FACILITY CONDITION ASSESSMENT



prepared for

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



Adelante Dual Language Academy 2999 Ridgemont Drive San Jose, California 95127

PREPARED BY:

Bureau Veritas 10461 Mill Run Circle, Suite 1100 Owings Mills, Maryland 21117 800.733.0660 www.us.bureauveritas.com

BV CONTACT:

Mouaz Alrayes Program Manager 800.733.0660 x7296320 Mouaz.alrayes@bureauveritas.com

BV PROJECT #:

159228.22R000-022.354

DATE OF REPORT:

January 18, 2023

ON SITE DATE:

December 29, 2022

TABLE OF CONTENTS

1.	Executive Summary	1
	Campus Overview and Assessment Details	
	Campus Findings and Deficiencies	2
	Immediate Needs	
	Systems Expenditure Forecast	9
	System Condition Ratings	10
	Key Findings	
	Plan Types	
2.	Building A-Multi Use, Cafeteria, Library	19
3.	Building B - Admin, K1-K2	
4.	Classroom Buildings - 20s (C), 30s and 40s	
5.	Portables- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10	
6.	Site Summary	37
7.	Property Space Use and Observed Areas	
8.	ADA Accessibility	
9.	Purpose and Scope	43
10.	Opinions of Probable Costs	
	Methodology	
	Definitions	
11.	Certification	
	Appendices	



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	5 buildings and 10 portables
Main Address	2999 Ridgemont Drive, San Jose, California 95127
Site Developed	1967
Site Area	11.5 acres (estimated)
Parking Spaces	78 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	The portables on the northwest side of the campus are fenced off and were not accessible.
Date(s) of Visit	December 29, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zaho
Assessment and Report Prepared By	Kay van der Have
Reviewed By	James Bryant, Technical Report Reviewer for Mouaz Alrayes, Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x 7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

This school is one of the latter ones built by the Alum Rock School District. When it opened in 1967, it was named Rodgers and served as an elementary school. Between 2004 and 2006 the Adelante Small Schools program was introduced. Between 2008 and 2010 Rodgers was considered for closure. It is not known when the entire facility was named Adelante Dual Language Academy and the grades served grew to include K-8.

Architectural

The buildings do not show structural deterioration. The modified bituminous roofs can be expected to serve for another 10 or more years. The aluminum windows are original, single glazed. Interior finishes are generally dated, replacement is anticipated

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are problematic; the cafeteria and kitchen have no air conditioning and the boiler that provides heat to these spaces appears aged and there is a smell of gas in the boiler room, the administration office is conditioned by aged mini splits and window air conditioners and finally, the heat pumps in the classrooms have exceeded their Estimated Useful Life. Short term replacement of most systems has been budgeted.

The main electrical elements were replaced in 2002 continued reliable service can be expected.

Rusting and deterioration at the plumbing connections in the boiler room point to a combination of galvanized and copper plumbing. A follow up study to determine the problem scope and possible solutions is recommended.

Fire suppression is provided by fire extinguishers, fire sprinkler installation has been budgeted for year five, and replacement with upgrades of the fire alarm system has also been budgeted.

Site

The asphalt parking areas are in moderately good condition. Regular sealing and striping should keep them that way. Concrete walkways are in good condition.

Recommended Additional Studies

The plumbing connections at the boiler are in poor condition. They are rusted and leaking. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the plumbing system is also included.

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



Facility Condition Index (FCI)

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

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

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

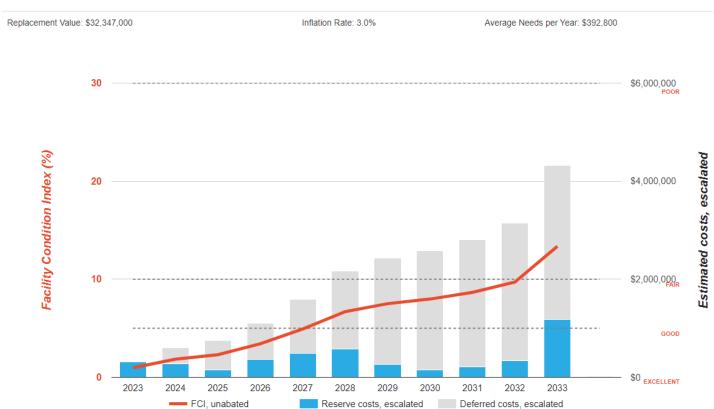
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3- Year	5- Year	10- Year
30's Classrooms (1967)	\$790	6,000	\$4,740,000	0.0%	2.8%	6.4%	12.7%
40's Classrooms (1967)	\$790	4,800	\$3,792,000	0.1%	2.8%	5.3%	13.6%
Building A Multi Use, Cafeteria, Library (1967)	\$790	8,500	\$6,715,000	2.6%	4.8%	7.0%	14.9%
Building B Admin, K1 & K2 (1967)	\$790	4,800	\$3,792,000	0.0%	2.2%	4.1%	13.9%
Building C, 20's Classrooms (1967)	\$790	6,000	\$4,740,000	0.0%	1.8%	6.5%	14.5%
Portable Buildings P1,2,3,4,5,6,7,8,9,10	\$550	8,300	\$4,565,000	0.1%	4.7%	12.2%	14.9%



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.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Adelante Dual Language Academy





Immediate Needs

Facility/Building	Total Items	Total Cost
Adelante Dual Language Academy / 40's Classrooms	2	\$3,000
Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	2	\$175,200
Adelante Dual Language Academy / Building B Admin, K1 & K2	1	\$1,900
Adelante Dual Language Academy / Building C, 20's Classrooms	1	\$700
Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	1	\$3,600
Adelante Dual Language Academy / Site	2	\$130,200
Total	9	\$314,600

40's Classrooms

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4823070	Adelante Dual Language Academy / 40's Classrooms	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Performance/Integrity	\$1,600
4823066	Adelante Dual Language Academy / 40's Classrooms	Restrooms	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	\$1,400
Total (2 items)							\$3,000



40's Classrooms

<u>ID</u>	<u>Location</u>	Location Description	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4823070	Adelante Dual Language Academy / 40's Classrooms	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Performance/Integrity	\$1,600
4823066	Adelante Dual Language Academy / 40's Classrooms	Restrooms	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	\$1,400
Total (2 items)							\$3,000

Building A Multi Use, Cafeteria, Library

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4816808	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Boiler room	D3020	Boiler, Gas, HVAC, Replace	Poor	Safety	\$166,600
4876342	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Boiler room	P2030	Engineering Study, Plumbing, Boiler, Evaluate/Report	NA	Safety	\$8,600
Total (2 items)							\$175,200



Building B Admin, K1 & K2

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	Cost
4817848	Adelante Dual Language Academy / Building B Admin, K1 & K2	Mechanical room	D3050	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Demolition and Disposal	NA	Retrofit/Adaptation	\$1,900
Total (1 items)							\$1,900

Building C, 20's Classrooms

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4822977	Adelante Dual Language Academy / Building C, 20's Classrooms	Utility closet	D2010	Water Heater, Electric, Residential, Replace	Failed	Performance/Integrity	\$700
Total (1 items)							\$700

Portable Buildings P1,2,3,4,5,6,7,8,9,10

ID	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4851607	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	Portables	C2030	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	Poor	Performance/Integrity	\$3,600
Total (1 items)							\$3,600



Site

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4851628	Adelante Dual Language Academy / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$120,900
4851612	Adelante Dual Language Academy / Site	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (2 items)							\$130,200



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	-	-	-	-	-	-
Facade	-	-	\$68,666	\$234,140	\$247,685	\$550,491
Roofing	-	-	-	\$718,141	\$255,980	\$974,121
Interiors	\$3,553	\$107,527	\$201,474	\$497,399	\$570,999	\$1,380,952
Plumbing	\$3,639	\$231,575	\$18,596	\$71,586	\$180,611	\$506,007
HVAC	\$168,441	\$51,577	\$243,286	\$45,272	\$100,708	\$609,284
Fire Protection	-	-	\$224,912	\$9,153	\$15,185	\$249,250
Electrical	-	-	\$139,563	\$135,179	\$862,976	\$1,137,718
Fire Alarm & Electronic Systems	-	\$19,637	\$257,496	\$87,991	\$286,437	\$651,561
Equipment & Furnishings	-	-	\$242,231	\$286,260	\$48,518	\$577,009
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$20,710	\$6,072	\$50,997	\$408,531	\$486,310
Site Pavement	\$120,932	-	\$16,989	\$19,695	\$49,301	\$206,917
Follow-up Studies	\$8,638	-	-	-	-	\$8,638
Accessibility	\$9,255	-	-	-	-	\$9,255
TOTALS (3% inflation)	\$314,500	\$431,100	\$1,419,300	\$2,155,900	\$3,027,000	\$7,347,800



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.

Adelante Dual Language Academy School				
	Building Area = 40,47			
		FTA Primary	TERM	Replacement
		Level	Scale	Cost x TERM
		Replacement	Condition	Scale
FTA Primary Level	Cost / SF	Cost	Rating	Condition
Substructure	\$12.28	\$509,395	4.00	\$2,037,581
Shell	\$23.27	\$965,173	3.03	\$2,928,467
Interiors	\$27.41	\$1,136,674	2.91	\$3,304,936
Conveyance	\$0.00	\$0	0.00	\$0
Plumbing	\$9.34	\$387,414	1.92	\$742,128
HVAC	\$13.52	\$560,483	1.98	\$1,108,132
Fire Protection	\$4.94	\$204,961	0.00	\$0
Electrical	\$28.42	\$1,178,600	3.09	\$3,645,946
Equipment	\$1.53	\$63,551	3.00	\$190,653
Site	\$14.52	\$602,130	2.67	\$1,609,753
Total Building	\$135.24	\$5,608,382	Subtotal	\$15,567,595
Building Weighted Average Condition			2.78	
		Rounded	3	

Building Weighted Average Condition equals the Sum of the individual Primary System Replacement Costs muiltiplied 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.



Boiler in Poor condition.

Gas, HVAC Building A Multi Use, Cafeteria, Library Adelante Dual Language Academy Boiler room

Uniformat Code: D3020

Recommendation: Replace in 2023

Priority Score: **95.9**

Plan Type: Safety

Cost Estimate: \$166,600

\$\$\$\$

there is a smell of gas!!! And Pipes are rusting & amp; leaking - AssetCALC ID: 4816808

Recommended Follow-up Study: Plumbing,

Boiler

Plumbing, Boiler

Building A Multi Use, Cafeteria, Library Adelante Dual Language Academy Boiler room

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$8,600

\$\$\$\$

The plumbing connections at the boiler are in poor condition. They are rusted and leaking. A professional engineer must be retained to analyze the existing condition - AssetCALC ID: 4876342



Parking Lots in Poor condition.

Pavement, Asphalt Site Adelante Dual Language Academy Site

Uniformat Code: G2020

Recommendation: Mill & Overlay in 2023

Priority Score: 84.9

Plan Type:

Performance/Integrity

Cost Estimate: \$120,900

\$\$\$\$

Lots of cracking - AssetCALC ID: 4851628

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) 30's Classrooms Adelante Dual Language Academy

Throughout

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$37,000

\$\$\$\$

Rusting and leaking at boiler - AssetCALC ID: 4827409



Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building C, 20's Classrooms Adelante Dual

Language Academy Throughout

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$37,000

\$\$\$\$

Rusting and leaking at boiler - AssetCALC ID: 4827413

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building A Multi Use, Cafeteria, Library Adelante

Dual Language Academy Throughout

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$52,400

\$\$\$\$

Rusting and leaking at boiler - AssetCALC ID: 4827411

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
Building B Admin, K1 & K2 Adelante Dual Language

Academy Throughout

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$29,600

\$\$\$\$

Rusting and leaking at boiler - AssetCALC ID: 4827412

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) 40's Classrooms Adelante Dual Language Academy

Throughout

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$29,600

\$\$\$\$

Rusting and leaking at boiler - AssetCALC ID: 4827410

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante

Dual Language Academy Throughout

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$37,000

\$\$\$\$

Rusting and leaking at boiler - AssetCALC ID: 4827415





Water Heater in Failed condition.

Electric, Residential Building C, 20's Classrooms Adelante Dual Language Academy Utility closet

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Not working, No hot water - AssetCALC ID: 4822977



Urinal in Poor condition.

Standard 40's Classrooms Adelante Dual Language Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Bagged, out of service - AssetCALC ID: 4823066



Toilet in Poor condition.

Commercial Water Closet 40's Classrooms Adelante Dual Language Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Out of service - AssetCALC ID: 4823070



Flooring in Poor condition.

any surface, w/ Elastomeric Coating Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy Portables

Uniformat Code: C2030

Recommendation: Prep & Paint in 2023

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Without sealant the plywood will write - AssetCALC ID: 4851607





Flooring in Poor condition.

Carpet, Commercial Standard 30's Classrooms Adelante Dual Language Academy Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$47,200

\$\$\$\$

Worn, wavy - AssetCALC ID: 4823014

ADA Miscellaneous

Level III Study, Includes Measurements Site Adelante Dual Language Academy Throughout

Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: 63.9

Plan Type: Accessibility

Cost Estimate: \$9,300

\$\$\$\$

No wheelchair lift, no access to play structure by k1 - AssetCALC ID: 4851612

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante **Dual Language Academy Throughout**

Uniformat Code: D4010

Recommendation: Renovate in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$51,200

\$\$\$\$

Intended improvement - AssetCALC ID: 4827659

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building B Admin, K1 & K2 Adelante Dual Language **Academy Throughout**

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$29,600

\$\$\$\$





Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

40's Classrooms Adelante Dual Language Academy

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$29,600

\$\$\$\$

Intended improvement - AssetCALC ID: 4823062

Fire Suppression System

Existing Sprinkler Heads, by SF Building A Multi Use, Cafeteria, Library Adelante

Dual Language Academy Throughout

Uniformat Code: D4010

Recommendation: Replace in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$11,200

\$\$\$\$

Intended improvement - AssetCALC ID: 4827416

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

30's Classrooms Adelante Dual Language Academy

Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$37,000

\$\$\$\$

Intended improvement - AssetCALC ID: 4823000

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Building C, 20's Classrooms Adelante Dual Language Academy Throughout building

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$37,000

\$\$\$\$

Intended improvement - AssetCALC ID: 4822968





Sink/Lavatory in Poor condition.

Wall-Hung, Enameled Steel Building B Admin, K1 & K2 Adelante Dual Language Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 56.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$2,100

\$\$\$\$

Rusting - AssetCALC ID: 4817840



Playfield Surfaces in Adequate condition.

Chips Wood, 3" Depth Building B Admin, K1 & K2 Adelante Dual Language Academy Site

Uniformat Code: G2050

Recommendation: Replace in 2024

Priority Score: 55.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$1,200

\$\$\$\$

- AssetCALC ID: 4817849



Air Handler

Interior AHU, Easy/Moderate Access, 2401 to 4000

CFM

Building B Admin, K1 & K2 Adelante Dual Language

Academy Mechanical room

Uniformat Code: D3050

Recommendation: Demolition and Disposal in

2023

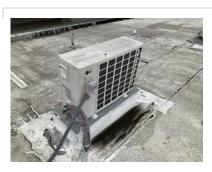
Priority Score: **54.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$1,900

\$\$\$\$

Abandoned in place - AssetCALC ID: 4817848



Split System Ductless in Marginal condition.

Single Zone

Building B Admin, K1 & K2 Adelante Dual Language

Academy Roof

Uniformat Code: D3030

Recommendation: Replace in 2025

Priority Score: 54.7

Plan Type: Retrofit/Adaptation

Cost Estimate: \$5,900

\$\$\$\$

AssetCALC ID: 4817845





Flooring in Adequate condition.

Carpet, Commercial Standard Building C, 20's Classrooms Adelante Dual Language Academy Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2027

Priority Score: 54.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$40,700

\$\$\$\$

- AssetCALC ID: 4822953

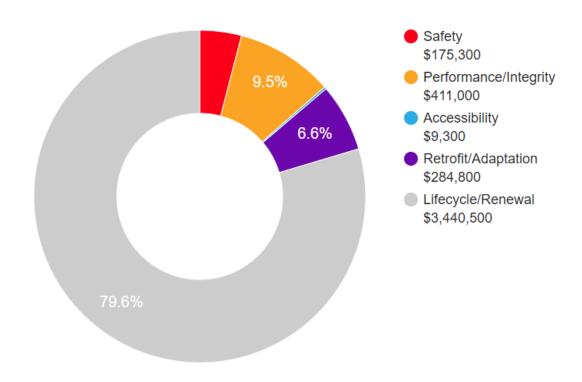


Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,320,900



2. Building A-Multi Use, Cafeteria, Library





Building A-Multi Use, Cafeteria, Library: Systems Summary				
Address	2999 Ridgemont Drive, San Jose, California 95127			
Constructed/Renovated	1967			
Building Size	8,500 SF			
Number of Stories	One			
System	Description	Condition		
Structure	Conventional wood frame structure over concrete slab foundation	Fair		
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Fair		
Roof	Hip construction with modified bituminous finish	Fair		
Interiors	Walls: Painted gypsum board vinyl, FRP Floors: Carpet, VCT, wood strip, Ceilings: Painted gypsum and ACT	Fair		
Elevators	No wheelchair lifts to access the stage	Failed		
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilet and sink in the restroom	Fair		
HVAC	Central System: Boiler, air handler Non-Central System: Packaged units	Fair		
Fire Suppression	Fire extinguishers only	Fair		

Building A-Multi Use, Cafeteria, Library: Systems Summary				
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair		
Fire Alarm	Alarm panel with alarms, pull stations and exit signs	Fair		
Equipment/Special	Commercial kitchen equipment	Fair		
Accessibility	Potential moderate/major issues have been identified at this building and accessibility study is recommended. See Appendix D.	a detailed		
Additional Studies	Beyond the accessibility study recommended above, no additional sturecommended for this building/site at this time.	udies are		
Key Issues and Findings	Smell of natural gas in the Boiler Room, galvanized or leaking supply piping, a HVAC components and infrastructure, no air conditioning in cafeteria, building suppression, outdated fire alarm system			
Key Spaces Not Observed	All key areas of the property were accessible and observed			



Building A-Multi Use, Cafeteria, Library: Photographic Overview



1 – SIDE ELEVATION



2 - REAR ELEVATION



5 - STAGE



6 - FOODSERVICE EQUIPMENT





3 - PRIMARY ROOF OVERVIEW



4 - CAFETERIA



7 - CLASSROOM/LIBRARY SPACE CONDITIONING



8 - AIR HANDLER



9 - HEATING MAIN COMPONENTS



10 - MAIN ELECTRICAL EQUIPMENT





11 - WATER HEATER



12 - FIRE ALARM COMPONENTS

3. Building B - Admin, K1-K2





Address	2999 Ridgemont Drive, San Jose, California 95127	
Constructed/Renovated	1967	
Building Size	4,800 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board vinyl, FRP Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilet and sink in the restrooms	Fair
HVAC	Non-Central System: Packaged units, mini-splits, window air conditioner	Fair
Fire Suppression	Fire extinguishers only	Fair

Building B - Admin, K1K2: Systems Summary				
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair		
Fire Alarm	Alarm panel with alarms, pull stations and exit signs	Fair		
Equipment/Special	None			
Accessibility	Potential moderate/major issues have been identified at this building and a accessibility study is recommended. See Appendix D	detailed		
Additional Studies	No additional studies are recommended for this building/site at this time			
Key Issues and Findings	Possible galvanized supply piping, building lacks fire suppression, outdated f system	ïre alarm		
Key Spaces Not Observed	All key areas of the property were accessible and observed			



Building B - Admin, K1-K2: Photographic Overview



1 -FRONT ELEVATION



2 - SIDE ELEVATION



3 - SIDE ELEVATION



4 - ROOF OVERVIEW



5 - OFFICE INTERIOR



7 - CLASSROOM SPACE CONDITIONING



9 - ELECTRICAL ROOM



6 - CLASSROOM INTERIOR



8 - OFFICE SPACE CONDENSING UNIT



10 - MAIN DISTRIBUTION PANEL





11 - WATER HEATER



12 - FIRE ALARM PANEL



4. Classroom Buildings - 20s (C), 30s and 40s





Classroom Buildings	- 20s (C), 30s and 40s: Systems Summary	
Address	2999 Ridgemont Drive, San Jose, California 95127	
Constructed/Renovated	1967	
Building Size	20s (C) 6,000 SF 30s 6,000 SF 40s 4,800 SF Total 16,800 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Hip construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, sealed concrete Ceilings: Painted gypsum and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals and sinks in the restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair



Classroom Buildings - 20s (C), 30s and 40s: Systems Summary				
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source and Distribution: Main panel with wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair		
Fire Alarm	Alarm panel with alarms, pull stations	Fair		
Equipment/Special	None			
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ing. See		
Additional Studies	No additional studies are recommended for this building/site at this time.			
Key Issues and Findings	Possible galvanized supply piping, aging HVAC components and infrastructure lacks fire suppression, outdated fire alarm system	e, building		
Key Spaces Not Observed	All key areas of the property were accessible and observed			



Classroom Buildings - 20s (C), 30s and 40s: Photographic Overview



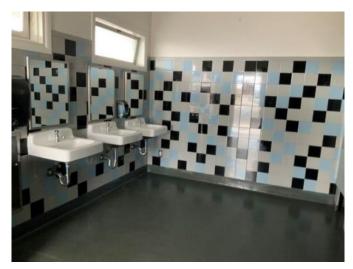
1 – FRONT ELEVATION



2 – ELEVATION/ROOF OVERVIEW



3 – INTERIOR



4 - RESTROOM



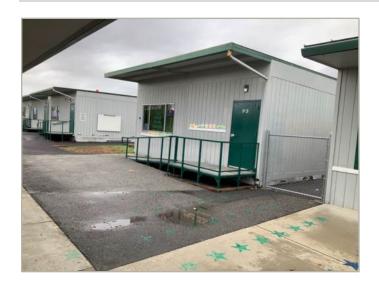


5 - ELECTRICAL ROOM



6 - HVAC UNIT

5. Portables- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10





Portables- P1, P2, P3	s, P4, P5, P6, P7, P8, P9, P10: Systems Summary	
Address	2999 Ridgemont Drive, San Jose, California 95127	
Constructed/Renovated	Unknown	
Building Size	8,300 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional portable structure on jacks	Fair
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Vinyl, FRP Floors: Carpet, VCT, Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilet and sink in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair



Portables- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10: Systems Summary				
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair		
Fire Alarm	Alarm panel with alarms, strobes, pull stations,	Fair		
Equipment/Special	None			
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ing. See		
Additional Studies	No additional studies are recommended for this building at this time			
Key Issues and Findings	Rotting, warped and loose siding, possible galvanized supply piping, ago components and infrastructure, building lacks fire suppression, outdated to system			
Key Spaces Not Observed	All key areas of the property were accessible and observed			



Portables- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10: Photographic Overview



1 - FRONT ELEVATIONS



2 - SIDE ELEVATION



3 - ROOF OVERVIEW



4 - INTERIOR





5 - INTERIOR



6 - HVAC



7 – EACH PORTABLE'S MAIN ELECTRICAL PANEL



8 – SWITCHBOARD FOR ALL PORTABLES



6. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosure Playgrounds and sports fields Moderately furnished with picnic tables and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation present Concrete retaining walls Low site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, Building-mounted: LED,	Good
Ancillary Structures	Shade structure	Good
Accessibility	Potential moderate/major issues have been identified at this building and accessibility study is recommended. See Appendix D	a detailed
Additional Studies	Beyond the accessibility study recommended above, no additional series recommended for the general site at this time.	studies are
Key Issues and Findings	None observed at time of assessment.	



Site: Photographic Overview



1 - MAIN PARKING AREA



2 - STAFF PARKING AREA



3 – BASKETBALL COURT



4 - PLAY STRUCTURE





5 – SHADE STRUCTURE



6 - SIGNAGE



7. Property Space Use and Observed Areas

Areas Observed

Most of 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.



8. ADA Accessibility

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

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

However, this does not:

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

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.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklist that is included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The campus was originally constructed in 1967 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary			
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	1967	No	Yes
Building A-Multi Use, Cafeteria, Library	1967	No	Yes

Campus: Accessibility Summary						
Building B - Admin, K1K2	1967	No	Yes			
Classroom Buildings - 20s (C), 30s and 40s	1967	No	No			
Portables- P1, P2, P3, P4, P5, P6, P7, P8, P9, P10	Unknown	No	No			
Modulars	Unknown	No	No			

There was no interview, no information was provided about complaints or pending litigation associated with potential accessibility issues.

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



9. 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

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



10. 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.



11. Certification

Alum Rock Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Adelante Dual Language Academy, 2999 Ridgemont Drive, San Jose, California 95127, 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.

Prepared by: Kay van der Have,

Project Manager

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

Mouaz.Alrayes@bureauveritas.com

800.733.0660 x 7296320



12. Appendices

Appendix A: Site Plans

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

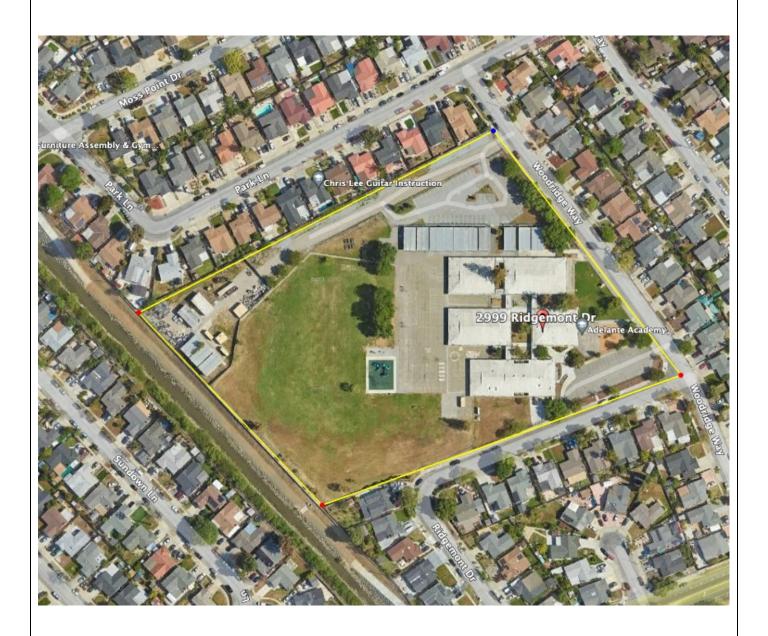
Appendix F: Equipment Inventory List



Appendix A: Site Plans



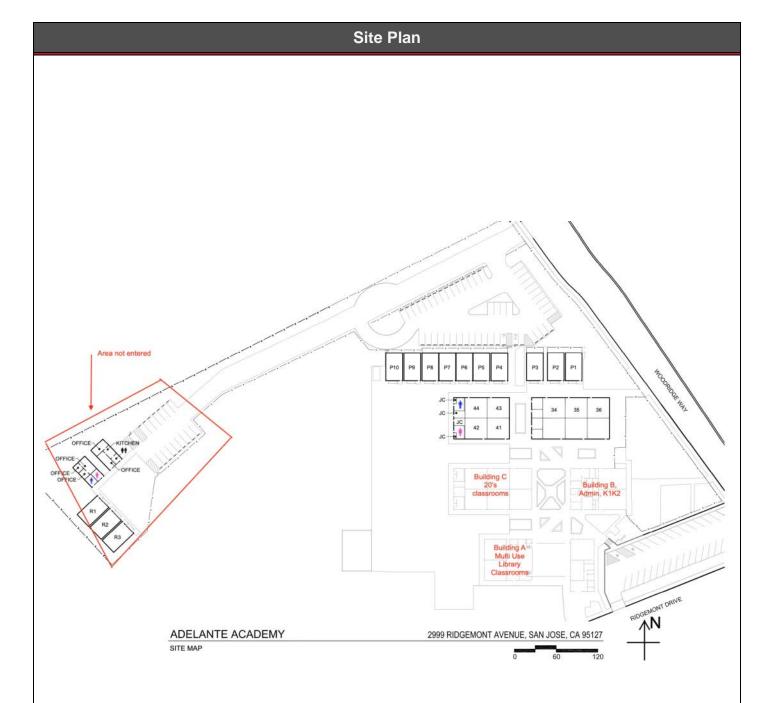
Aerial Site Plan





Project Number	Project Name				
159228.22R000-022.354	Adelante Dual Language Academy				
Source	On-Site Date				
Google	December 29, 2022				







Project Number	Project Name				
159228.22R000-009.354	Adelante Dual Language Academy				
Source	On-Site Date				
Alum Rock School District	December 29, 2022				



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Adelante Dual Language Academy
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	12/29/2022
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

	 ı			
Signature of Ass		Sian	ature of POC	
2,9,,4,4,0,0,0,7,00		J.g.i		

Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

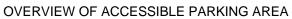
Property Name: Adelante Dual Language Academy

BV Project Number: 159228.22R000-022.354

	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.	×			Ramps, restrooms, parking spaces, lever handles	
3	Has building management reported any accessibility-based complaints or litigation?			×		

Parking



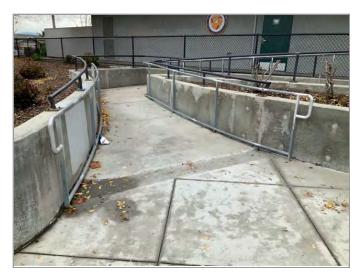




2ND AREA OF ACCESSIBLE PARKING

	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?	×			Some, not all
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?	×			

Exterior Accessible Route





ACCESSIBLE RAMP

CURB CUT

	Question		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 ?	×			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings?	×		
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	×		
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		×	No stairways

Building Entrances





ACCESSIBLE ENTRANCE

DOOR HARDWARE

	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?			×	Main entrance is accessible
3	Is signage provided indicating the location of alternate accessible entrances?			×	Main entrance is accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		×		Stuff in front of door
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 ?		×	No entry doors in series
8	Do thresholds at accessible entrances appear to have a compliant height?	×		

Interior Accessible Route







DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?		×	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section?	×		
9	Do public telephones appear mounted with an accessible height and location?		×	No public phones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	×		
11	Do doors at interior accessible routes appear to have compliant hardware ?	×		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	×		
13	Do doors on interior accessible routes appear to have a compliant clear opening width?	×		

Public Restrooms







TOILET STALL OVERVIEW

	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 ?	×		
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?	×		
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×		

Playgrounds & Swimming Pools





	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?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift?				No pools

Appendix D:
Component Condition Report



Component Condition Report | Adelante Dual Language Academy / 30's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	6,000 SF	40	5093331
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,100 SF	8	4823011
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	24	10	4823021
B2050	Building Exterior	Adequate	Exterior Door, Wood, Solid-Core	10	8	4823009
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,600 SF	10	4822992
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	10	4823015
C1030	Throughout building	Adequate	Door Hardware, School, per Door	9	17	4823017
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	8	4823020
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	2,600 SF	6	4823013
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	2,800 SF	4	4823010
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	900 SF	9	4823006
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	5,100 SF	1	4823014
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	6	15	4822998
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	1	4827409
HVAC						
D3030	33	Marginal	Heat Pump, Packaged & Wall-Mounted [13,15,17]	1	3	4822993
D3030	35	Marginal	Heat Pump, Packaged & Wall-Mounted [25,27,29]	1	3	4823022
D3030	36	Marginal	Heat Pump, Packaged & Wall-Mounted [31,33,3t]	1	3	4822994
D3030	34	Marginal	Heat Pump, Packaged & Wall-Mounted [19,21,23]	1	3	4823016
D3030	32	Marginal	Heat Pump, Packaged & Wall-Mounted [7,9,11]	1	3	4823003
D3030	31	Marginal	Heat Pump, Packaged & Wall-Mounted [1,3,5]	1	3	4823005
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	6,000 SF	20	4822999
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	6,000 SF	5	4823000
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	10	8	4822997
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [PANEL B]	1	10	4823019
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	12	4823012

Component Condition Report | Adelante Dual Language Academy / 30's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	15	4823018
Fire Alarm & Elec	tronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	6,000 SF	17	4823008
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,000 SF	10	4822996
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,000 SF	5	4823004
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,000 SF	4	4822995
Equipment & Furi	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	160 LF	5	4823007
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	120 LF	8	4823001

Component Condition Report | Adelante Dual Language Academy / 40's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,800 SF	40	5093332
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	8	4823077
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	16	10	4823061
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	6,800 SF	10	4823072
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	2	12	4823076
C1070	Throughout building	Adequate	Ceilings, Acoustical Tile (ACT)	4,100 SF	8	4823068
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	10	4823064
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	1,800 SF	5	4823050
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	1,800 SF	7	4823073
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	600 SF	30	4823056
C2030	Restrooms	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	700 SF	8	4823063
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	300 SF	8	4823055
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	3,700 SF	3	4823075
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	4823065
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	4823054
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	4	9	4823083
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,800 SF	1	4827410

Component Condition Report | Adelante Dual Language Academy / 40's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	3	3	4823078
D2010	Utility closet	Good	Water Heater, Electric, Residential [No tag/plate found]	1	13	4823058
D2010	Utility closet	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	10	4823053
D2010	Restrooms	Adequate	Urinal, Standard	3	10	4823079
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	20	4823080
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	1	0	4823070
D2010	Restrooms	Poor	Urinal, Standard	1	0	4823066
HVAC						
D3030	41	Marginal	Heat Pump, Packaged & Wall-Mounted [1,3,5]	1	3	4823074
D3030	42	Marginal	Heat Pump, Packaged & Wall-Mounted [7,9,11]	1	3	4823071
D3030	42	Marginal	Heat Pump, Packaged & Wall-Mounted [8,10,12]	1	3	4823067
D3030	43	Marginal	Heat Pump, Packaged & Wall-Mounted [2,4,6]	1	3	4823059
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [No tag/plate found]	1	15	4823057
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,800 SF	4	4823062
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	9	4823048
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [A]	1	10	4823082
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,800 SF	20	4823069
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,800 SF	5	4823084
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	4,800 SF	15	4823060
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,800 SF	10	4823081
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,800 SF	4	4823049
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	100 LF	5	4823052
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	120 LF	6	4823051

Component Condition Report | Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093333
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,600 SF	6	4816791

Component Condition Report | Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Cafeteria	Adequate	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	12	4816815
B2020	Cafeteria	Adequate	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	4816810
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	12,400 SF	10	4816811
B3060	Roof	Adequate	Roof Hatch, Metal	2	10	4816784
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	28	15	4816801
C1070	Classrooms	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	9	4816999
C1090	Restrooms	Adequate	Toilet Partitions, Metal	1	6	4816799
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	4,000 SF	5	4816789
C2010	Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	3,500 SF	3	4816823
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,100 SF	6	4816817
C2030	Throughout building	Adequate	Flooring, Vinyl Sheeting	2,400 SF	10	4816800
C2030	Stage	Adequate	Flooring, Wood, Strip, Refinish	300 SF	6	4816809
C2030	Library	Adequate	Flooring, Carpet, Commercial Standard	1,000 SF	4	4816798
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	5,800 SF	5	4816795
Plumbing						
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	12	4816792
D2010	C1	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	2	10	4816785
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,500 SF	1	4827411
D2010	Stage	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	7	4816812
D2010	Cafeteria	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	5	4816803
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	1	15	4816807
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Enameled Steel	1	6	4816828
D2010	Boiler room	Marginal	Pump, Circulation/Booster, Domestic Water [No tag/plate found]	1	3	4816820
D2010	Utility closet	Marginal	Water Heater, Gas, Residential [No tag/plate found]	1	3	4816783
HVAC						
D3020	Boiler room	Poor	Boiler, Gas, HVAC [No tag/plate found]	1	0	4816808
D3030	C1	Marginal	Heat Pump, Packaged & Wall-Mounted [9,11,13]	1	3	4816818
D3030	Library	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4816781
D3030	C1	Marginal	Heat Pump, Packaged & Wall-Mounted [10,12,14]	1	3	4816797
D3050	Boiler room	Marginal	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	4816806
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Existing Sprinkler Heads, by SF	8,500 SF	4	4827416

Component Condition Report | Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	9	7	4816813
Electrical						
D5020	Utility closet	Adequate	Distribution Panel, 120/208 V [E]	1	10	4816814
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,500 SF	5	4816788
D5040	Stage	Marginal	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	3	4816786
D5040	Throughout building	Marginal	Emergency & Exit Lighting, Exit Sign, LED	6	3	4816782
Fire Alarm & Elect	ronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	8,500 SF	16	4816794
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,500 SF	10	4816827
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,500 SF	4	4816793
Equipment & Furn	ishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [2]	1	6	4816796
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [6]	1	6	4816821
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00017070]	1	8	4816822
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In [1001323]	1	10	4816816
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 4-Door Reach-In [04611]	1	7	4816825
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	6	4816790
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [1001818]	1	6	4816819
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [00015083]	1	6	4816824
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [1001217]	1	6	4816804
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [1001221]	1	6	4816802
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [03491]	1	6	4816826
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1001661]	1	8	4816805
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	200 LF	10	4816787
Follow-up Studies						
P2030	Boiler room	NA	Engineering Study, Plumbing, Boiler, Evaluate/Report	1	0	4876342

Component Condition Report | Adelante Dual Language Academy / Building B Admin, K1 & K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093334
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	7	4817829
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	25	10	4817821

Component Condition Report | Adelante Dual Language Academy / Building B Admin, K1 & K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Throughout building	Adequate	Exterior Door, Wood, Solid-Core	8	12	4817852
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	2	18	4817832
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	6,700 SF	10	4817813
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	15	10	4817831
C1070	Throughout building	Adequate	Ceilings, Acoustical Tile (ACT)	4,200 SF	10	4817834
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	10	4817853
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	7,000 SF	6	4817811
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	700 SF	30	4817837
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,900 SF	9	4817814
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	1,200 SF	7	4817812
C2030	K1	Adequate	Flooring, Terrazzo	100 SF	25	4817822
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	5	4817847
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	6	4817836
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	5	20	4817844
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	2	15	4817842
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	1	1	4817840
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	15	4817839
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,800 SF	1	4827412
D2010	Utility closet	Marginal	Water Heater, Electric, Residential [No tag/plate found]	1	3	4817835
D2010	K2	Adequate	Toilet, Child-Sized	2	15	4817830
D2010	K1K2	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	5	4817841
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	4817854
HVAC						_
D3030	Roof	Adequate	Split System Ductless, Single Zone [No tag/plate found]	1	8	4817810
D3030	Roof	Marginal	Split System Ductless, Single Zone [No tag/plate found]	1	2	4817845
D3030	K1	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4817819
D3030	Office	Adequate	Air Conditioner, Window/Thru-Wall, Residential	1	5	4817823
D3030	K2	Marginal	Heat Pump, Packaged & Wall-Mounted [1,3,5]	1	2	4817817
D3050	Mechanical room	NA	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Demolition and Disposal [No tag/plate found]	1	0	4817848
	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,800 SF	12	4817851

Component Condition Report | Adelante Dual Language Academy / Building B Admin, K1 & K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,800 SF	4	4827417
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	6	4817843
Electrical						
D5020	Mechanical room	Adequate	Distribution Panel, 120/208 V [D]	1	10	4817846
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,800 SF	17	4817827
D5040	Mechanical room	Adequate	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor [D31]	1	12	4817824
Fire Alarm & Ele	ctronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	4,800 SF	15	4817818
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,800 SF	10	4817820
D6060	Office	Marginal	Intercom/PA System, Public Address Upgrade, School Stadium [D23]	1	3	4817825
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,800 SF	4	4817826
D7050	Office	Marginal	Fire Alarm Panel, Fully Addressable [Panel D#19]	1	2	4817838
Equipment & Fu	rnishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	100 LF	8	4817833
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	48 LF	4	4817850
Athletic, Recrea	tional & Playfield Areas					
G2050	Site	Good	Play Structure, Multipurpose, Small	1	16	4817828
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,000 SF	3	4817815
G2050	Site	Adequate	Playfield Surfaces, Chips Wood, 3" Depth	1,000 SF	1	4817849

Component Condition Report | Adelante Dual Language Academy / Building C, 20's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093335
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	7	4822952
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	24	10	4822950
B2050	Building Exterior	Adequate	Exterior Door, Wood, Solid-Core	12	6	4822969
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,800 SF	9	4822986
Interiors						
C1030	Throughout building	Adequate	Door Hardware, School, per Door	9	9	4822983
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	10	4822960
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,300 SF	6	4822966

Component Condition Report | Adelante Dual Language Academy / Building C, 20's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	8	10	4822954
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	2,800 SF	5	4822974
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	600 SF	30	4822957
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	2,800 SF	7	4822978
C2030	Restrooms	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	700 SF	7	4822965
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	900 SF	9	4822975
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,400 SF	4	4822953
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	6	4822959
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	3	20	4822967
D2010	Utility closet	Failed	Water Heater, Electric, Residential [No tag/plate found]	1	0	4822977
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	6	20	4822973
D2010	Utility closet	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	10	4822951
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	10	4822976
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	1	4827413
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	20	4822971
HVAC						<u> </u>
D3030	23	Marginal	Heat Pump, Packaged & Wall-Mounted [13,15,17]	1	3	4822961
D3030	22	Marginal	Heat Pump, Packaged & Wall-Mounted [1,3,5]	1	3	4822979
D3030	24	Marginal	Heat Pump, Packaged & Wall-Mounted [2,4,6]	1	3	4822964
D3030	22	Marginal	Heat Pump, Packaged & Wall-Mounted [7,9,11]	1	3	4822987
D3030	25	Marginal	Heat Pump, Packaged & Wall-Mounted [6,8,10]	1	3	4822963
D3030	26	Marginal	Heat Pump, Packaged & Wall-Mounted [12,14,16]	1	3	4822956
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	6,000 SF	10	4822958
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	21	4822981
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	21	4822955
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,000 SF	5	4822968
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	10	6	4822962
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [C]	1	10	4822988
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	20	4822984
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	16	4822982
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4822980

Component Condition Report | Adelante Dual Language Academy / Building C, 20's Classrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Elect	tronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	6,000 SF	15	4822970
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,000 SF	4	4822972
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,000 SF	4	4822989
Equipment & Furn	nishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	120 LF	5	4822985
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	160 LF	5	4822990

Component Condition Report | Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	16,000 SF	5	4827658
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	20	14	4827653
Roofing						
B3010	Roof	Adequate	Roofing, Metal	9,100 SF	19	4827648
Interiors						
C1030	Throughout	Adequate	Interior Door, Wood, Solid-Core	2	10	4827676
C1030	Throughout	Marginal	Door Hardware, School, per Door	10	5	4827656
C1070	Throughout	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	8,300 SF	7	4827663
C2010	Restrooms	Adequate	Wall Finishes, Laminated Paneling (FRP)	400 SF	9	4827664
C2010	Throughout	Adequate	Wall Finishes, Vinyl	10,400 SF	4	4827667
C2030	Portables	Poor	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	320 SF	0	4851607
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	200 SF	11	4827674
C2030	Throughout	Good	Flooring, Vinyl Tile (VCT)	2,260 SF	11	4827652
C2030	Throughout	Marginal	Flooring, Carpet, Commercial Standard	6,000 SF	2	4827665
Plumbing						
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	1	9	4827668
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	1	4827415
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	9	4827672
D2010	Throughout	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	8	9	4827662
D2010	Restrooms	Adequate	Toilet, Child-Sized	1	14	4851605
HVAC						
D3030	P2	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [600-425]	1	3	4827655
D3030	P5	Marginal	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [62w-669]	1	3	4827671

Component Condition Report | Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	P10	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [612-727]	1	2	4851610
D3030	P7	Marginal	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [622-670]	1	3	4827677
D3030	P8	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [600-428]	1	3	4827651
D3030	P9	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [622-671]	1	2	4851606
D3030	P3	Marginal	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [622-668,mm]	1	2	4851609
D3030	P4	Marginal	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [600-426]	1	2	4851608
D3030	P6	Marginal	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [600-427]	1	3	4827673
D3030	P1	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [600-424]	1	3	4827654
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,300 SF	4	4827659
D4030	Throughout	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	10	5	4827657
Electrical						
D5020	Throughout	Adequate	Distribution Panel, 120/240 V, Residential Style	10	9	4827669
D5040	Throughout	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,300 SF	4	4851604
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout	Good	Low Voltage System, Phone & Data Lines	8,300 SF	14	4827649
D6060	Throughout	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,300 SF	9	4827660
D7010	Throughout	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	8,300 SF	4	4827675
D7050	Throughout	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,300 SF	3	4827670
Equipment & Fur	rnishings					
E2010	Throughout	Adequate	Casework, Cabinetry, Hardwood Standard	200 LF	5	4827666

Component Condition Report | Adelante Dual Language Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found*]	1	20	4851624
D2010	Site	Marginal	Backflow Preventer, Domestic Water [No tag/plate found]	1	10	4851621
Electrical						
D5020	Near multipurpose	Adequate	Switchgear, 120/208 V	1	17	4851627
D5020	Outside of the portables	Adequate	Switchboard, 277/480 V [MAIN 1-10B]	1	9	4851626
Special Constructi	on & Demo					
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,500 SF	25	4851614
Pedestrian Plazas	& Walkways					
G2020	Parking lots	Marginal	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	3	4851619

Component Condition Report | Adelante Dual Language Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	0	4851628
G2030	Site	Good	Sidewalk, Concrete, Large Areas	3,000 SF	45	4851615
Athletic, Recreati	onal & Playfield Areas					
G2050	Site	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	19	4851630
G2050	Playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	33,000 SF	2	4851622
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	16	4851631
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	2,800 SF	17	4851616
Sitework						
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	240 SF	40	4851613
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	17	4851617
G2060	Site	Good	Fences & Gates, Vehicle Gate, Chain Link Manual	5	20	4851620
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 4'	800 LF	10	4851623
G2060	Site	Adequate	Fences & Gates, Vehicle Gate, Chain Link Manual	6	12	4851611
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,000 LF	30	4851629
G2060	Site	Adequate	Flagpole, Metal	1	4	4851618
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	4851625
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4851612

Appendix E: Replacement Reserves



B U R E A U VERITAS

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 Dual Language Academy / 30's Classrooms	\$0	\$86,747	\$0	\$44,498	\$30,833	\$139,478	\$9,577	\$0	\$70,031	\$7,245	\$211,943	\$65,337	\$26,391	\$0	\$7,839	\$64,597	\$0	\$25,699	\$22,689	\$0	\$96,950	\$909,855
Adelante Dual Language Academy / 40's Classrooms	\$2,962	\$30,504	\$0	\$71,938	\$53,333	\$43,918	\$53,045	\$6,829	\$70,187	\$8,533	\$173,833	\$0	\$2,463	\$51,284	\$0	\$24,416	\$0	\$0	\$38,445	\$1,947	\$62,851	\$696,489
Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	\$175,228	\$54,018	\$0	\$94,781	\$58,465	\$87,335	\$111,615	\$15,253	\$5,315	\$13,525	\$384,623	\$0	\$10,908	\$12,305	\$13,999	\$61,329	\$67,822	\$2,753	\$14,706	\$0	\$24,962	\$1,208,940
Adelante Dual Language Academy / Building B Admin, K1 & K2	\$1,851	\$33,936	\$40,322	\$8,158	\$58,055	\$12,732	\$18,345	\$26,559	\$53,774	\$23,346	\$249,207	\$0	\$51,867	\$3,443	\$0	\$48,832	\$46,436	\$118,094	\$6,407	\$7,357	\$16,047	\$824,768
Adelante Dual Language Academy / Building C, 20's Classrooms	\$679	\$38,131	\$0	\$44,498	\$97,916	\$126,174	\$71,315	\$37,031	\$0	\$154,730	\$115,922	\$0	\$0	\$0	\$61,596	\$26,435	\$59,208	\$39,569	\$0	\$42,195	\$100,070	\$1,015,467
Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	\$3,554	\$38,131	\$89,808	\$81,310	\$183,089	\$162,367	\$0	\$44,088	\$0	\$71,480	\$7,098	\$21,693	\$79,173	\$0	\$71,582	\$95,165	\$0	\$0	\$0	\$370,609	\$6,419	\$1,325,565
Adelante Dual Language Academy / Site	\$130,187	\$0	\$19,441	\$16,990	\$3,472	\$0	\$0	\$22,537	\$19,696	\$64,404	\$34,826	\$0	\$44,073	\$22,833	\$0	\$5,768	\$39,604	\$841,647	\$26,470	\$41,113	\$33,654	\$1,366,715
Grand Total	\$314,460	\$281,467	\$149,570	\$362,174	\$485,163	\$572,003	\$263,897	\$152,298	\$219,004	\$343,263	\$1,177,451	\$87,030	\$214,874	\$89,866	\$155,016	\$326,542	\$213,070	\$1,027,761	\$108,717	\$463,221	\$340,953	\$7,347,799

Iniformat Code	elD Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Jnit	Unit Cost *Subtotal 20	23 2024	2025 2026	2027 20	28 2029	2030 203	1 203	2 2033	2034 2035	2036 2037	2038 203	39 2040 20	41 2042 2043Defi	iciency Repair Estim
32010	4823011 Exterior Walls, any painted surface, Prep & Paint	10	2	8	3100	SF	\$3.70 \$11,476					\$11,47	6					\$11,4	76	\$22,9
32020	4823021 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	24	EA	\$1,172.30 \$28,135							\$28,135						\$28,1
32050	4823009 Exterior Door, Wood, Solid-Core, Replace	25	17	8	10	EA	\$863.80 \$8,638					\$8,63	8							\$8,6
3010	4822992 Roofing, Modified Bitumen, Replace	20	10	10	8600	SF	\$12.34 \$106,124							\$106,124						\$106,1
1030	4823015 Interior Door, Wood, Solid-Core, Replace	40	30	10	3	EA	\$863.80 \$2,591							\$2,591						\$2,5
1030	4823017 Door Hardware, School, per Door, Replace	30	13	17	9	EA	\$493.60 \$4,442											\$4,442		\$4,4
1070	4823020 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	6000	SF	\$4.32 \$25,914					\$25,91	4							\$25,9
2010	4823013 Wall Finishes, Vinyl, Replace	15	9	6	2600	SF	\$3.09 \$8,021				\$8,021									\$8,0
2010	4823010 Wall Finishes, any surface, Prep & Paint	10	6	4	2800	SF	\$1.85 \$5,183			\$5,183						\$5,183				\$10,3
C2030	4823006 Flooring, Vinyl Tile (VCT), Replace	15	6	9	900	SF	\$6.17 \$5,553						\$5,553	3						\$5,5
C2030	4823014 Flooring, Carpet, Commercial Standard, Replace	10	9	1	5100	SF	\$9.26 \$47,201	\$47,201							\$47,201					\$94,4
D2010	4827409 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	6000	SF	\$6.17 \$37,020	\$37,020												\$37,0
2010	4822998 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	6	EA	\$1,357.40 \$8,144										\$8,144			\$8,1
3030	4822993 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,7
3030	4823022 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,7
3030	4822994 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,7
3030	4823016 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,7
3030	4823003 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,7
3030	4823005 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,7
3050	4822999 HVAC System, Ductwork, Medium Density, Replace	30	10	20	6000	SF	\$4.94 \$29,616												\$29,616	\$29,6
4010	4823000 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovat	e 40	35	5	6000	SF	\$6.17 \$37,020			\$37,02	20									\$37,0
4030	4822997 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	10	EA	\$185.10 \$1,851					\$1,85	1					\$1,8	51	\$3,7
5020	4823019 Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$8,638.00 \$8,638							\$8,638						\$8,6
5030	4823012 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	6000	SF	\$3.09 \$18,510								\$18,510					\$18,5
5040	4823018 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	6000	SF	\$5.55 \$33,318										\$33,318			\$33,3
6020	4823008 Low Voltage System, Phone & Data Lines, Replace	20	3	17	6000	SF	\$1.85 \$11,106											\$11,106		\$11,1
6060	4822996 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	6000	SF	\$2.04 \$12,217							\$12,217						\$12,2
7010	4823004 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	6000	SF	\$4.01 \$24,063			\$24,06	3								\$24,063	\$48,
7050	4822995 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	6000	SF	\$3.70 \$22,212			\$22,212										\$22,2
2010	4823007 Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	160	LF	\$370.20 \$59,232			\$59,23	32									\$59,2
2010	4823001 Casework, Countertop, Plastic Laminate, Replace	15	7	8	120	LF	\$61.70 \$7,404					\$7,40	4							\$7,4
otals, Unesca	lated							\$0 \$84,221	\$0 \$40.722	\$27,395 \$120,31	5 \$8,021	\$0 \$55.28	3 \$5,553	3 \$157,705	\$47,201 \$18,510	\$0 \$5,183	\$41,462 \$	60 \$15,548 \$13,3	27 \$0 \$53,679	\$694,1
	ted (3.0% inflation, compounded annually)							\$0 \$86,747		\$30,833 \$139,47					\$65,337 \$26,391	\$0 \$7,839		60 \$25,699 \$22,6		\$909,8

Uniformat Cod	deID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit	Unit Cost *	Subtotal 2	2024	2025	2026	2027	2028	2029 2030	0 2031	2032	2033	2034	2035	2036 203	7 2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4823077 Exterior Walls, any painted surface, Prep & Paint	10	2	8	2800	SF	\$3.70	\$10,366							\$10,366								\$	310,366		\$20,731
B2020	4823061 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	16	EA	\$1,172.30	\$18,757								\$	18,757									\$18,757
B3010	4823072 Roofing, Modified Bitumen, Replace	20	10	10	6800	SF	\$12.34	\$83,912								\$	83,912									\$83,912

B U R E A U VERITAS

Uniformat Code	eID Cost	Description	Lifespan (EUL))EAge	RUL	QuantityU	nit	Unit Cost *Subtotal2	2023	2024 2	025 2026	2027 2028	2029	2030 2031	2032	2 2033	2034 203	5 2036	2037 2038	2039 2040 2041	2042	2043Deficiency Re	pair Estimate
C1030	4823076 Interi	rior Door, Wood, Solid-Core, Replace	40	28	12	2	EA	\$863.80 \$1,728									\$1,72	8					\$1,728
C1070	4823068 Ceilir	ings, Acoustical Tile (ACT), Replace	25	17	8	4100	SF	\$8.64 \$35,416						\$35,416									\$35,416
C1090	4823064 Toilet	et Partitions, Plastic/Laminate, Replace	20	10	10	4	EA	\$925.50 \$3,702								\$3,702							\$3,702
C2010	4823073 Wall	Finishes, Vinyl, Replace	15	8	7	1800	SF	\$3.09 \$5,553						\$5,553									\$5,553
C2010	4823050 Wall	Finishes, any surface, Prep & Paint	10	5	5	1800	SF	\$1.85 \$3,332				\$3,332							\$3,332				\$6,664
C2030	4823063 Floor	ring, any surface, w/ Elastomeric Coating, Prep & Paint	10	2	8	700	SF	\$11.11 \$7,774						\$7,774						\$7,774			\$15,548
C2030	4823055 Floor	ring, Vinyl Tile (VCT), Replace	15	7	8	300	SF	\$6.17 \$1,851						\$1,851									\$1,851
C2030	4823075 Floor	ring, Carpet, Commercial Standard, Replace	10	7	3	3700	SF	\$9.26 \$34,244			\$34,244							\$34,244					\$68,487
C2050	4823065 Ceilir	ing Finishes, any flat surface, Prep & Paint	10	5	5	700	SF	\$2.47 \$1,728				\$1,728							\$1,728				\$3,455
D2010	4823058 Wate	er Heater, Electric, Residential, Replace	15	2	13	1	EA	\$678.70 \$679										\$679					\$679
D2010	4827410 Plum	nbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	4800	SF	\$6.17 \$29,616		\$29,616													\$29,616
D2010	4823070 Toilet	et, Commercial Water Closet, Replace	30	31	0	1	EA	\$1,604.20 \$1,604	\$1,604														\$1,604
D2010	4823066 Urina	al, Standard, Replace	30	30	0	1	EA	\$1,357.40 \$1,357	\$1,357														\$1,357
D2010	4823078 Drink	king Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	\$1,480.80 \$4,442			\$4,442									\$4,442			\$8,885
D2010	4823083 Sink/	/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	4	EA	\$1,357.40 \$5,430							\$5,430								\$5,430
D2010	4823053 Sink/	:/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,727.60 \$1,728								\$1,728							\$1,728
D2010	4823079 Urina	al, Standard, Replace	30	20	10	3	EA	\$1,357.40 \$4,072								\$4,072							\$4,072
D2010	4823054 Sink/	:/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	4	EA	\$1,851.00 \$7,404													\$	7,404	\$7,404
D2010	4823080 Toilet	et, Commercial Water Closet, Replace	30	10	20	4	EA	\$1,604.20 \$6,417													\$	6,417	\$6,417
D3030	4823074 Heat	t Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787			\$6,787												\$6,787
D3030	4823071 Heat	t Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787			\$6,787												\$6,787
D3030	4823067 Heat	t Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787			\$6,787												\$6,787
D3030	4823059 Heat	t Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00 \$6,787			\$6,787												\$6,787
D3060	4823057 Exha	aust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	10	15	1	EA	\$1,727.60 \$1,728											\$1,728				\$1,728
D4010	4823062 Fire S	Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Instal	I 40	36	4	4800	SF	\$6.17 \$29,616				\$29,616											\$29,616
D4030	4823048 Fire B	Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	6	EA	\$185.10 \$1,111							\$1,111						\$1,111		\$2,221
D5020		ribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$7,404.00 \$7,404								\$7,404							\$7,404
D5030	4823069 Elect	trical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	4800	SF	\$3.09 \$14,808													\$1	4,808	\$14,808
D5040		rior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4800	SF	\$5.55 \$26,654				\$26,654											\$26,654
D6020		Voltage System, Phone & Data Lines, Replace	20	5	15	4800	SF	\$1.85 \$8,885											\$8,885				\$8,885
D6060		rcom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	4800	SF	\$2.04 \$9,773								\$9,773			72,200				\$9,773
D7050		Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4800	SF	\$3.70 \$17,770				\$17,770				******							\$17,770
E2010		ework, Countertop, Plastic Laminate, Replace	15	10	5	100	LF	\$61.70 \$6,170				\$6,170									.\$	6,170	\$12,340
E2010		ework, Cabinetry, Hardwood Standard, Replace	20	14	6	120	LF	\$370.20 \$44,424					644,424									,	\$44,424
					, 	0		ψο. σ.25 ψοτι,τ24	60.000	t20 C4C	60 605 001				60.540	6400.040	60 64 =6	0 624 000	60 645 676	¢0	64 444 65	4 700	
Totals, Unesca		ion, compounded annually)							\$2,962 \$2,962			\$47,386 \$37,884 \$ \$53,333 \$43,918 \$					\$0 \$1,72 \$0 \$2,46		\$0 \$15,672 \$0 \$24,416	\$0 \$0 \$22,582 \$0 \$0 \$38,445			\$535,766 \$696,489

Adelante Dual Language Academy	/ Building A Multi Use,	Cafeteria, Library
--------------------------------	-------------------------	--------------------

Uniformat CodeID	Cost Description	Lifespan (EUL))EAge	RUL	Quantity	yUnit	Unit Cost	* Subto	otal 2023	3 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	3 2034	4 2035	2036	203	7 2038	2039	2040	2041	2042	2043Deficiency Repair Estimat
B2010 4816	791 Exterior Walls, any painted surface, Prep & Paint	10	4	6	3600	SF	\$3.7	70 \$13	3,327						\$13,327										\$13,327				\$26,654
B2020 4816	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,480.8	80 \$1	1,481										\$1,481										\$1,48 ⁻
B2020 4816	Streens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	8	12	1	EA	\$2,468.0	00 \$2	2,468												\$2,468								\$2,468
B3010 4816	Roofing, Modified Bitumen, Replace	20	10	10	12400	SF	\$12.3	34 \$153	3,016									\$	153,016										\$153,010
B3060 4816	Roof Hatch, Metal, Replace	30	20	10	2	EA	\$1,604.2	20 \$3	3,208										\$3,208										\$3,208
C1030 4816	Interior Door, Wood, Solid-Core, Replace	40	25	15	28	EA	\$863.8	80 \$24	1,186															\$24,186					\$24,186
C1070 4816	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2400	SF	\$4.3	32 \$10	0,366								\$	10,366											\$10,360
C1090 4816	799 Toilet Partitions, Metal, Replace	20	14	6	1	EA	\$1,048.9	90 \$1	1,049						\$1,049														\$1,049
C2010 4816	789 Wall Finishes, Vinyl, Replace	15	10	5	4000	SF	\$3.0	09 \$12	2,340				\$1	12,340														\$1	2,340 \$24,68 6
C2010 4816	Wall Finishes, any surface, Prep & Paint	10	7	3	3500	SF	\$1.8	85 \$6	6,479			\$6,479										\$6,479							\$12,95
C2030 4816	Rooring, Wood, Strip, Refinish	10	4	6	300	SF	\$4.9	94 \$1	1,481						\$1,481										\$1,481				\$2,962
C2030 4816	Flooring, Vinyl Tile (VCT), Replace	15	9	6	5100	SF	\$6.	17 \$31	1,467						\$31,467														\$31,467

B U R E A U VERITAS

2/3/2023

Uniformat Co	deID Cost Description	Lifespan (EUL	L)EAge	RUL	Quantit	yUnit	Unit Cost *	Subtotal 2023	2024 2	2025 2026	5 2027 2028	3 2029 203	0 2031 20	32 2033	2034 2035 2036	3 2037 2038	2039 2040 2041	2042 2043Defici	ency Repair Estimate
C2030	4816800 Flooring, Vinyl Sheeting, Replace	15	5	10	2400	SF	\$8.64	\$20,731						\$20,731					\$20,731
C2030	4816798 Flooring, Carpet, Commercial Standard, Replace	10	6	4	1000	SF	\$9.26	\$9,255			\$9,255					\$9,255			\$18,510
C2050	4816795 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	5800	SF	\$2.47	\$14,314			\$14,314					\$14,314			\$28,629
D2010	4816820 Pump, Circulation/Booster, Domestic Water, Replace	15	12	3	1	EA	\$6,293.40	\$6,293		\$6,293							\$6,293		\$12,587
D2010	4816783 Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,344.60	\$2,345		\$2,345							\$2,345		\$4,689
D2010	4827411 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	8500	SF	\$6.17	\$52,445	\$52,445										\$52,445
D2010	4816803 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,480.80	\$1,481			\$1,481							\$1,481	\$2,962
D2010	4816828 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	24	6	1	EA	\$2,097.80	\$2,098				\$2,098							\$2,098
D2010	4816812 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	1	EA	\$1,727.60	\$1,728				\$1,728	3						\$1,728
D2010	4816785 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	2	EA	\$1,357.40	\$2,715						\$2,715					\$2,715
D2010	4816792 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	18	12	2	EA	\$2,591.40	\$5,183							\$5,183				\$5,183
D2010	4816807 Toilet, Residential Water Closet, Replace	30	15	15	1	EA	\$863.80	\$864								\$864			\$864
D3020	4816808 Boiler, Gas, HVAC, Replace	30	30	0	1	EA	\$166,590.00	\$166,590 \$166,590											\$166,590
D3030	4816818 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787		\$6,787									\$6,787
D3030	4816781 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787		\$6,787									\$6,787
D3030	4816797 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787		\$6,787									\$6,787
D3050	4816806 Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$49,360.00	\$49,360		\$49,360									\$49,360
D4010	4827416 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	8500	SF	\$1.32	\$11,223			\$11,223								\$11,223
D4030	4816813 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	9	EA	\$185.10	\$1,666				\$1,666	3				\$1,666		\$3,332
D5020	4816814 Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$7,404.00	\$7,404						\$7,404					\$7,404
D5040	4816786 Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	7	3	1	EA	\$271.48	\$271		\$271					\$271				\$543
D5040	4816782 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	6	EA	\$271.48	\$1,629		\$1,629					\$1,629				\$3,258
D5040	4816788 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	8500	SF	\$5.55	\$47,201			\$47,201								\$47,201
D6020	4816794 Low Voltage System, Phone & Data Lines, Replace	20	4	16	8500	SF	\$1.85	\$15,734									\$15,734		\$15,734
D6060	4816827 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	8500	SF	\$2.04	\$17,307						\$17,307					\$17,307
D7050	4816793 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	8500	SF	\$3.70	\$31,467			\$31,467								\$31,467
E1030	4816796 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442				\$4,442							\$4,442
E1030	4816821 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442				\$4,442							\$4,442
E1030	4816790 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442				\$4,442							\$4,442
E1030	4816819 Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$11,723.00	\$11,723				\$11,723				:	\$11,723		\$23,446
E1030	4816824 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442				\$4,442							\$4,442
E1030	4816804 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442				\$4,442							\$4,442
E1030	4816802 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	\$4,442.40	\$4,442				\$4,442							\$4,442
E1030	4816826 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40	\$5,676				\$5,676							\$5,676
E1030	4816825 Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	8	7	1	EA	\$9,008.20	\$9,008				\$9,008	3						\$9,008
E1030	4816822 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$2,097.80	\$2,098					\$2,098						\$2,098
E1030	4816805 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$2,097.80	\$2,098					\$2,098						\$2,098
E1030	4816816 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	5	10	1	EA	\$6,293.40	\$6,293						\$6,293					\$6,293
E2010	4816787 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	200	LF	\$370.20	\$74,040						\$74,040					\$74,040
P2030	4876342 Engineering Study, Plumbing, Boiler, Evaluate/Report	0	0	0	1	EA	\$8,638.00	\$8,638 \$8,638	3										\$8,638
Totals, Unes	alated							\$175,228	\$52,445	\$0 \$86,738	\$51,945 \$75,336	\$93,476 \$12,402	2 \$4,196 \$10,3	66 \$286,195	\$0 \$7,651 \$8,379	\$9,255 \$39,365	\$42,265 \$1,666 \$8,638	\$0 \$13,821	\$979,364
Totals, Escal	ated (3.0% inflation, compounded annually)							\$175,228	\$54,018	\$0 \$94,781	\$58,465 \$87,335	\$111,615 \$15,25	3 \$5,315 \$13,5	25 \$384,623	\$0 \$10,908 \$12,305	\$13,999 \$61,329	\$67,822 \$2,753 \$14,706	\$0 \$24,962	\$1,208,940

Adelante Dual Language Academy / Building B Admin, K1 & K2

Uniformat C	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2023	2024	2025	2026 20	27 2	2028 2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043D	eficiency Repair Estimate
B2010	4817829 Exterior Walls, any painted surface, Prep & Paint	10	3	7	2500	SF	\$3.70	\$9,255						\$9,255									\$9	9,255				\$18,510
B2020	4817821 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	25	EA	\$1,172.30	\$29,308								\$29	,308											\$29,308
B2050	4817852 Exterior Door, Wood, Solid-Core, Replace	25	13	12	8	EA	\$863.80	\$6,910										\$	6,910									\$6,910
B2050	4817832 Exterior Door, Fiberglass, Replace	25	7	18	2	EA	\$925.50	\$1,851																	\$1,851			\$1,851
B3010	4817813 Roofing, Modified Bitumen, Replace	20	10	10	6700	SF	\$12.34	\$82,678								\$82	2,678											\$82,678
C1030	4817831 Interior Door, Wood, Solid-Core, Replace	40	30	10	15	EA	\$863.80	\$12,957								\$12	,957											\$12,957

B U RE A U VERITAS

Uniformat Cod	elD Cost Description Life	span (EUL)	EAge F	RUL	Quantity	Unit	Unit Cost * Subtotal	2023 202	4 2025 2020	5 2027 2028	8 2029	2030	2031	2032 2033	2034 2035	5 2036 2	2038	2039 2040	2041	2042 2043Defici	ency Repair Estimate
C1070	4817834 Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4200	SF	\$8.64 \$36,280							\$36,280							\$36,280
C1090	4817853 Toilet Partitions, Plastic/Laminate, Replace	20	10	10	4	EA	\$925.50 \$3,702							\$3,702							\$3,702
C2010	4817811 Wall Finishes, any surface, Prep & Paint	10	4	6	7000	SF	\$1.85 \$12,957				\$12,957						\$1	2,957			\$25,914
C2030	4817847 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	600	SF	\$14.81 \$8,885			\$8,885	5						\$8,885				\$17,770
C2030	4817814 Flooring, Vinyl Tile (VCT), Replace	15	6	9	2900	SF	\$6.17 \$17,893							\$17,893							\$17,893
C2030	4817812 Flooring, Carpet, Commercial Standard, Replace	10	3	7	1200	SF	\$9.26 \$11,106					\$11,106						\$11,106			\$22,212
C2050	4817836 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	600	SF	\$2.47 \$1,481				\$1,481						\$	1,481			\$2,962
D2010	4817835 Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$802.10 \$802		\$802										\$802		\$1,604
D2010	4827412 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	4800	SF	\$6.17 \$29,616	\$29,616	3												\$29,616
D2010	4817840 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	29	1	1	EA	\$2,097.80 \$2,098	\$2,098	3												\$2,098
D2010	4817841 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,480.80 \$1,481			\$1,481										\$1,481	\$2,962
D2010	4817854 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	1	EA	\$2,097.80 \$2,098							\$2,098							\$2,098
D2010	4817842 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	2	EA	\$1,357.40 \$2,715										\$2,715				\$2,715
D2010	4817839 Toilet, Commercial Water Closet, Replace	30	15	15	5	EA	\$1,604.20 \$8,021										\$8,021				\$8,021
D2010	4817830 Toilet, Child-Sized, Replace	30	15	15	2	EA	\$1,110.60 \$2,221										\$2,221				\$2,221
D2010	4817844 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	5	EA	\$1,480.80 \$7,404													\$7,404	\$7,404
D3030	4817845 Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$5,923.20 \$5,923		\$5,923									\$5,923			\$11,846
D3030	4817819 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,787
D3030	4817817 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,787
D3030	4817823 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	5	5	1	EA	\$617.00 \$617			\$617	7						\$617				\$1,234
D3030	4817810 Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$4,319.00 \$4,319						\$4,319								\$4,319
D3050	4817848 Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Demolition and Disposal	25	25	0	1	EA	\$1,851.00 \$1,851	\$1,851													\$1,851
D3050	4817851 HVAC System, Ductwork, Medium Density, Replace	30	18	12	4800	SF	\$4.94 \$23,693								\$23,693						\$23,693
D4010	4827417 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	4800	SF	\$6.17 \$29,616			\$29,616											\$29,616
D4030	4817843 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	\$185.10 \$926				\$926							\$926			\$1,851
D5020	4817846 Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$7,404.00 \$7,404							\$7,404							\$7,404
D5040	4817824 Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	8	12	1	EA	\$5,775.12 \$5,775								\$5,775						\$5,775
D5040	4817827 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	4800	SF	\$5.55 \$26,654											\$26,654			\$26,654
D6020	4817818 Low Voltage System, Phone & Data Lines, Replace	20	5	15	4800	SF	\$1.85 \$8,885										\$8,885				\$8,885
D6060	4817825 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	17	3	1	EA	\$5,553.00 \$5,553		\$5,553												\$5,553
D6060	4817820 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	4800	SF	\$2.04 \$9,773							\$9,773							\$9,773
D7050	4817838 Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$18,510.00 \$18,510		\$18,510									\$18,510			\$37,020
D7050	4817826 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4800	SF	\$3.70 \$17,770			\$17,770											\$17,770
E2010	4817850 Casework, Countertop, Plastic Laminate, Replace	15	11	4	48	LF	\$61.70 \$2,962			\$2,962										\$2,962	\$5,923
E2010	4817833 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	100	LF	\$370.20 \$37,020						\$37,020								\$37,020
G2050	4817815 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	2000	SF	\$0.56 \$1,111		\$1,111				\$1,111			\$1,111			\$1,111		\$4,442
G2050	4817849 Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	2	1	1000	SF	\$1.23 \$1,234	\$1,234		\$1,234		\$1,234		\$1,234		\$1,234	\$	1,234		\$1,234	\$8,638
G2050	4817828 Play Structure, Multipurpose, Small, Replace	20	4	16	1	EA	\$12,340.00 \$12,340										\$1	2,340			\$12,340
Totals, Unesc	alated							\$1,851 \$32,948	\$38,007 \$7,466	\$51,581 \$10,983	\$15,363	\$21,595	\$42,450	\$17,893 \$185,433	\$0 \$36,378	\$2,345	\$0 \$31,344 \$2	8,937 \$71,449	\$3,764	\$4,196 \$8,885	\$612,866
Totals, Escala	ted (3.0% inflation, compounded annually)							\$1,851 \$33,936	\$40,322 \$8,158	\$58,055 \$12,732	\$18,345	\$26,559	\$53,774	\$23,346 \$249,207	\$0 \$51,867	\$3,443	\$0 \$48,832 \$4	6,436 \$118,094	\$6,407	\$7,357 \$16,047	\$824,768

Adelante Du Uniformat Co		ge Academy / Building C, 20's Classrooms 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	20430	Deficiency Repair Estimate
B2010	482295	2 Exterior Walls, any painted surface, Prep & Paint	10	3	7	3000	SF	\$3.70	\$11,106								\$11,106										\$11,106				\$22,212
B2020	482295	0 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	24	EA	\$1,172.30	\$28,135											\$28,135											\$28,135
B2050	482296	9 Exterior Door, Wood, Solid-Core, Replace	25	19	6	12	EA	\$863.80	\$10,366						\$^	0,366															\$10,366
B3010	482298	6 Roofing, Modified Bitumen, Replace	20	11	9	8800	SF	\$12.34	\$108,592									\$1	108,592												\$108,592
C1030	482296	0 Interior Door, Wood, Solid-Core, Replace	40	30	10	3	EA	\$863.80	\$2,591											\$2,591											\$2,591
C1030	482298	3 Door Hardware, School, per Door, Replace	30	21	9	9	EA	\$493.60	\$4,442										\$4,442												\$4,442
C1070	482296	6 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	5300	SF	\$8.64	\$45,781						\$4	5,781															\$45,781
C1090	482295	4 Toilet Partitions, Plastic/Laminate, Replace	20	10	10	8	EA	\$925.50	\$7,404											\$7,404											\$7,404

BUREAU VERITAS

2/3/2023

Uniformat Co	delD Cost Description	Lifespan (EUI	L)EAge	RUL	Quantity	yUnit	Unit Co	t *Subtotal 20	3 202	4 2025	2026 2027	2028	3 2029	2030	2031	2032	2033	034 203	5 2036	2037 203	38 2039	2040	2041 2042	2043Defi	ciency Repair Estimate
C2010	4822978 Wall Finishes, Vinyl, Replace	15	8	7	2800	SF	\$3.	09 \$8,638						\$8,638											\$8,638
C2010	4822974 Wall Finishes, any surface, Prep & Paint	10	5	5	2800	SF	\$1.	35 \$5,183				\$5,183								\$5,18	3				\$10,36
C2030	4822965 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	700	SF	\$14.	31 \$10,366					\$	\$10,366								\$10,366			\$20,731
C2030	4822975 Flooring, Vinyl Tile (VCT), Replace	15	6	9	900	SF	\$6.	17 \$5,553								\$5,553									\$5,553
C2030	4822953 Flooring, Carpet, Commercial Standard, Replace	10	6	4	4400	SF	\$9.	26 \$40,722			\$40,722								\$	40,722					\$81,444
C2050	4822959 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	700	SF	\$2.	47 \$1,728					\$1,728								\$1,728				\$3,455
D2010	4822977 Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$678.	70 \$679	\$679											\$679	9				\$1,357
D2010	4827413 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	6000	SF	\$6.	17 \$37,020	\$37,020																\$37,020
D2010	4822951 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,727.	50 \$1,728									\$1,728								\$1,728
D2010	4822976 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	6	EA	\$1,357.	40 \$8,144									\$8,144								\$8,144
D2010	4822967 Urinal, Standard, Replace	30	10	20	3	EA	\$1,357.	40 \$4,072																\$4,072	\$4,072
D2010	4822973 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	6	EA	\$2,097.	30 \$12,587																\$12,587	\$12,587
D2010	4822971 Toilet, Commercial Water Closet, Replace	30	10	20	8	EA	\$1,604.	20 \$12,834																\$12,834	\$12,834
D3030	4822961 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.	00 \$6,787			\$6,787														\$6,787
D3030	4822979 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.	00 \$6,787			\$6,787														\$6,787
D3030	4822964 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.	00 \$6,787			\$6,787														\$6,787
D3030	4822987 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.	00 \$6,787			\$6,787														\$6,787
D3030	4822963 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.	00 \$6,787			\$6,787														\$6,787
D3030	4822956 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.	00 \$6,787			\$6,787														\$6,787
D3050	4822958 HVAC System, Ductwork, Medium Density, Replace	30	20	10	6000	SF	\$4.	94 \$29,616									\$29,616								\$29,616
D4010	4822968 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Insta	II 40	35	5	6000	SF	\$6.	17 \$37,020				\$37,020													\$37,020
D4030	4822962 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	10	EA	\$185.	10 \$1,851					\$1,851								\$1,851				\$3,702
D5020	4822988 Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$8,638.	00 \$8,638									\$8,638								\$8,638
D5030	4822984 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	6000	SF	\$3.	09 \$18,510																\$18,510	\$18,510
D5040	4822982 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	6000	SF	\$5.	55 \$33,318													\$33,318				\$33,318
D5040	4822980 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$308.	50 \$2,468														\$2,468			\$2,468
D6020	4822970 Low Voltage System, Phone & Data Lines, Replace	20	5	15	6000	SF	\$1.	35 \$11,106												\$11,100	6				\$11,106
D7010	4822972 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	6000	SF	\$4.	01 \$24,063			\$24,063												\$24,063		\$48,126
D7050	4822989 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	6000	SF	\$3.	70 \$22,212			\$22,212														\$22,212
E2010	4822985 Casework, Countertop, Plastic Laminate, Replace	15	10	5	120	LF	\$61.	70 \$7,404				\$7,404												\$7,404	\$14,808
E2010	4822990 Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	160	LF	\$370.	20 \$59,232				\$59,232													\$59,232
Totals, Unes	zalated								\$679 \$37,020	\$0	\$40,722 \$86,997	\$108.839	\$59,726 \$	\$30,110	\$0 \$	118,587	\$86,257	\$0 \$0	50 \$	40,722 \$16,96	8 \$36.897	\$23,940	\$0 \$24,063	\$55,407	\$766,931
	ated (3.0% inflation, compounded annually)								\$679 \$38,131		\$44,498 \$97,916					,	\$115,922	\$0 \$0	111	61,596 \$26,43			\$0 \$42,195		\$1,015,467

Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10

Uniformat (CodeID Cost Description	Lifespan (EUL))EAge	RUL	Quantity	yUnit	Unit Cost	*Subtotal 2023	2024	2025	2026	2027	2028	2029 203	0 2031	1 2032 2033	3 2034 2035 2	036 2037 2038	2039 2040	2041 2042	2043Deficiency Repair Estima
B2010	4827658 Exterior Walls, any painted surface, Prep & Paint	10	5	5	16000	SF	\$3.70	\$59,232					\$59,232					\$59,232			\$118,40
B2020	4827653 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	16	14	20	EA	\$1,542.50	\$30,850										\$30,850			\$30,8
B3010	4827648 Roofing, Metal, Replace	40	21	19	9100	SF	\$16.04	\$145,982												\$145,982	\$145,98
C1030	4827676 Interior Door, Wood, Solid-Core, Replace	40	30	10	2	EA	\$863.80	\$1,728								\$1,728					\$1,72
C1030	4827656 Door Hardware, School, per Door, Replace	30	25	5	10	EA	\$493.60	\$4,936					\$4,936								\$4,93
C1070	4827663 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	8300	SF	\$4.32	\$35,848						\$35,848	3						\$35,84
C2010	4827664 Wall Finishes, Laminated Paneling (FRP), Replace	30	21	9	400	SF	\$19.74	\$7,898								\$7,898					\$7,89
C2010	4827667 Wall Finishes, Vinyl, Replace	15	11	4	10400	SF	\$3.09	\$32,084				\$32,084								\$32,084	\$64,10
C2030	4851607 Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	10	0	320	SF	\$11.11	\$3,554 \$3,554								\$3,554				\$	3,554 \$10,66
C2030	4827674 Flooring, Vinyl Sheeting, Replace	15	4	11	200	SF	\$8.64	\$1,728									\$1,728				\$1,72
C2030	4827652 Flooring, Vinyl Tile (VCT), Replace	15	4	11	2260	SF	\$6.17	\$13,944									\$13,944				\$13,94
C2030	4827665 Flooring, Carpet, Commercial Standard, Replace	10	8	2	6000	SF	\$9.26	\$55,530		\$55,530							\$55,530				\$111,00
D2010	4827415 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	6000	SF	\$6.17	\$37,020	\$37,020												\$37,02
D2010	4827668 Toilet, Residential Water Closet, Replace	30	21	9	1	EA	\$863.80	\$864								\$864					\$86
D2010	4827672 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	2	EA	\$1,851.00	\$3,702								\$3,702					\$3,70

BUREAU VERITAS

Uniformat Code	D Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Unit	Unit Cost '	Subtotal 2023	2024	2025	2026	2027	2028	2029 203	0 203	1 2032 2033	3 2034 2035	2036 2037 2038	2039	2040 20	41 2042 2043D	eficiency Repair Estimat
D2010	4827662 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	8	EA	\$1,480.80	\$11,846								\$11,846						\$11,846
D2010	4851605 Toilet, Child-Sized, Replace	30	16	14	1	EA	\$1,110.60	\$1,111										\$1,111				\$1,111
D3030	4851610 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$	6,787												\$6,787
D3030	4851606 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$	6,787												\$6,787
D3030	4851609 Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	18	2	1	EA	\$7,774.20	\$7,774	\$	7,774												\$7,774
D3030	4851608 Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	18	2	1	EA	\$7,774.20	\$7,774	\$	7,774												\$7,774
D3030	4827655 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	\$6,787.00	\$6,787		\$	6,787											\$6,787
D3030	4827671 Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	17	3	1	EA	\$7,774.20	\$7,774		\$	7,774											\$7,774
D3030	4827677 Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	17	3	1	EA	\$7,774.20	\$7,774		\$	7,774											\$7,774
D3030	4827651 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	\$6,787.00	\$6,787		\$	6,787											\$6,787
D3030	4827673 Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON, Replace	20	17	3	1	EA	\$7,774.20	\$7,774		\$	7,774											\$7,774
D3030	4827654 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	\$6,787.00	\$6,787		\$	6,787											\$6,787
D4010	4827659 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovat	e 40	36	4	8300	SF	\$6.17	\$51,211			;	\$51,211										\$51,211
D4030	4827657 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	10	EA	\$185.10	\$1,851					\$1,851					\$1,851				\$3,702
D5020	4827669 Distribution Panel, 120/240 V, Residential Style, Replace	30	21	9	10	EA	\$1,357.40	\$13,574								\$13,574						\$13,574
D5040	4851604 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	8300	SF	\$5.55	\$46,090			5	\$46,090										\$46,090
D6020	4827649 Low Voltage System, Phone & Data Lines, Replace	20	6	14	8300	SF	\$1.85	\$15,363										\$15,363				\$15,363
D6060	4827660 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	8300	SF	\$2.04	\$16,900								\$16,900						\$16,900
D7010	4827675 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	8300	SF	\$4.01	\$33,287				\$33,287									\$33,287	\$66,574
D7050	4827670 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	8300	SF	\$3.70	\$30,727		\$3	0,727											\$30,727
E2010	4827666 Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	200	LF	\$370.20	\$74,040					\$74,040									\$74,040
Totals, Unescal	ated							\$3,554	\$37,020 \$8	4,652 \$7	4,410 \$	162,672 \$	140,059	\$0 \$35,848	3 \$0	0 \$54,783 \$5,282	\$15,672 \$55,530	\$0 \$47,324 \$61,083	\$0	\$0 \$	0 \$211,353 \$3,554	\$992,796
Totals, Escalate	d (3.0% inflation, compounded annually)							\$3.554	\$38,131 \$8	9.808 \$8	1.310 \$	183.089 \$	162.367	\$0 \$44,088	3 \$0	0 \$71.480 \$7.098	\$21,693 \$79,173	\$0 \$71,582 \$95,165	\$0	\$0 \$	0 \$370,609 \$6,419	\$1,325,565

delante	Dual	Language	Academy	/ Site	
Joianic	Duai	Language	Academy	Oilc	

Uniformat CodeID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Unit	Unit Cost * Subtotal	2023	2024 20)25	2026	2027 2	2028 202	29 2030	2031	2032	2033 20	34 203	35 2036	6 203	7 2038	2039	2040	2041 2	2042	2043Defic	ciency Repair Estimate
D2010 48	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$8,144.40 \$8,144									9	88,144										\$8,144
D2010 48	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	\$8,144.40 \$8,144																			\$8,144	\$8,144
D5020 48	51626 Switchboard, 277/480 V, Replace	40	31	9	1	EA	\$49,360.00 \$49,360									\$49,360											\$49,360
D5020 48	51627 Switchgear, 120/208 V, Replace	40	23	17	1	EA	\$370,200.00 \$370,200															\$	370,200				\$370,200
G2020 48	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	28000	SF	\$4.32 \$120,932	\$120,932																			\$120,932
G2020 48	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	28000	SF	\$0.56 \$15,548			\$1	5,548				\$15,548				\$15,548	3			\$1:	,548			\$62,194
G2050 48	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stri	pe 5	3	2	33000	SF	\$0.56 \$18,325		\$18,32	25				\$18,325				\$18,32	5				\$18,325				\$73,300
G2050 48	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	6	19	2	EA	\$11,723.00 \$23,446	:																\$23	,446		\$23,446
G2050 48	Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	\$24,680.00 \$24,680														\$2	24,680					\$24,680
G2050 48	51616 Playfield Surfaces, Rubber, Small Areas, Replace	20	3	17	2800	SF	\$32.08 \$89,835																\$89,835				\$89,835
G2060 48	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	800	LF	\$22.21 \$17,770									\$1	7,770										\$17,770
G2060 48	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	13	12	6	EA	\$2,097.80 \$12,587											\$12,58	7								\$12,587
G2060 48	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	5	20	5	EA	\$2,097.80 \$10,489																		\$	10,489	\$10,489
G2060 48	51618 Flagpole, Metal, Replace	30	26	4	1	EA	\$3,085.00 \$3,085					\$3,085															\$3,085
G2060 48	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	\$3,702.00 \$3,702	:													\$3,702						\$3,702
G2060 48	51617 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	3	17	1	EA	\$30,850.00 \$30,850																\$30,850				\$30,850
Y1090 48	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,255.00 \$9,255	\$9,255																			\$9,255
Totals, Unescalate	d							\$130,187	\$0 \$18,32	25 \$1	5,548	\$3,085	\$0 \$	0 \$18,325	\$15,548	\$49,360 \$2	25,914	\$0 \$30,91	2 \$15,548	\$ \$0	\$3,702 \$2	24,680 \$	509,210 \$1	,548 \$23	,446 \$	18,633	\$917,973
Totals, Escalated (3.0% inflation, compounded annually)							\$130,187	\$0 \$19,44	41 \$1	6,990	\$3,472	\$0 \$	0 \$22,537	\$19,696	\$64,404 \$3	4,826	\$0 \$44,07	3 \$22,833	\$ \$0	\$5,768 \$	39,604 \$	841,647 \$2	,470 \$41	,113 \$	33,654	\$1,366,715

Appendix F:
Equipment Inventory List



D20 Plumbi	ID	UFCode	Component Descriptio	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
liuex	4816820	D2010	Pump	Circulation/Booster, Domest Water		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Boiler room	Baldor Reliance	EM3211T	36G548S658G1	Багаргаге 11	19024126	Qiy
	4822977	D2010	Water Heater	Electric, Residential	15 GAL	Adelante Dual Language Academy / Building C, 20's Classrooms	Utility closet	Rheem	6EV-65	1084D03268		19041838	
	4823058	D2010	Water Heater	Electric, Residential	15 GAL	Adelante Dual Language Academy / 40's Classrooms	Utility closet	Rheem	Inaccessible	Inaccessible	2020	19041821	
	4817835	D2010	Water Heater	Electric, Residential	16 GAL	Adelante Dual Language Academy / Building B Admin, K1 & K2	Utility closet	A. O. Smith	DEL-10-102	Illegible	2010	19023918	
	4816783	D2010	Water Heater	Gas, Residential	75 GAL	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Utility closet	Rheem	3WA54	VGLN 060410432	2004	19041809	
i	4851621	D2010	Backflow Preventer	Domestic Water	4 IN	Adelante Dual Language Academy / Site	Site	Zurn	Illegible	Illegible		19041840	
•	4851624	D2010	Backflow Preventer	Domestic Water	4 IN	Adelante Dual Language Academy / Site	Site	Zurn	Illegible	Illegible*		19041840*	
D30 HVAC													
ndex	ID	UFCode	Component Descriptio	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4816808	D3020	Boiler	Gas, HVAC	300 MBH	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Boiler room	National US	66A	13-66A		19041855	
	4817823	D3030	Air Conditioner	Window/Thru-Wall, Residential		Adelante Dual Language Academy / Building B Admin, K1 & K2	Office						
•	4823074	D3030	Heat Pump [1,3,5]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 40's Classrooms	41	Airedale	CMH-4	PA2074-U10594	2001	19041850	
	4822979	D3030	Heat Pump [1,3,5]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building C, 20's Classrooms	22	Airedale	CMH-4	PA-2074-U10593	2001	19041837	
	4823005	D3030	Heat Pump [1,3,5]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 30's Classrooms	31	Airedale	CMH-4	PA2074-U10610	2001	19041813	
	4817817	D3030	Heat Pump [1,3,5]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building B Admin, K1 & K2	K2	Airedale	CMH-5	PA2074-U10640	2000	19041815	
	4816797	D3030	Heat Pump [10,12,14]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	C1	Airedale	CMH-4	PA2074-U10598	2001	19041832	
	4822956	D3030	Heat Pump [12,14,16]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building C, 20's Classrooms	26	Airedale	CMH-4	PA-2074-U10605	2001	19041860	
	4822961	D3030	Heat Pump [13,15,17]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building C, 20's Classrooms	23	Airedale	CMH-4	PA-2074-U1060597	2001	19041833	
0	4822993	D3030	Heat Pump [13,15,17]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 30's Classrooms	33	Airedale	CMH-4	PA2074-U10608	2001	19041811	
	4823016	D3030	Heat Pump [19,21,23]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 30's Classrooms	34	Airedale	CMH-4	PA2074-U10600	2001	19041830	
2	4822964	D3030	Heat Pump [2,4,6]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building C, 20's Classrooms	24	Airedale	CMH-4	PA-2074-U10606	2001	19041807	
3	4823059	D3030	Heat Pump [2,4,6]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 40's Classrooms	43	Airedale	CMH-4	PA2074-U10609	2001	19041847	
	4823022	D3030	Heat Pump [25,27,29]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 30's Classrooms	35	Airedale	CMH-4	PA2074-U10596	2001	19041851	

15	4822994	D3030	Heat Pump [31,33,3t]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 30's Classrooms	36	Airedale	CMH-4	PA2074-U10595	2001	19041812
16	4822963	D3030	Heat Pump [6,8,10]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building C, 20's Classrooms	25	Airedale	CMH-4	PA-2074-U10611	2001	19041835
17	4827654	D3030	Heat Pump [600-424]	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P1	Bard	Illegible	Illegible*		19041849
18	4827655	D3030	Heat Pump [600-425]	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P2	Bard	Illegible	Illegible		19041820
19	4851608	D3030	Heat Pump [600-426]	Packaged & Wall-Mounted, 4.5 to 5 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P4	Bard	Illegible	Illegible		19041817
20	4827673	D3030	Heat Pump [600-427]	Packaged & Wall-Mounted, 4.5 to 5 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P6	Bard	Illegible	Illegible		19041825
21	4827651	D3030	Heat Pump [600-428]	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P8	Bard	Illegible	Illegible		19041827
22	4851610	D3030	Heat Pump [612-727]	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P10	Bard	No tag/plate found	No tag/plate found		19041824
23	4851609	D3030	Heat Pump [622- 668,mm]	Packaged & Wall-Mounted, 4.5 to 5 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P3	Bard	Illegible	Illegible		19041823
24	4827677	D3030	Heat Pump [622-670]	Packaged & Wall-Mounted, 4.5 to 5 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P7	Bard	Illegible	Illegible		19041826
25	4851606	D3030	Heat Pump [622-671]	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P9	Bard	No tag/plate found	No tag/plate found		19041829
26	4827671	D3030	Heat Pump [62w-669]	Packaged & Wall-Mounted, 4.5 to 5 TON	3.5 TON	Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	P5	Bard	Illegible	Illegible		19041818
27	4822987	D3030	Heat Pump [7,9,11]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building C, 20's Classrooms	22	Airedale	CMH-4	PA-2074-U10601	2001	19041834
28	4823071	D3030	Heat Pump [7,9,11]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 40's Classrooms	42	Airedale	CMH-4	PA2074-U10607	2001	19041867
29	4823003	D3030	Heat Pump [7,9,11]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 30's Classrooms	32	Airedale	CMH-4	PA2074-U10599	2001	19041822
30	4823067	D3030	Heat Pump [8,10,12]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / 40's Classrooms	42	Airedale	CMH-4	PA2074-U10603	2001	19041804
31	4816818	D3030	Heat Pump [9,11,13]	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	C1	Airedale	CMH-4	PA2074-U10602	2001	19041831
32	4816781	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Library	Airedale	CMH-4	PA2074-U10604	2001	19041810
33	4817819	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Adelante Dual Language Academy / Building B Admin, K1 & K2	K1	Airedale	CMH-5	PA2074-U10643	2000	19041852
34	4817810	D3030	Split System Ductless	s Single Zone	1 TON	Adelante Dual Language Academy / Building B Admin, K1 & K2	Roof	Mitsubishi	MUY-GL12NA	63C02540	2016	19041846
35	4817845	D3030	Split System Ductless	s Single Zone	1.5 TON	Adelante Dual Language Academy / Building B Admin, K1 & K2	Roof	Mitsubishi	MU15NN2	0000959T	2000	19041839
36	4816806	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6400 CFM	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Boiler room	Trane	T-17	U69928		19023991

37	4817848	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM		Adelante Dual Language Academy / Building B Admin, K1 & K2	Mechanical room	Trane	12	U69931		19041866	
8	4822981	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Adelante Dual Language Academy / Building C, 20's Classrooms	Roof	Dayton	5DVR8	19696310	2019	19023989	
9	4822955	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Adelante Dual Language Academy / Building C, 20's Classrooms	Roof	Dayton	5DVRC	19696315	2019	19023990	
.0	4823057	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	100 CFM	Adelante Dual Language Academy / 40's Classrooms	Roof	Dayton	4YC646	06E19124			
40 Fire Prot													
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4817843	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Adelante Dual Language Academy / Building B Admin, K1 & K2	Throughout building						5
	4816813	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Throughout building						9
	4822962	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Adelante Dual Language Academy / Building C, 20's Classrooms	Throughout building						10
	4822997	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Adelante Dual Language Academy / 30's Classrooms	Throughout building						10
	4827657	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10	Throughout						10
i	4823048	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Adelante Dual Language Academy / 40's Classrooms	Throughout building						6
050 Electrica	I												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4851626	D5020	Switchboard [MAIN 1-	277/480 V	600 AMP	Adelante Dual Language	Outside of the	Square D	N3R	CTEML06CUR		19023924	
			10B]			Academy / Site	portables	Oquare B	NOIX	CTEMILOGUCUK			
	4851627	D5020	Switchgear	120/208 V	2000 AMP	Adelante Dual Language Academy / Site	portables Near multipurpose	GE GE	51092339-B	17668842-1	2000	19041836	
	4851627 4827669	D5020		120/208 V 120/240 V, Residential Style	2000 AMP	Adelante Dual Language	Near multipurpose				2000		10
			Switchgear	120/240 V, Residential Style	2000 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy / 40's Classrooms	Near multipurpose				2000		10
	4827669	D5020	Switchgear Distribution Panel	120/240 V, Residential Style 120/208 V	2000 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language	Near multipurpose Throughout	GE	51092339-B	17668842-1		19041836	10
	4827669 4823082	D5020	Switchgear Distribution Panel Distribution Panel [A]	120/240 V, Residential Style 120/208 V 120/208 V	2000 AMP 100 AMP 400 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy / 40's Classrooms Adelante Dual Language Academy / Building C, 20's	Near multipurpose Throughout Electrical room Electrical room	GE Siemens	51092339-B P1C42JX400CTS	17668842-1 60-58515	2002	19041836 19041819	10
	4827669 4823082 4822988	D5020 D5020 D5020	Distribution Panel [A] Distribution Panel [C] Distribution Panel [D]	120/240 V, Residential Style 120/208 V 120/208 V 120/208 V	2000 AMP 100 AMP 400 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy / 40's Classrooms Adelante Dual Language Academy / Building C, 20's Classrooms Adelante Dual Language Academy / Building B Admin,	Near multipurpose Throughout Electrical room Electrical room	GE Siemens Siemens	51092339-B P1C42JX400CTS \$3C42LX600DTS	17668842-1 60-58515 79-58515-B00	2002	19041836 19041819 19041828	10
	4827669 4823082 4822988 4817846	D5020 D5020 D5020	Switchgear Distribution Panel [A] Distribution Panel [C] Distribution Panel [D]	120/240 V, Residential Style 120/208 V 120/208 V 120/208 V	2000 AMP 100 AMP 400 AMP 400 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy / 40's Classrooms Adelante Dual Language Academy / Building C, 20's Classrooms Adelante Dual Language Academy / Building B Admin, K1 & K2 Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library Adelante Dual Language Academy / 30's Classrooms	Near multipurpose Throughout Electrical room Electrical room Mechanical room	GE Siemens Siemens	51092339-B P1C42JX400CTS \$3C42LX600DTS P1C42JX400CTS	17668842-1 60-58515 79-58515-B00 60-5815	2002 2002 2002	19041836 19041819 19041828 19041816	10
	4827669 4823082 4822988 4817846 4816814	D5020 D5020 D5020 D5020	Distribution Panel [A] Distribution Panel [A] Distribution Panel [C] Distribution Panel [D] Distribution Panel [E]	120/240 V, Residential Style 120/208 V 120/208 V 120/208 V	2000 AMP 100 AMP 400 AMP 400 AMP 400 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy / 40's Classrooms Adelante Dual Language Academy / Building C, 20's Classrooms Adelante Dual Language Academy / Building B Admin, K1 & K2 Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library Adelante Dual Language	Near multipurpose Throughout Electrical room Electrical room Mechanical room Utility closet	GE Siemens Siemens Siemens	51092339-B P1C42JX400CTS \$3C42LX600DTS P1C42JX400CTS \$3C42JX400CTS	17668842-1 60-58515 79-58515-B00 60-5815 79-58515-B00	2002 2002 2002 2002	19041836 19041819 19041828 19041816	10
	4827669 4823082 4822988 4817846 4816814 4823019	D5020 D5020 D5020 D5020 D5020	Distribution Panel [A] Distribution Panel [A] Distribution Panel [C] Distribution Panel [D] Distribution Panel [E] Distribution Panel [PANEL B] Emergency & Exit	120/240 V, Residential Style 120/208 V 120/208 V 120/208 V 120/208 V Emergency Light Pack, 2	2000 AMP 100 AMP 400 AMP 400 AMP 400 AMP	Adelante Dual Language Academy / Site Adelante Dual Language Academy / Portable Buildings P1,2,3,4,5,6,7,8,9,10 Adelante Dual Language Academy / 40's Classrooms Adelante Dual Language Academy / Building C, 20's Classrooms Adelante Dual Language Academy / Building B Admin, K1 & K2 Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library Adelante Dual Language Academy / 30's Classrooms Adelante Dual Language Academy / 30's Classrooms Adelante Dual Language Academy / Building A Multi	Near multipurpose Throughout Electrical room Electrical room Mechanical room Utility closet Electrical room	GE Siemens Siemens Siemens	51092339-B P1C42JX400CTS \$3C42LX600DTS P1C42JX400CTS \$3C42JX400CTS	17668842-1 60-58515 79-58515-B00 60-5815 79-58515-B00	2002 2002 2002 2002	19041836 19041819 19041828 19041816	10

D70 Electro	onic Safety & Secu	ity											
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4817838	D7050	Fire Alarm Panel [Panel D#19]	Fully Addressable		Adelante Dual Language Academy / Building B Admin, K1 & K2	Office	Gamewell	7100-1D	No tag/plate found	2001	19041858	
E10 Equipr	nent												
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4816790	E1030	Foodservice Equipment	Dairy Cooler/Wells		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Beverage-Air Corporation	Illegible			19041848	
	4816824	E1030	Foodservice Equipment [00015083	Dairy Cooler/Wells		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Beverage-Air Corporation	Illegible	No tag/plate found		19041844	
	4816822	E1030	Foodservice Equipment [00017070	Food Warmer, Proofing Cabinet on Wheels		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Royalton	SS2RRH-8135-C4W	08R1467		19023976	
	4816826	E1030	Foodservice Equipment [03491]	Refrigerator, 2-Door Reach-	·ln	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Traulsen	Inaccessible	Inaccessible		19041862	
5	4816825	E1030	Foodservice Equipment [04611]	Refrigerator, 4-Door Reach-	·ln	Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Traulsen	Inaccessible	Inaccessible		19041864	
i	4816804	E1030	Foodservice Equipment [1001217]	Dairy Cooler/Wells		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Beverage-Air Corporation	SM58NW	10804855		19041843	
	4816802	E1030	Foodservice Equipment [1001221]	Dairy Cooler/Wells		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Beverage-Air Corporation	SM58NW	10804030		19041808	
	4816816	E1030	Foodservice Equipment [1001323]	Freezer, 2-Door Reach-In		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Traulsen	Inaccessible	Inaccessible		19041853	
	4816805	E1030	Foodservice Equipment [1001661]	Food Warmer, Proofing Cabinet on Wheels		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Cres Cor	No tag/plate found	No tag/plate found		19041863	
10	4816819	E1030	Foodservice Equipment [1001818]	Convection Oven, Double		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Cres Cor	R0151F1332DESL2041	GBJ0005058321		19041854	
1	4816796	E1030	Foodservice Equipment [2]	Dairy Cooler/Wells		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Beverage-Air Corporation	Inaccessible	Inaccessible		19041868	
2	4816821	E1030	Foodservice Equipment [6]	Dairy Cooler/Wells		Adelante Dual Language Academy / Building A Multi Use, Cafeteria, Library	Kitchen	Beverage-Air Corporation	Inaccessible	Inaccessible		19041845	