	Roof	Breidert	PEB1003 95	EF-15		19042091
41	4731063	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Adelante II/Arbuckle / Building B	Roof	Breidert				19042088
42	4731121	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Adelante II/Arbuckle / Building C	Roof	Breidert	PEB1003 95	EF-15		19042080

D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	4731085	D5020	Switchboard	120/208 V	1600 AMP	Adelante II/Arbuckle / Building B	Building exterior	Square D	QED	10593830600		19042054	
2	4731114	D5020	Distribution Panel	277/480 V	400 AMP	Adelante II/Arbuckle / Building C	Building exterior					1006993	
3	4731071	D5020	Distribution Panel	277/480 V	400 AMP	Adelante II/Arbuckle / Building B	Building exterior					1006975	
4	4731160	D5020	Distribution Panel	277/480 V	400 AMP	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Building exterior					19042063	
5	4731055	D5020	Distribution Panel	277/480 V	400 AMP	Adelante II/Arbuckle / Building A & Admin	Building exterior					1006994	
6	4731147	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Roof						
7	4731122	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Adelante II/Arbuckle / Building C	Roof						
8	4731065	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Adelante II/Arbuckle / Building B	Building exterior					16	
9	4731217	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Adelante II/Arbuckle / Site	Site					10	
10	4731024	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Adelante II/Arbuckle / Building A & Admin	Building exterior					14	
11	4731168	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Building exterior					7	
12	4731045	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Adelante II/Arbuckle / Building A & Admin	Roof						
13	4731186	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Adelante II/Arbuckle / Portable Buildings OP2-OP6	Building exterior					5	
14	4731115	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Adelante II/Arbuckle / Building C	Building exterior					16	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4731052	D7050	Fire Alarm Panel	Fully Addressable		Adelante II/Arbuckle / Building A & Admin	Main Office					19042060	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4731142	E1030	Foodservice Equipment	Convection Oven, Double		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Montague				19042070	
2	4731176	E1030	Foodservice Equipment	Convection Oven, Double		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Royalton Food Service Equipment Co.				19042052	
3	4731172	E1030	Foodservice Equipment	Dairy Cooler/Wells		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W	12214119		19042072	
4	4731137	E1030	Foodservice Equipment	Dairy Cooler/Wells		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W	11407476		19042062	
5	4731132	E1030	Foodservice Equipment	Dairy Cooler/Wells		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W	10804832		19042049	
6	4731153	E1030	Foodservice Equipment	Dishwasher Commercial		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Stero	SC-20-1A-M	486-8-87-W		19042075	
7	4731141	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen						

8	4731133	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Metro	H20W-32625	1000067	19042096
9	4731134	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen				
10	4731158	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Traulsen	ALT232WUT-FHS	T80102E17	19042099
11	4731135	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Traulsen	ARI232LRIFHS	T042370C98	19042048
12	4731171	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen	Russell	AA26-115B	M9920665-0601	19042098
13	4731131	E1030	Foodservice Equipment	Walk-In, Refrigerator	Adelante II/Arbuckle / Multi Use / Cafeteria Building	Kitchen				19042093
14	4731047	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Adelante II/Arbuckle / Building A & Admin	Main Office				