FACILITY CONDITION ASSESSMENT



prepared for

LPA, Inc. 431 I Street, Suite 107 Sacramento, California 95814 Mariana Lavezzo



Painter Elementary 500 Rough and Ready Road San Jose, California 95133

PREPARED BY:

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December 2, 2022

ON SITE DATE:

Novembre 9-10, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	9
Main Address	500 Rough and Ready Road, San Jose, California 95133
Site Developed	1960s Portable buildings 19 to 27 added around 1996
Site Area	9.3 acres (estimated)
Parking Spaces	34 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 9-10, 2022
Management Point of Contact	Mr. Jun Zhao 650.208.1054 Jun.Zhao@cumming-group.com
On-site Point of Contact (POC)	Mr. Arturo Vazquez, Operations Manager 669.263.3476
Assessment and Report Prepared By	Henry Guo
Reviewed By	Mouaz Alrayes Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The campus was originally developed in the 1960s, with portable buildings added around 1996. The facilities are reported to be consistently occupied and in use. Main access to the property is from Patt Avenue to the north and Rough and Ready Road to the west.

Architectural

Buildings have painted stucco, brick and cedar siding exterior walls. Windows are aluminum and steel. Roofs are modified bitumen and metal. Building exterior finishes are mostly original and are in fair general condition. Windows are original with single pane glass. The interior finishes have been periodically replaced as-needed over the years. Interior carpet is old and dirty in many locations. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated during the twenty-year reserve period.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings 3 to 7 and 8 to 12 have furnaces with exterior condensing units. Administration and K1-K2 Building has rooftop packaged units. Multi Use / Cafeteria Building has gas suspended unit heaters and a ductless split system. Modular Building 15 to 18 and portable buildings have wall mounted heat pumps. The MEPF and fire alarm and protection infrastructure is generally in fair condition. Equipment has been replaced as needed over the years. Some equipment is getting old, and should be replaced soon. Equipment replacements are budgeted over the reserve term.

Site

Site has asphalt parking lots and playgrounds, concrete pavement, sidewalks, ramps and stairs. Some areas of site landscaping have depleted grass.

Recommended Additional Studies

The Administration Building was 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.				

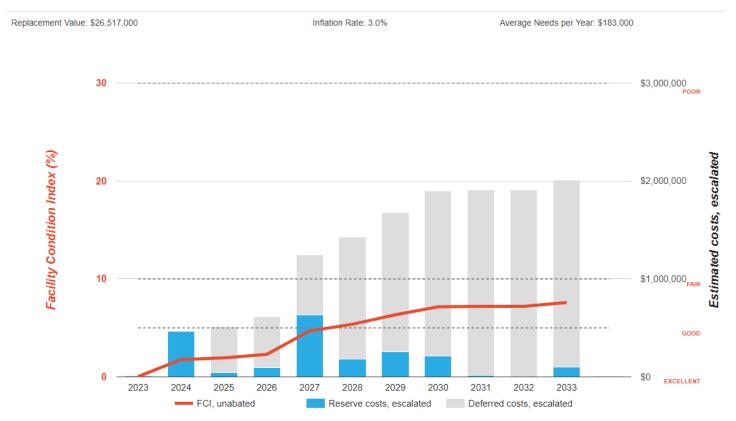
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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
Administration & K1-K2 Building	\$790	5,085	\$4,017,150	0.2%	2.7%	5.3%	7.4%
Building 3 to 7	\$790	5,408	\$4,272,320	0.0%	2.0%	5.6%	7.3%
Building 8 to 12	\$790	5,408	\$4,272,320	0.0%	2.0%	5.6%	7.4%
Modular Building 15 to 18	\$690	3,735	\$2,577,150	0.0%	1.9%	3.4%	4.5%
Multi Use/Cafeteria Building	\$790	7,485	\$5,913,150	0.0%	0.8%	4.0%	5.6%
Portable Buildings	\$550	9,935	\$5,464,250	0.0%	3.7%	5.9%	8.2%



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

FCI Analysis: Painter Elementary





Immediate Needs

Facility/Building	Total Items	Total Cost
Painter Elementary / Administration & K1-K2 Building	1	\$9,300
Total	1	\$9,300

Administration & K1-K2 Building

<u>ID</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4489442	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (1 items)						\$9,300



System Expenditure Report

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	-	\$279,236	\$113,078	-	\$408,827	\$801,141
Roofing	-	-	-	-	\$913,757	\$913,757
Interiors	-	\$116,552	\$142,533	\$279,665	\$1,030,647	\$1,569,397
Conveying	-	-	-	-	\$31,731	\$31,731
Plumbing	-	-	\$3,380	-	\$73,577	\$76,957
HVAC	-	\$6,283	\$256,059	\$4,643	\$233,681	\$500,666
Fire Protection	-	-	\$107,441	-	\$9,517	\$116,958
Electrical	-	-	\$80,200	\$115,627	\$274,667	\$470,494
Fire Alarm & Electronic Systems	-	-	-	\$33,887	\$95,718	\$129,605
Equipment & Furnishings	-	\$68,635	\$153,946	\$55,534	\$163,324	\$441,439
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$28,799	\$53,999	\$88,442	\$587,632	\$758,872
Site Pavement	-	\$7,198	-	\$8,344	\$113,433	\$128,975
Site Utilities	-	-	-	-	\$30,055	\$30,055
Accessibility	\$9,255	-	-	-	-	\$9,255
TOTALS (3% inflation)	\$9,300	\$506,800	\$910,700	\$586,200	\$3,966,600	\$5,979,600



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.

Painter Elementary						
Building Area = 37,060 SF						
FTA Primary	TERM	Replacement				
Level	Scale	Cost x TERM				
Replacement	Condition	Scale				
Cost	Rating	Condition				
\$461,733	4.00	\$1,846,933				
\$1,177,772	2.54	\$2,991,095				
\$1,125,339	2.58	\$2,905,816				
\$20,978	3.00	\$62,934				
\$49,360	3.00	\$148,080				
\$308,579	2.47	\$763,219				
\$92,868	2.00	\$185,737				
\$445,645	2.81	\$1,254,146				
\$154,990	3.00	\$464,971				
\$623,502	3.06	\$1,908,255				
\$4,460,766	Subtotal	\$12,531,186				
verage Condition	2.81					
Rounded	3					
	fTA Primary Level Replacement Cost \$461,733 \$1,177,772 \$1,125,339 \$20,978 \$49,360 \$308,579 \$92,868 \$445,645 \$154,990 \$623,502 \$4,460,766	TERM Scale Condition Rating \$461,733 4.00 \$1,177,772 2.54 \$1,125,339 2.58 \$20,978 3.00 \$49,360 3.00 \$49,360 3.00 \$308,579 2.47 \$92,868 2.00 \$445,645 2.81 \$154,990 3.00 \$623,502 3.06 \$4,460,766 Subtotal verage Condition 2.81				

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

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.



Exterior Walls in Poor condition.

Wood Siding
Portable Buildings 19 to 27 and Staff Room Portable
Building Painter Elementary Building Exterior

Uniformat Code: B2010

Recommendation: Replace in 2024

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$30,900

\$\$\$\$

Rotten - AssetCALC ID: 4489687



Exterior Walls in Poor condition.

Wood Siding
Portable Buildings 19 to 27 and Staff Room Portable
Building Painter Elementary Building Exterior Staff

Uniformat Code: B2010

Recommendation: Replace in 2024

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Rotten - AssetCALC ID: 4489713



Casework in Poor condition.

Cabinetry, Hardwood Standard Portable Buildings 19 to 27 and Staff Room Portable Building Painter Elementary Throughout building

Uniformat Code: E2010

Recommendation: Replace in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$66,600

\$\$\$\$

Broken and very old - AssetCALC ID: 4489694



Flooring in Poor condition.

Carpet, Commercial Standard Portable Buildings 19 to 27 and Staff Room Portable Building Painter Elementary Throughout building Staff

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$9,200

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Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Portable Buildings 19 to 27 and Staff Room Portable
Building Painter Elementary Throughout building

Uniformat Code: C1070

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$10,800

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Very old and damaged - AssetCALC ID: 4489689



Flooring in Poor condition.

Carpet, Commercial Standard Modular Building 15 to 18 Painter Elementary Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$17,300

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Reaching end of useful life. - AssetCALC ID: 4489523



Flooring in Poor condition.

Carpet, Commercial Standard
Portable Buildings 19 to 27 and Staff Room Portable
Building Painter Elementary Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$55,400

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Old, Reaching end of useful life. - AssetCALC ID: 4489688



Flooring in Poor condition.

Carpet, Commercial Standard Administration & K1-K2 Building Painter Elementary Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$15,500

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Reaching end of useful life. - AssetCALC ID: 4489448





Flooring in Poor condition.

Carpet, Commercial Standard
Multi Use/Cafeteria Building Painter Elementary
Office

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Reaching end of useful life. - AssetCALC ID: 4489542



ADA Miscellaneous

Level III Study, Includes Measurements Administration & K1-K2 Building Painter Elementary Throughout building

Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: 63.9

Plan Type: Accessibility

Cost Estimate: \$9,300

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Women's restroom has no accessible stall - AssetCALC ID: 4489442



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF Modular Building 15 to 18 Painter Elementary Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$9,400

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Single pane of glass - AssetCALC ID: 4489518



Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF Portable Buildings 19 to 27 and Staff Room Portable Building Painter Elementary Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$21,100

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Single pane glass - AssetCALC ID: 4489708





Window in Poor condition.

Aluminum Double-Glazed, 16-25 SF Portable Buildings 19 to 27 and Staff Room Portable Building Painter Elementary Building Exterior Staff

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$2,300

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Single pane glass - AssetCALC ID: 4489720



Window in Poor condition.

Steel, 16-25 SF Multi Use/Cafeteria Building Painter Elementary Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$33,600

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Single pane glass - AssetCALC ID: 4489543



Window in Poor condition.

Steel, 16-25 SF Building 8 to 12 Painter Elementary Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$58,700

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Single Pane Glass - AssetCALC ID: 4489506



Window in Poor condition.

Steel, 16-25 SF Administration & K1-K2 Building Painter Elementary Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$54,500

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Single pane glass - AssetCALC ID: 4489429





Window in Poor condition.

Steel, 16-25 SF Building 3 to 7 Painter Elementary Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$58,700

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Single pane glass - AssetCALC ID: 4489472

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 3 to 7 Painter Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,000

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5269181

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Multi Use/Cafeteria Building Painter Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$27,700

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5269183

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Administration & K1-K2 Building Painter Elementary

Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18.800

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5269180



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 8 to 12 Painter Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,000

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5269182

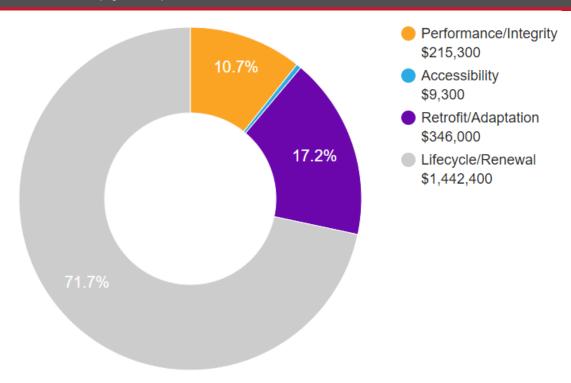


Plan Types

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,013,000



2. Administration and K1 - K2 Buildings





Administration and K	1 – K2 Buildings: Systems Summary	
Address	500 Rough and Ready Road, San Jose, California 95133	
Constructed/Renovated	1960s	
Building Size	5,085 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted Brick Secondary Wall Finish: Painted stucco Windows: Steel	Fair
Roof	Low gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Not found Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair



Administration and K1 – K2 Buildings: Systems Summary					
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Poor			
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair			
Equipment/Special	None				
Accessibility	Potential moderate/major issues have been identified at this building and a deta accessibility study is recommended. See Appendix D.	niled			
Additional Studies	Beyond the accessibility study recommended above, no additional sturrecommended for this building/site at this time.	dies are			
Key Issues and Findings	Windows are very old with single pane of glass. Interior cabinets are very old. In light fixtures have T-5 or T-8 light bulbs.	nterior			
Key Spaces Not Observed	All key areas of the property were accessible and observed.				



Painter Elementary School: Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



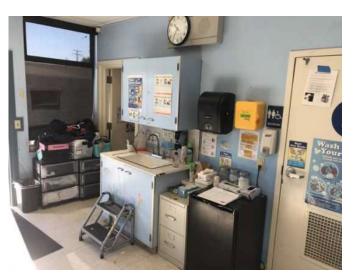
3 - RIGHT ELEVATION



4 - ROOFING OVERVIEW



5 - RECEPTION AREA



6 – SUPPLY AREA





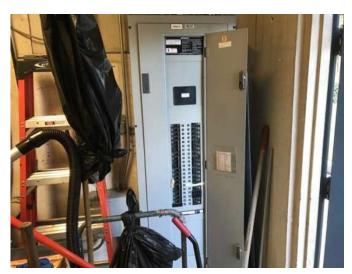
7 - TYPICAL OFFICE



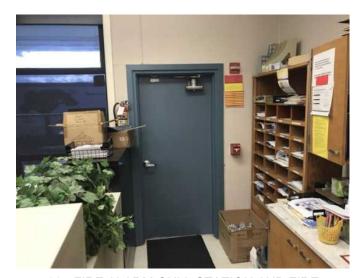
8 - TOILET OVERVIEW



9 - ROOFTOP PACKAGED UNIT



10 - DISTRIBUTION PANEL



11 - FIRE ALARM OULL STATION AND FIRE EXTINGUISHER



12 - FIRE ALARM PANEL



3. Buildings 3 to 7 and Buildings 8 to 12 $\,$





Address	500 Rough and Ready Road, San Jose, California 95133	
Constructed/Renovated	1960s	
Building Size	10,816 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted brick Secondary Wall Finish: Painted stucco Windows: Steel	Fair
Roof	Low gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Hot Water: Not found Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Poor

Buildings 3 to 7 and Buildings 8 to 12: Systems Summary						
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair				
Equipment/Special	None					
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See				
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	Windows are very old with single pane of glass. Interior light fixtures have T-slight bulbs.	5 or T-8				
Key Spaces Not Observed	All key areas of the property were accessible and observed.					



Buildings 3 to 7 and Buildings 8 to 12: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING OVERVIEW



6 - TYPICAL CLASSROOM





7 - DRINKING FOUNTAIN



9 - SPLIT SYSTEM CONDENSING UNIT



11 - FIRE EXTINGUISHER



8 - FURNACES



10 - DISTRIBUTION PANEL



12 - FIRE ALARM PANEL



4. Modular Buildings 15 to 18





Modular Buildings 15 to 18: Systems Summary		
Address	500 Rough and Ready Road, San Jose, California 95133	
Constructed/Renovated	1960s	
Building Size	3,735 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Fiberglass reinforced panel Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	None	
HVAC	Non-Central System: Packaged wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair



Modular Buildings 15 to 18: Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Windows are very old with single pane of glass. Interior cabinets are very old. Interior light fixtures have T-5 or T-8 light bulbs.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Modular Buildings 15 to 18: Photographic Overview



1 - RIGHT ELEVATION



2 - FRONT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 – WALL MOUNTED HEAT PUMP



6 - DISTRIBUTION PANEL



5. Multi Use / Cafeteria Building





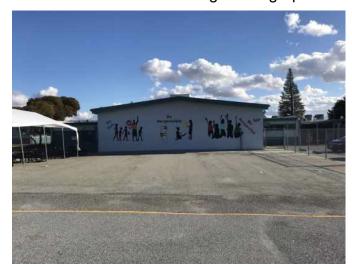
Multi Use / Cafeteria Building: Systems Summary		
Address	500 Rough and Ready Road, San Jose, California 95133	
Constructed/Renovated	1960s	
Building Size	7,485 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Secondary Wall Finish: Painted brick Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, wood strip, sealed concrete Ceilings: Painted gypsum board, glued hard tile	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Ductless split-systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair



Multi Use / Cafeteria Building: Systems Summary		
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Multi Use / Cafeteria Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



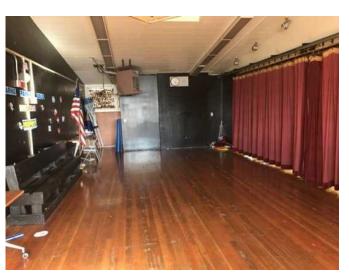
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING OVERVIEW



6 - STAGE







9 - SPLIT SYSTEM DUCTLESS CONDENSING UNIT



11 - FOODSERVICE EQUIPMENT CONDENSER



8 - VERTICAL LIFT



10 - UNIT HEATER



12 - DISTRIBUTION PANEL



6. Portable Buildings 19 to 27 and Staff Room Portable Building





Portable Buildings 19 to 27 and Staff Room Portable Building: Systems Summary		
Address	500 Rough and Ready Road, San Jose, California 95133	
Constructed/Renovated	1996	
Building Size	9,935 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted wood siding Windows: Aluminum	Poor
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Fiberglass reinforced panel Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	None	
HVAC	Non-Central System: Wall mounted packaged heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair



Portable Buildings 19 to 27 and Staff Room Portable Building: Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Portions of exterior wood siding are rotten. Interior cabinets are very old and broken. Many ACT ceiling tiles are very old and damaged.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Portable Buildings 19 to 27 and Staff Room Portable Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR WOOD SIDING



6 - ROOFING OVERVIEW





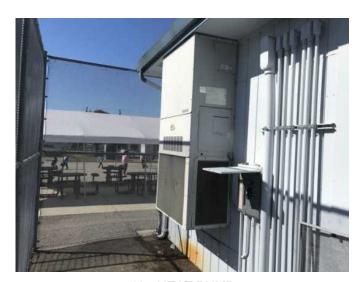
7 - INTERIOR



8 - INTERIOR



9 - CASEWORK



10 - HEAT PUMP



11 - DISTRIBUTION SERVICE



12 - DISTRIBUTION PANEL



7. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, HPS, CFL	Fair
Ancillary Structures	Storage shed	Good
Accessibility	Presently it does not appear an accessibility study is needed for this building. D.	See Appendix
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	None observed at time of assessment.	



Site: Photographic Overview



1 - SIGNAGE



2 - PARKING LOT



3 - PLAY STRUCTURE



4 - SPORTS APPARATUS



5 - SITE STORAGE STRUCTURE



6 - FENCES AND GATES



8. Property Space Use and Observed Areas

Areas Observed

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

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



9. ADA Accessibility

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

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

However, this does not:

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

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

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 tables that are 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 1960s 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	1960	No	No				
Administration and K1 – K2 Building	1960	No	Yes				
Building 3 to 7	1960	No	No				
Building 8 - 12	1960	No	No				

Campus: Accessibility Summary						
Modular Building 15 to 18	1960	No	No			
Multi Use / Cafeteria Building	1960	No	No			
Portable Buildings 19 to 27	1996	No	No			
Staff Room Portable Building	1996	No	No			

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

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



10. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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.



11. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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



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

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

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

Key Findings

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

Exceedingly Aged

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



12. Certification

LPA, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Painter Elementary, 500 Rough and Ready Road, San Jose, California 95133, 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: Henry Guo,

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Reviewed by:

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13. 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



Site Plan

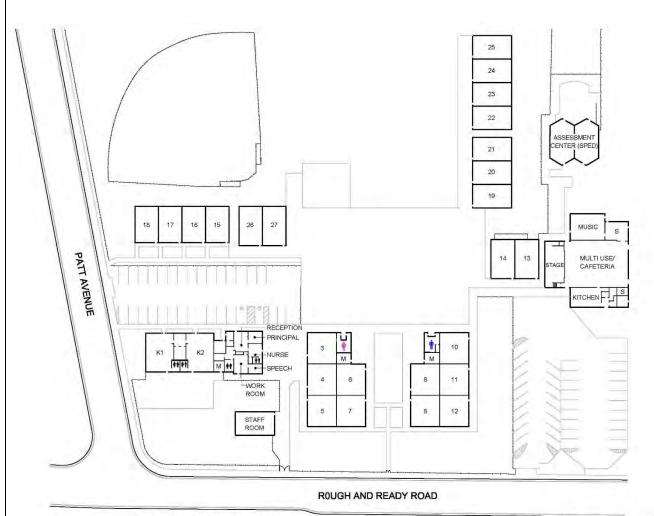




Project Number	Project Name
159228.22R000-013.354	Painter Elementary
Source	On-Site Date
Google	November 9-10, 2022



Site Plan



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PAINTER ELEMENTARY	Y SCHOOL
SITE MAP	

500 ROUGH AND READY ROAD, SAN JOSE, CA 95133



Project Number	Project Name
159228.22R000-013.354	Painter Elementary
Source	On-Site Date
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Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Painter Elementary

Name of person completing form: Arturo Vazquez

Title / Association w/ property: Operations Manager

Length of time associated w/ property: 7 years

Date Completed: 11/8/2022

Phone Number: 669.263.3476

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview			Response	
1	Year(s) constructed	Constructed 1960	Renovated 0	1960 for main buildings. Has irrigation system.	
2	Building size in SF	37,060) SF		
			Year	Additional Detail	
		Facade			
		Roof			
		Interiors			
3	Major Renovation/Rehabilitation	HVAC			
		Electrical		Not enough for permanent buildings.	
		Site Pavement	2017	Mill and stripe of parking lot	
		Accessibility			
4	List other significant capital improvements (focus on recent years; provide approximate date).				
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?				
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Plumbing clogged a lot underground. Maybe solid waste or broken pipes, or both.			

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

	Question		Resp	onse		Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		×			
8	Are there any wall, window, basement or roof leaks?		×			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		×			
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	×				Underground pipes
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		×			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		×			
14	Is the electrical service outdated, undersized, or problematic?	×				Don't have enough
15	Are there any problems or inadequacies with exterior lighting?		×			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		×			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		×			
18	ADA: Has an accessibility study been previously performed? If so, when?		×			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		×			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		×			
21	Are any areas of the property leased to outside occupants?		×			

Signature of Assessor	Signature of POC

Appendix C:
Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Painter Elementary

BV Project Number: 159228.22R000 - 013.354

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

Painter Elementary: Accessibility Issues								
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*				
Parking				×				
Exterior Accessible Route				×				
Building Entrances				×				
Interior Accessible Route				×				
Elevators				×				
Public Restrooms	Need one ADA stall for women in admin building		Need one grab bar					
Kitchens/Kitchenettes				×				
Playgrounds & Swimming Pools		_		X				
Other		NA						

^{*}be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature

Painter Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA



ACCESSIBLE PATH



ACCESSIBLE RAMP



ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

Painter Elementary: Photographic Overview



RECEPTION AREA



DOOR HARDWARE



WHEEL CHAIR LIFT



WHEEL CHAIR LIFT



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Painter Elementary: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix D:
Component Condition Report



Component Condition Report | Painter Elementary / Administration & K1-K2 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	5,085 SF	55	5133398
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,140 SF	4	4489427
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	26	1	4489429
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	13	4489433
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	4	15	4489434
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	7,245 SF	12	4489426
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	16	15	4489436
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,820 SF	14	4489438
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	2	13	4489424
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	650 SF	24	4489451
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	8,970 SF	4	4489425
C2010	Main entrance lobby	Adequate	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	550 SF	19	4489430
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	1,675 SF	1	4489448
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,110 SF	6	4489443
C2030	Restrooms	Adequate	Flooring, Terrazzo	300 SF	11	4489439
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,265 SF	4	4489435
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	13	4489440
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	6	13	4489428
D2010	Restrooms	Adequate	Urinal, Standard	1	14	4489446
HVAC						
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	4489447
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	4489450
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	10	4489432
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,085 SF	5	5269180
Electrical						
D5020	Storage room	Adequate	Distribution Panel, 120/208 V [Panel A1]	1	17	4489444
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,085 SF	4	4489445

Component Condition Report | Painter Elementary / Administration & K1-K2 Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,085 SF	7	4489423
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,085 SF	11	4489449
D7050	Main office	Adequate	Fire Alarm Panel, Fully Addressable	1	6	4489437
Equipment & Furn	ishings					
E2010	Throughout building	Marginal	Casework, Cabinetry, Hardwood Standard	65 LF	3	4489441
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4489431
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4489442

Component Condition Report | Painter Elementary / Building 3 to 7

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	5,408 SF	55	5133399
Facade						,
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,100 SF	4	4489462
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	28	1	4489472
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	4	13	4489476
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	3	14	4489477
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,200 SF	12	4489467
Interiors						,
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,408 SF	6	4489475
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	13	4489453
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	12,000 SF	4	4489460
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,408 SF	6	4489461
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	4	12	4489473
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	4489478
D2010	Building exterior	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	4	4489457
HVAC						
D3020	Mechanical room	Marginal	Furnace, Gas [B2]	1	4	4489454
D3020	Mechanical room	Marginal	Furnace, Gas [B4]	1	4	4489470

Component Condition Report | Painter Elementary / Building 3 to 7

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical room	Marginal	Furnace, Gas [B3]	1	4	4489471
D3020	Mechanical room	Marginal	Furnace, Gas [B1]	1	4	4489469
D3020	Mechanical room	Marginal	Furnace, Gas [B5]	1	4	4489456
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 4]	1	4	4489465
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 3]	1	4	4489455
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 5]	1	4	4489480
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 6]	1	4	4489474
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 7]	1	4	4489452
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	5,408 SF	14	4489463
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,408 SF	5	5269181
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	6	4	4489464
Electrical						
D5020	Mechanical room	Adequate	Distribution Panel, 120/208 V [Panel B]	1	11	4489481
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,408 SF	4	4489479
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,408 SF	13	4489482
Fire Alarm & Electr	onic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,408 SF	12	4489459
D7050	Mechanical room	Adequate	Fire Alarm Panel, Multiplex	1	6	4489466
Equipment & Furni	shings					
E2010	Throughout building	Marginal	Casework, Cabinetry, Hardwood Standard	60 LF	3	4489468
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4489458

Component Condition Report | Painter Elementary / Building 8 to 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	5,408 SF	55	5133400
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,100 SF	4	4489511
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	28	1	4489506
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	4	14	4489487
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	3	11	4489490
Roofing						

Component Condition Report | Painter Elementary / Building 8 to 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,200 SF	11	4489497
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,408 SF	10	4489493
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	3	11	4489491
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	12,000 SF	4	4489505
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,208 SF	6	4489492
C2030	Restrooms	Adequate	Flooring, Terrazzo	200 SF	23	4489486
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	14	4489513
D2010	Restrooms	Adequate	Urinal, Standard	3	13	4489508
D2010	Building exterior	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	5	4489504
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	14	4489495
HVAC						
D3020	Mechanical room	Marginal	Furnace, Gas [C3]	1	4	4489489
D3020	Mechanical room	Marginal	Furnace, Gas [C2]	1	4	4489503
D3020	Mechanical room	Marginal	Furnace, Gas [C5]	1	4	4489512
D3020	Mechanical room	Marginal	Furnace, Gas [C1]	1	4	4489507
D3020	Mechanical room	Marginal	Furnace, Gas [C4]	1	4	4489496
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 9]	1	4	4489483
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 12]	1	4	4489488
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 10]	1	4	4489514
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 11]	1	4	4489509
D3030	Site	Adequate	Split System, Condensing Unit/Heat Pump [RM 8]	1	4	4489499
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	5,408 SF	14	4489484
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,408 SF	5	5269182
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	6	4	4489510
Electrical						
D5020	Mechanical room	Adequate	Distribution Panel, 120/208 V [Panel C]	1	13	4489515
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,408 SF	4	4489494
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,408 SF	13	4489500
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,408 SF	11	4489502
D7050	Mechanical room	Adequate	Fire Alarm Panel, Multiplex	1	6	4489501

Component Condition Report | Painter Elementary / Building 8 to 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnis	shings					
E2010	Throughout building	Marginal	Casework, Cabinetry, Hardwood Standard	60 LF	3	4489498
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4489485

Component Condition Report | Painter Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	7,485 SF	55	5133402
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,550 SF	4	4489576
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	16	1	4489543
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	6	13	4489578
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	2	14	4489562
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,480 SF	11	4489556
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	14	4489537
C1070	Dining hall	Marginal	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,028 SF	5	4489551
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	1	11	4489564
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	12,000 SF	4	4489567
C2030	Office	Poor	Flooring, Carpet, Commercial Standard	150 SF	1	4489542
C2030	Stage	Marginal	Flooring, Wood, Parquetry, Refinish	700 SF	2	4489560
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,835 SF	7	4489535
C2030	Kitchen	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	800 SF	4	4489575
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	2,460 SF	4	4489544
Conveying						
D1010	Elevator	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	14	4489552
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	4489571
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	1	12	4489558
HVAC						
D3020	Stage	Adequate	Unit Heater, Natural Gas	1	11	4489557
D3020	Stage	Adequate	Unit Heater, Natural Gas	1	11	4489568

Component Condition Report | Painter Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Marginal	Split System Ductless, Single Zone	1	2	4489554
D3060	Roof	Marginal	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	4489580
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	5	4489538
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,485 SF	5	5269183
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	5	4	4489565
Electrical						
D5020	Kitchen office	Adequate	Distribution Panel, 120/208 V	1	14	4489574
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,485 SF	15	4489559
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,485 SF	11	4489572
Fire Alarm & Elect	tronic Systems					-
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,485 SF	11	4489536
Equipment & Furr	nishings					-
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4489545
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4489539
E1030	Roof	Adequate	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	4489546
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4489569
E1030	Roof	Adequate	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	4489547
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator	1	11	4489555
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 3-Door Reach-In	1	6	4489566
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4489550
E1030	Roof	Adequate	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	4489561
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4489573
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4489540
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4489549
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	4489534
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Refrigerator	1	13	4489541
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	4489570
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4489553
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4489548
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4489577
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4489563
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	11	4489579

Component Condition Report | Painter Elementary / Modular Building 15 to 18

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,230 SF	4	4489529
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	8	1	4489518
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	2	14	4489522
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	2	15	4489528
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	4,375 SF	11	4489526
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,735 SF	14	4489519
C2010	Throughout building	Adequate	Wall Finishes, Laminated Paneling (FRP)	8,200 SF	15	4489516
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,867 SF	6	4489532
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	1,868 SF	1	4489523
HVAC						
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 15]	1	4	4489525
D3030	Building exterior	Adequate	Heat Pump, Packaged & Wall-Mounted [RM 16]	1	11	4489530
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 18]	1	4	4489531
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 17]	1	4	4489533
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/208 V	1	14	4489524
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,735 SF	7	4489520
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,735 SF	12	4489527
Fire Alarm & Electi	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,735 SF	12	4489521
Equipment & Furn	ishings					
E2010	Throughout building	Marginal	Casework, Cabinetry, Hardwood Standard	50 LF	3	4489517

Component Condition Report | Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Wood Siding	9,200 SF	14	4489696
B2010	Building Exterior Staff	Adequate	Exterior Walls, Wood Siding	1,615 SF	14	4489717
B2010	Building Exterior Staff	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,020 SF	4	4489724
B2010	Building Exterior Staff	Poor	Exterior Walls, Wood Siding	150 SF	1	4489713
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	2,500 SF	1	4489687

Component Condition Report | Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior Staff	Poor	Window, Aluminum Double-Glazed, 16-25 SF	2	1	4489720
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	18	1	4489708
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	11	4489698
B2050	Building Exterior Staff	Adequate	Exterior Door, Steel, Standard	1	14	4489722
Roofing						
B3010	Roof	Adequate	Roofing, Metal	10,350 SF	14	4489684
B3010	Roof Staff Bldg.	Adequate	Roofing, Metal	1,178 SF	17	4489725
Interiors						
C1070	Throughout building Staff	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	993 SF	7	4489714
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	6,442 SF	7	4489705
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	1	4489689
C2010	Throughout building Staff	Adequate	Wall Finishes, Laminated Paneling (FRP)	1,200 SF	17	4489718
C2010	Throughout building	Adequate	Wall Finishes, Laminated Paneling (FRP)	10,600 SF	13	4489682
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,952 SF	6	4489695
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	5,990 SF	1	4489688
C2030	Throughout building Staff	Poor	Flooring, Carpet, Commercial Standard	993 SF	1	4489726
HVAC						
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 19]	1	4	4489691
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 24]	1	4	4489709
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 25]	1	4	4489706
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 26]	1	4	4489686
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 23]	1	4	4489712
D3030	Building Exterior Staff	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4489716
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 21]	1	4	4489703
D3030	Building exterior	Adequate	Packaged Terminal Air Conditioner, PTAC [RM 27]	1	4	4489699
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 20]	1	4	4489700
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted [RM 22]	1	4	4489711
Electrical						
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 22]	1	4	4489692
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 23]	1	4	4489702
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 21]	1	4	4489690
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 19]	1	4	4489693
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 27]	1	4	4489704
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 20]	1	4	4489685

Component Condition Report | Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 25]	1	4	4489683
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 26]	1	4	4489707
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [RM 24]	1	4	4489710
D5040	Throughout building Staff	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	993 SF	11	4489723
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,942 SF	10	4489701
Fire Alarm & Electro	onic Systems					
D7050	Throughout building Staff	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	993 SF	12	4489721
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,942 SF	11	4494794
Equipment & Furnis	hings					
E2010	Throughout building	Poor	Casework, Cabinetry, Hardwood Standard	180 LF	1	4489694
E2010	Throughout building Staff	Marginal	Casework, Cabinetry, Hardwood Standard	15 LF	4	4489719
Sitework						
G4050	Throughout building Staff	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	11	4489715
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	11	4489697

Component Condition Report | Painter Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Constructi	ion & Demo					
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	100 SF	24	4489728
Pedestrian Plazas	& Walkways					
G2020	Site	Marginal	Parking Lots, Pavement, Asphalt, Seal & Stripe	12,220 SF	2	4489741
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	12,220 SF	19	4489731
G2030	Site	Adequate	Sidewalk, Concrete, Small Areas/Sections	4,200 SF	24	4489735
Athletic, Recreation	nal & Playfield Area	s				
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	28,400 SF	2	4489740
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	11	4489746
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	28,400 SF	14	4489730
G2050	Site	Adequate	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	300	7	4489727
G2050	Site	Marginal	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	5	4489739
G2050	Site	Adequate	Playfield Surfaces, Chips Wood, 6" Depth	4,610 SF	2	4489742
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	11	4489729
Sitework						
G2060	Site	Adequate	Picnic Table, Metal Powder-Coated	12	13	4489733
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 4'	2,200 LF	15	4489734

Component Condition Report | Painter Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Adequate	Flagpole, Metal	1	13	4489745
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 8'	440 LF	13	4489743
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	11	4489744
G2060	Site	Marginal	Picnic Table, Wood/Composite/Fiberglass	4	4	4489736
G2060	Site	Adequate	Park Bench, Wood/Composite/Fiberglass	12	5	4489732
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 6'	550 LF	15	4489737
G2080	Site	Adequate	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	18,850 SF	11	4489738

Appendix E: Replacement Reserves



BUREAU

2/16/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Painter Elementary / Administration & K1-K2 Building	\$9,255	\$72,146	\$0	\$26,294	\$84,190	\$21,823	\$45,014	\$34,728	\$0	\$0	\$4,643	\$45,761	\$127,468	\$34,250	\$85,627	\$27,300	\$0	\$12,238	\$0	\$33,323	\$0	\$664,061
Painter Elementary / Building 3 to 7	\$0	\$60,501	\$0	\$24,272	\$131,138	\$23,209	\$73,626	\$0	\$0	\$0	\$0	\$14,348	\$167,691	\$53,887	\$118,491	\$0	\$0	\$0	\$0	\$53,663	\$0	\$720,825
Painter Elementary / Building 8 to 12	\$0	\$60,501	\$0	\$24,272	\$129,471	\$24,926	\$44,263	\$0	\$0	\$0	\$31,390	\$165,711	\$0	\$60,954	\$123,251	\$0	\$0	\$0	\$0	\$51,066	\$2,674	\$718,479
Painter Elementary / Modular Building 15 to 18	\$0	\$27,467	\$0	\$20,226	\$40,541	\$0	\$13,755	\$14,171	\$0	\$0	\$0	\$108,057	\$39,428	\$0	\$62,086	\$254,543	\$0	\$0	\$0	\$0	\$0	\$580,274
Painter Elementary / Multi Use/Cafeteria Building	\$0	\$36,002	\$9,950	\$0	\$126,346	\$61,589	\$55,549	\$44,278	\$0	\$0	\$0	\$307,270	\$7,213	\$35,337	\$183,051	\$35,975	\$0	\$9,790	\$0	\$40,896	\$0	\$953,247
Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	\$0	\$204,154	\$0	\$0	\$118,416	\$0	\$21,748	\$39,493	\$0	\$0	\$66,732	\$142,893	\$2,621	\$307,344	\$465,439	\$0	\$0	\$70,395	\$0	\$15,580	\$0	\$1,454,816
Painter Elementary / Site	\$0	\$0	\$36,000	\$0	\$3,333	\$50,670	\$0	\$82,377	\$14,413	\$0	\$0	\$158,977	\$32,160	\$39,687	\$202,743	\$98,338	\$0	\$56,087	\$0	\$92,547	\$20,549	\$887,881
Grand Total	\$9,255	\$460,770	\$45,950	\$95,064	\$633,436	\$182,217	\$253,955	\$215,048	\$14,413	\$0	\$102,766	\$943,017	\$376,580	\$531,459	\$1,240,689	\$416,156	\$0	\$148,510	\$0	\$287,075	\$23,223	\$5,979,584

Jniformat (CodeID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	/Unit	Unit Cost	* Subtotal	2023 2	024 202	5 2026 20	27 202	8 2029	2030 2	2031	2032	2033 203	34 203	5 2036 2037	7 2038	2039 204	40 2041	1 2042	2043Deficiency Repair Estimat
B2010	4489427 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5140	SF	\$3.7	70 \$19,028			\$19,0	.8							\$19,028					\$38,057
B2020	4489429 Window, Steel, 16-25 SF, Replace	30	29	1	26	EA	\$2,097.8	\$54,543	\$54,	i43														\$54,543
B2050	4489433 Exterior Door, Steel, Standard, Replace	40	27	13	6	EA	\$740.4	\$4,442											\$4,442					\$4,442
B2050	4489434 Exterior Door, Fiberglass, Replace	25	10	15	4	EA	\$925.5	50 \$3,702												\$3,702				\$3,702
B3010	4489426 Roofing, Modified Bitumen, Replace	20	8	12	7245	SF	\$12.3	\$89,403										\$89,40	3					\$89,403
C1030	4489436 Interior Door, Wood, Solid-Core, Replace	40	25	15	16	EA	\$863.8	\$13,821												\$13,821				\$13,821
C1070	4489438 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	3820	SF	\$4.3	\$16,499											\$16,499					\$16,499
C1090	4489424 Toilet Partitions, Plastic/Laminate, Replace	20	7	13	2	EA	\$925.5	50 \$1,851											\$1,851					\$1,851
C2010	4489430 Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	11	19	550	SF	\$34.5	\$19,004															\$19,004	\$19,004
C2010	4489425 Wall Finishes, any surface, Prep & Paint	10	6	4	8970	SF	\$1.8	\$16,603			\$16,6	13							\$16,603					\$33,207
C2030	4489443 Flooring, Vinyl Tile (VCT), Replace	15	9	6	3110	SF	\$6.1	17 \$19,189					\$19,189											\$19,189
C2030	4489439 Flooring, Terrazzo, Replace	50	39	11	300	SF	\$17.2	28 \$5,183									\$5,18	3						\$5,183
C2030	4489448 Flooring, Carpet, Commercial Standard, Replace	10	9	1	1675	SF	\$9.2	26 \$15,502	\$15,	502							\$15,50	2						\$31,004
C2050	4489435 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1265	SF	\$2.4	\$3,122			\$3,1:	22							\$3,122					\$6,244

escalated							\$	9,255 \$70,045	\$0 \$24,063 \$74,802 \$18,8	325 \$37,699	9 \$28,237	\$0	\$0 \$3,45	5 \$33,059 \$89,4	103 \$23,323 \$56,610 \$17,523	\$0 \$7,404	\$0 \$19,0	94 \$0	\$512,705
4489442 ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,255.00	\$9,255 \$	9,255											\$9,25
4489431 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$493.60	\$2,962							\$2,962					\$2,96
4489441 Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	65	LF	\$370.20	\$24,063		\$24,063										\$24,063
4489449 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	5085	SF	\$1.85	\$9,412							\$9,412					\$9,412
4489437 Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$18,510.00	\$18,510			\$18,510	0								\$18,510
4489423 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	5085	SF	\$5.55	\$28,237				\$28,237								\$28,237
4489445 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	5085	SF	\$3.09	\$15,687		\$15,687										\$15,687
4489444 Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$7,404.00	\$7,404									\$7,404			\$7,404
5269180 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	5085	SF	\$3.70	\$18,825		\$18,8	325									\$18,825
4489432 Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	2	EA	\$1,727.60	\$3,455						\$3,45	5					\$3,455
4489450 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,255.00	\$9,255		\$9,255										\$9,255
4489447 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,106.00	\$11,106		\$11,106										\$11,106
4489446 Urinal, Standard, Replace	30	16	14	1	EA	\$1,357.40	\$1,357								\$1,357				\$1,357
4489428 Toilet, Commercial Water Closet, Replace	30	17	13	6	EA	\$1,604.20	\$9,625								\$9,625				\$9,625
4489440 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	4	EA	\$1,851.00	\$7,404								\$7,404				\$7,404
4489435 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1265	SF	\$2.47	\$3,122		\$3,122						\$3,122				\$6,244
4489448 Flooring, Carpet, Commercial Standard, Replace	10	9	1	1675	SF	\$9.26	\$15,502	\$15,502						\$15,502					\$31,004
4489439 Flooring, Terrazzo, Replace	50	39	11	300	SF	\$17.28	\$5,183							\$5,183					\$5,183
4489443 Flooring, Vinyl Tile (VCT), Replace	15	9	6	3110	SF	\$6.17	\$19,189			\$19,189	9								\$19,189
4489425 Wall Finishes, any surface, Prep & Paint	10	6	4	8970	SF	\$1.85	\$16,603		\$16,603						\$16,603				\$33,207
4489430 Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	11	19	550	SF	\$34.55	\$19,004										\$19,00)4	\$19,004
4489430 Wa	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004 S19,004	Il Finishes, Wood Paneling, Raised Architectural Wainscot, Replace 30 11 19 550 SF \$34.55 \$19,004 \$19,004

Totals, Escalated (3.0% inflation, compounded annually) \$9,255 \$72,146 \$0 \$26,294 \$84,190 \$21,823 \$45,014 \$34,728 \$0 \$0 \$4,643 \$45,761 \$127,468 \$34,250 \$85,627 \$27,300 \$0 \$12,238 \$0 \$33,323 \$0 \$664,061

Painter Elementary	/ Building 3 to 7
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Uniformat Cod	elD Cost Description	Lifespan (EU	L)EAge	RUL	Quantit	yUnit	Unit Cost *Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 20	36 20	37 203	8 2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4489462 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5100	SF	\$3.70 \$18,880				\$	18,880									\$18,88	80					\$37,760
B2020	4489472 Window, Steel, 16-25 SF, Replace	30	29	1	28	EA	\$2,097.80 \$58,738		\$58,738																		\$58,738
B2050	4489476 Exterior Door, Steel, Standard, Replace	40	27	13	4	EA	\$740.40 \$2,962													\$2,9	52						\$2,962
B2050	4489477 Exterior Door, Fiberglass, Replace	25	11	14	3	EA	\$925.50 \$2,777														\$2,77	77					\$2,777
B3010	4489467 Roofing, Modified Bitumen, Replace	20	8	12	8200	SF	\$12.34 \$101,188												\$1	01,188							\$101,188

BUREAU VERITAS

2/16/2023

Uniformat Codel	ID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	/Unit	Unit Cost	*Subtotal 2023	2024 2025 202	26 2027	2028	2029 203	0 2031	2032 20	33 2034	2035	2036 2037 2038	3 2039 2040	2041 2042	2043Deficienc	y Repair Estimate
C1070	4489475	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	5408	SF	\$4.32	\$23,357			\$	323,357									\$23,357
C1090	4489453	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	4	EA	\$925.50	\$3,702									\$3,702				\$3,702
C2010	4489460	Wall Finishes, any surface, Prep & Paint	10	6	4	12000	SF	\$1.85	\$22,212		\$22,212							\$22,212				\$44,424
C2030	4489461	1 Flooring, Vinyl Tile (VCT), Replace	15	9	6	5408	SF	\$6.17	\$33,367			\$	33,367									\$33,367
D2010	4489457	7 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,480.80	\$1,481		\$1,481									\$1,481		\$2,962
D2010	4489473	Toilet, Commercial Water Closet, Replace	30	18	12	4	EA	\$1,604.20	\$6,417								\$6,417					\$6,417
D2010	4489478	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	3	EA	\$1,851.00	\$5,553									\$5,553				\$5,553
D3020	4489454	Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80	\$5,183		\$5,183											\$5,183
D3020	4489470	Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80	\$5,183		\$5,183											\$5,183
D3020	4489471	Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80	\$5,183		\$5,183											\$5,183
D3020	4489469	9 Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80	\$5,183		\$5,183											\$5,183
D3020	4489456	Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80	\$5,183		\$5,183											\$5,183
D3030	4489465	5 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40	\$5,676		\$5,676									\$5,676		\$11,353
D3030	4489455	5 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40	\$5,676		\$5,676									\$5,676		\$11,353
D3030	4489480	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40	\$5,676		\$5,676									\$5,676		\$11,353
D3030	4489474	4 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$6,416.80	\$6,417		\$6,417									\$6,417		\$12,834
D3030	4489452	2 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40	\$5,676		\$5,676									\$5,676		\$11,353
D3050	4489463	HVAC System, Ductwork, Medium Density, Replace	30	16	14	5408	SF	\$4.94	\$26,694									\$26,694				\$26,694
D4010	5269181	1 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	5408	SF	\$3.70	\$20,020			\$20,020										\$20,020
D4030	4489464	4 Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	6	EA	\$370.20	\$2,221		\$2,221							\$2,221				\$4,442
D5020	4489481	1 Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$7,404.00	\$7,404							\$7,404						\$7,404
D5030	4489479	9 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	5408	SF	\$3.09	\$16,684		\$16,684											\$16,684
D5040	4489482	2 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	5408	SF	\$5.55	\$30,031									\$30,031				\$30,031
		6 Fire Alarm Panel, Multiplex, Replace	15	9	6	1	EA	\$4,936.00	\$4,936				\$4,936									\$4,936
D7050	4489459	9 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	8	12	5408	SF	\$1.85	\$10,010								\$10,010					\$10,010
E2010	4489468	8 Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	60	LF	\$370.20	\$22,212	\$22,21	2											\$22,212
		8 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA		\$2,962							\$2,962						\$2,962
Totals. Unescala		1. 22. 2								\$58,738 \$0 \$22,21	2 \$116,514	\$20,020 \$	61.661 \$0	\$0	\$0		¢117 61E	\$36,694 \$78,337 \$0	\$0 \$0	\$0 \$30,603	\$0	\$552,760
		inflation, compounded annually)) \$60,501 \$0 \$24,27		⊅∠U,U∠U \$	001,001 \$C	, \$U	φu	φυ φιυ,30 6	φ111,015	\$30,094 \$10,331 \$U	Φ υ \$ 0	\$0 \$30,603 \$0 \$53,663		\$552,760 \$720,825

Painter Elementary / Building 8 to 12
Uniformat CodelD Cost Description

Jniformat CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yunit	Unit Cost *Subtota	11 2023	2024	4 202	5 2026 2027	2028	2029 203	0 2031	2032	2033	2034	2035 203	6 203	7 2038	2039 2040	2041	2042	2043Deficiency Repa	air Estimate
B2010 4489	511 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5100	SF	\$3.70 \$18,8	80			\$18,880								\$18,880						\$37,760
B2020 4489	506 Window, Steel, 16-25 SF, Replace	30	29	1	28	EA	\$2,097.80 \$58,73	38	\$58,738																\$58,738
B2050 4489	490 Exterior Door, Fiberglass, Replace	25	14	11	3	EA	\$925.50 \$2,7	77									\$2,777								\$2,777
B2050 4489	487 Exterior Door, Steel, Standard, Replace	40	26	14	4	EA	\$740.40 \$2,9	62											\$2,962						\$2,962
B3010 4489	Roofing, Modified Bitumen, Replace	20	9	11	8200	SF	\$12.34 \$101,1	88									\$101,188								\$101,188
C1070 4489	493 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5408	SF	\$4.32 \$23,3	57							\$	23,357									\$23,357
C1090 4489	491 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	3	EA	\$925.50 \$2,7	77									\$2,777								\$2,777
C2010 4489	505 Wall Finishes, any surface, Prep & Paint	10	6	4	12000	SF	\$1.85 \$22,2	12			\$22,212								\$22,212						\$44,424
C2030 4489	492 Flooring, Vinyl Tile (VCT), Replace	15	9	6	5208	SF	\$6.17 \$32,13	33					\$32,133												\$32,133
D2010 4489	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,480.80 \$1,4	81				\$1,481												\$1,481	\$2,962
D2010 4489	508 Urinal, Standard, Replace	30	17	13	3	EA	\$1,357.40 \$4,0	72										\$4,07	2						\$4,072
D2010 4489	Toilet, Commercial Water Closet, Replace	30	16	14	3	EA	\$1,604.20 \$4,8	13											\$4,813						\$4,813
D2010 4489	495 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	2	EA	\$1,851.00 \$3,70	02											\$3,702						\$3,702
D3020 4489	489 Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80 \$5,18	83			\$5,183														\$5,183
D3020 4489	503 Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80 \$5,18	83			\$5,183														\$5,183
D3020 4489	512 Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80 \$5,18	83			\$5,183														\$5,183
D3020 4489	507 Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80 \$5,18	83			\$5,183														\$5,183
D3020 44894	496 Furnace, Gas, Replace	20	16	4	1	EA	\$5,182.80 \$5,18	83			\$5,183														\$5,183

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Uniformat Cod	delD Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Unit	Unit Cost *Subtotal 2	2023	2024	2025 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 20	036 2	037 2	038 20	39 204	0 204	1 2042	2043Deficiency	/ Repair Estimate
D3030	4489483 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40 \$5,676				\$5,676														\$5,676		\$11,353
D3030	4489488 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40 \$5,676				\$5,676														\$5,676		\$11,353
D3030	4489514 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40 \$5,676				\$5,676														\$5,676		\$11,353
D3030	4489509 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$6,416.80 \$6,417				\$6,417														\$6,417		\$12,834
D3030	4489499 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$5,676.40 \$5,676				\$5,676														\$5,676		\$11,353
D3050	4489484 HVAC System, Ductwork, Medium Density, Replace	30	16	14	5408	SF	\$4.94 \$26,694													\$26,	694						\$26,694
D4010	5269182 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	I 40	35	5	5408	SF	\$3.70 \$20,020					\$20,020															\$20,020
D4030	4489510 Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	6	EA	\$370.20 \$2,221				\$2,221									\$2,	221						\$4,442
D5020	4489515 Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	\$7,404.00 \$7,404												\$7,4	04							\$7,404
D5030	4489494 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	5408	SF	\$3.09 \$16,684				\$16,684																\$16,684
D5040	4489500 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	7	13	5408	SF	\$5.55 \$30,031												\$30,0	31							\$30,031
D7050	4489501 Fire Alarm Panel, Multiplex, Replace	15	9	6	1	EA	\$4,936.00 \$4,936						\$4,936														\$4,936
D7050	4489502 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	5408	SF	\$1.85 \$10,010											\$10,010									\$10,010
E2010	4489498 Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	60	LF	\$370.20 \$22,212			\$22,212																	\$22,212
G4050	4489485 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$493.60 \$2,962											\$2,962									\$2,962
Totals, Unesc	alated							\$0	\$58,738	\$0 \$22,212	\$115,033	\$21,501	\$37,069	\$0	\$0	\$0 \$	23,357	\$119,713	\$0 \$41,5	07 \$81,	483	\$0	\$0 \$0	\$0	\$29,122	\$1,481	\$551,218
Totals, Escala	ated (3.0% inflation, compounded annually)							\$0	\$60,501	\$0 \$24,272	\$129,471	\$24,926	\$44,263	\$0	\$0	\$0 \$	31,390	\$165,711	\$0 \$60,9	54 \$123,	251	\$0	50 \$0	\$0	\$51,066	\$2,674	\$718,479

Uniformat CodeID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	/Unit	Unit Cost	*Subtotal 2023	2024	2025	2026 202	27 2	028 2029 2030	2031	2032	2033	2034	2035 2036	2037	2038	2039	2040	2041	2042	2043Deficiency I	Repair Estimat
B2010 448	9529 Exterior Walls, any painted surface, Prep & Paint	10	6	4	4230	SF	\$3.7	\$15,659			\$15,65	59						\$	15,659							\$31,319
B2020 448	9518 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	29	1	8	EA	\$1,172.3	\$9,378	\$9,378																	\$9,378
B2050 448	9522 Exterior Door, Fiberglass, Replace	25	11	14	2	EA	\$925.5	\$1,851											\$1,851							\$1,851
B2050 448	9528 Exterior Door, Steel, Standard, Replace	40	25	15	2	EA	\$740.4	\$1,481												\$1,481						\$1,481
B3010 448	9526 Roofing, Modified Bitumen, Replace	20	9	11	4375	SF	\$12.3	4 \$53,988								9	553,988									\$53,988
C1070 448	9519 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	3735	SF	\$4.3	2 \$16,131										\$	16,131							\$16,131
C2010 448	9516 Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	8200	SF	\$19.7	\$161,901											\$	6161,901						\$161,901
C2030 448	19532 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1867	SF	\$6.1	7 \$11,519					\$11,519													\$11,519
C2030 448	19523 Flooring, Carpet, Commercial Standard, Replace	10	9	1	1868	SF	\$9.2	5 \$17,288	\$17,288							9	617,288									\$34,577
D3030 448	9525 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,78	37														\$6,787
D3030 448	9531 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,78	37														\$6,787
D3030 448	9533 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,78	37														\$6,787
D3030 448	9530 Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$6,787.0	\$6,787									\$6,787									\$6,787
D5020 448	9524 Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$7,404.00	\$7,404											\$7,404							\$7,404
D5030 448	19520 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	e 40	33	7	3735	SF	\$3.0	9 \$11,522					\$11,522													\$11,522
D5040 448	19527 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ace 20	8	12	3735	SF	\$5.5	5 \$20,740									\$20	0,740								\$20,740
D7050 448	9521 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	8	12	3735	SF	\$1.8	5 \$6,913									\$6	6,913								\$6,913
E2010 448	9517 Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	50	LF	\$370.20	\$18,510		\$18	510															\$18,510
Totals, Unescalated	1								\$0 \$26,667	\$0 \$18	510 \$36,02	20	\$0 \$11,519 \$11,522	\$0	\$0	\$0 \$	78,063 \$27	7,654 \$0 \$	41,046 \$	163,382	\$0	\$0	\$0	\$0	\$0	\$414,383
Totals, Escalated (3	8.0% inflation, compounded annually)								\$0 \$27,467	\$0 \$20	226 \$40,54	11	\$0 \$13,755 \$14,171	\$0	\$0	\$0 \$1	08,057 \$39	9,428 \$0 \$	62,086 \$	254,543	\$0	\$0	\$0	\$0	\$0	\$580,274

Painter Elementary	/ Multi	Use/Cafeteria	Building	

Uniformat Cod	eID Cost Description	Lifespan (EUL)I	EAge	RUL	Quantity	yUnit	Unit Cost '	Subtotal 2023	2024	202	5 2026	2027 2	2028 20	29 203	0 2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043[Deficiency Repair Estimate
B2010	4489576 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5550	SF	\$3.70	\$20,546			\$20	546									\$20,546							\$41,092
B2020	4489543 Window, Steel, 16-25 SF, Replace	30	29	1	16	EA	\$2,097.80	\$33,565	\$33,565																			\$33,565
B2050	4489578 Exterior Door, Fiberglass, Replace	25	12	13	6	EA	\$925.50	\$5,553												\$5,553								\$5,553
B2050	4489562 Exterior Door, Steel, Standard, Replace	40	26	14	2	EA	\$740.40	\$1,481													\$1,481							\$1,481
B3010	4489556 Roofing, Modified Bitumen, Replace	20	9	11	8480	SF	\$12.34	\$104,643									\$	104,643										\$104,643
C1030	4489537 Interior Door, Wood, Solid-Core, Replace	40	26	14	6	EA	\$863.80	\$5,183													\$5,183							\$5,183
C1070	4489551 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	5028	SF	\$4.32	\$21,716				\$21	716															\$21,716

B U R E A U VERITAS

Uniformat Cod	leID Cost Description	Lifespan (EU	II \EAgo	RUL	Quantit	/ Init	Unit Cost * Subtotal 20	2024 2025	2026 2027	2028 2029	2030	2031 20	32 203	3 2034	2035 2036	2037	2038 2	2039 2040	2041 2042	20/3Deficien	ncy Repair Estimate
C1090	4489564 Toilet Partitions, Plastic/Laminate, Replace	20)L)EAge	11	Quantity	EA	\$925.50 \$926	2024 2025	2020 2027	2026 2029	2030	2031 20	32 203	\$926		2037	2030 2	2039 2040	2041 2042	2043Delicien	\$926
C2010	4489567 Wall Finishes, any surface, Prep & Paint	10	6	4	12000		\$1.85 \$22,212		\$22,212					Ψ320		\$22,212					\$44,424
		10	6	1			\$14.81 \$11,846		\$11,846												\$23,693
C2030	4489575 Flooring, any surface, w/ Epoxy Coating, Prep & Paint		В	4	800	SF		#0.455	\$11,846						CO 455	\$11,846					·
C2030	4489560 Flooring, Wood, Parquetry, Refinish	10	8	2	700	SF	\$4.94 \$3,455	\$3,455			***				\$3,455						\$6,910
C2030	4489535 Flooring, Vinyl Tile (VCT), Replace	15	8	/	5835	SF	\$6.17 \$36,002				\$36,002										\$36,002
C2030	4489542 Flooring, Carpet, Commercial Standard, Replace	10	9	1	150	SF	\$9.26 \$1,388	\$1,388						\$1,388							\$2,777
C2050	4489544 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2460	SF	\$2.47 \$6,071		\$6,071							\$6,071					\$12,143
D1010	4489552 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	11	14	1	EA	\$20,978.00 \$20,978									\$20,978					\$20,978
D2010	4489571 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	\$1,851.00 \$1,851							\$1,851							\$1,851
D2010	4489558 Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	\$1,604.20 \$1,604								\$1,604						\$1,604
D3020	4489557 Unit Heater, Natural Gas, Replace	20	9	11	1	EA	\$5,799.80 \$5,800							\$5,800							\$5,800
D3020	4489568 Unit Heater, Natural Gas, Replace	20	9	11	1	EA	\$5,799.80 \$5,800							\$5,800							\$5,800
D3030	4489554 Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$5,923.20 \$5,923	\$5,923										\$5,923			\$11,846
D3060	4489580 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,961.60 \$2,962		\$2,962												\$2,962
D3060	4489538 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,702.00 \$3,702			\$3,702											\$3,702
D4010	5269183 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Instal	I 40	35	5	7485	SF	\$3.70 \$27,709			\$27,709											\$27,709
D4030	4489565 Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	5	EA	\$370.20 \$1,851		\$1,851							\$1,851					\$3,702
D5020	4489574 Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$7,404.00 \$7,404									\$7,404					\$7,404
D5030	4489559 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	7485	SF	\$3.09 \$23,091									\$2	23,091				\$23,091
D5040	4489572 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	7485	SF	\$5.55 \$41,564							\$41,564							\$41,564
D7050	4489536 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	7485	SF	\$1.85 \$13,855							\$13,855							\$13,855
E1030	4489546 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	\$7,774.20 \$7,774		\$7,774										\$7,774		\$15,548
E1030	4489569 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723		\$11,723							\$11,723					\$23,446
E1030	4489547 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	\$7,774.20 \$7,774		\$7,774										\$7,774		\$15,548
E1030	4489561 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	\$7,774.20 \$7,774		\$7,774										\$7,774		\$15,548
E1030	4489573 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723		\$11,723							\$11,723					\$23,446
E1030	4489545 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332			\$3,332											\$3,332
E1030	4489539 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332			\$3,332											\$3,332
E1030	4489566 Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	9	6	1	EA	\$8,391.20 \$8,391			\$8,391											\$8,391
E1030	4489550 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332			\$3,332											\$3,332
E1030	4489540 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332			\$3,332											\$3,332
E1030	4489549 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80 \$2,098			\$2,098											\$2,098
E1030	4489534 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$5,553.00 \$5,553			\$5,553											\$5,553
E1030	4489570 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$6,293.40 \$6,293			\$6,293											\$6,293
E1030	4489553 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80 \$2,098			\$2,098											\$2,098
E1030	4489548 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332			\$3,332											\$3,332
E1030	4489577 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80 \$2,098			\$2,098											\$2,098
E1030	4489563 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332			\$3,332											\$3,332
E1030	4489555 Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	9	11	1	EA	\$43,190.00 \$43,190							\$43,190							\$43,190
E1030	4489541 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	7	13	1	EA	\$18,510.00 \$18,510								\$18,510						\$18,510
G4050	4489579 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	6	EA	\$493.60 \$2,962							\$2,962							\$2,962
Totals, Unesc	alated							\$0 \$34,953 \$9,378	\$0 \$112,257	\$53,127 \$46,522	\$36,002	\$0 5	50 \$	\$221,978	\$5,059 \$24,063	\$121,018 \$2	23,091	\$0 \$5,923	\$0 \$23,323	\$0	\$716,695
	ted (3.0% inflation, compounded annually)							\$0 \$36,002 \$9,950		\$61,589 \$55,549		\$0 \$			\$7,213 \$35,337			\$0 \$9,790	\$0 \$40,896	\$0	\$953,247

Painter Elementary / Portable Buildings 19 to 27 and Staff Room Por	table Building
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Uniformat Co	CodeID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	/Unit	Unit Cost *S	ubtotal 202	23	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4489713 Exterior Walls, Wood Siding, Replace	30	29	1	150	SF	\$12.34	\$1,851		\$1,851																			\$1,851
B2010	4489687 Exterior Walls, Wood Siding, Replace	30	29	1	2500	SF	\$12.34	\$30,850	\$	\$30,850																			\$30,850
B2010	4489724 Exterior Walls, any painted surface, Prep & Paint	10	6	4	2020	SF	\$3.70	\$7,478					\$7,478										\$7,478						\$14,956
B2010	4489696 Exterior Walls, Wood Siding, Replace	30	16	14	9200	SF	\$12.34	5113,528														\$1	13,528						\$113,528

B U R E A U VERITAS

Uniformat Cod	delD Cost Description	Lifespan (EU	JL)EAge	RUL	Quantit	yUnit	Unit Cost	*Subtotal 20	23 2024	2025	2026 2027	2028 202	29 2030	2031 2032	2033	2034 203	5 2036	2037 20	38 2039	2040 2041	2042	2043Deficien	ncy Repair Estimate
B2010	4489717 Exterior Walls, Wood Siding, Replace	30	16	14	1615	SF	\$12.3	\$19,929										\$19,929					\$19,929
B2020	4489720 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	29	1	2	EA	\$1,172.3	\$2,345	\$2,345														\$2,345
B2020	4489708 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	29	1	18	EA	\$1,172.3	\$21,101	\$21,101														\$21,101
B2050	4489698 Exterior Door, Steel, Standard, Replace	40	29	11	9	EA	\$740.4	\$6,664								\$6,664							\$6,664
B2050	4489722 Exterior Door, Steel, Standard, Replace	40	26	14	1	EA	\$740.4	\$740										\$740					\$740
B3010	4489684 Roofing, Metal, Replace	40	26	14	10350	SF	\$16.0	1 \$166,035									5	\$166,035					\$166,035
B3010	4489725 Roofing, Metal, Replace	40	23	17	1178	SF	\$16.0	1 \$18,897											\$18	,897			\$18,897
C1070	4489689 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	2500	SF	\$4.3	2 \$10,798	\$10,798														\$10,798
C1070	4489714 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	993	SF	\$4.3	2 \$4,289					\$4,289										\$4,289
C1070	4489705 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	6442	SF	\$4.3	2 \$27,823					\$27,823										\$27,823
C2010	4489682 Wall Finishes, Laminated Paneling (FRP), Replace	30	17	13	10600	SF	\$19.7	\$209,286									\$209,286						\$209,286
C2010	4489718 Wall Finishes, Laminated Paneling (FRP), Replace	30	13	17	1200	SF	\$19.7	\$23,693											\$23	,693			\$23,693
C2030	4489695 Flooring, Vinyl Tile (VCT), Replace	15	9	6	2952	SF	\$6.1	7 \$18,214				\$18,21	4										\$18,214
C2030	4489688 Flooring, Carpet, Commercial Standard, Replace	10	9	1	5990	SF	\$9.2	5 \$55,437	\$55,437							\$55,437							\$110,875
C2030	4489726 Flooring, Carpet, Commercial Standard, Replace	10	9	1	993	SF	\$9.2	5 \$9,190	\$9,190							\$9,190							\$18,380
D3030	4489691 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489709 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489706 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489686 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489712 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489716 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489703 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489699 Packaged Terminal Air Conditioner, PTAC, Replace	15	11	4	1	EA	\$8,884.8	\$8,885			\$8,885										\$8,885		\$17,770
D3030	4489700 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D3030	4489711 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$6,787.0	\$6,787			\$6,787												\$6,787
D5020	4489692 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489702 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489690 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489693 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489704 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489685 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489683 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489707 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5020	4489710 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.0	\$2,468			\$2,468												\$2,468
D5040	4489701 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8942	SF	\$5.5	5 \$49,655							\$49,655								\$49,655
D5040	4489723 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	993	SF	\$5.5	5 \$5,514								\$5,514							\$5,514
D7050	4494794 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	8942	SF	\$1.8	5 \$16,552								\$16,552							\$16,552
D7050	4489721 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	8	12	993	SF	\$1.8	5 \$1,838								\$1,838							\$1,838
E2010	4489694 Casework, Cabinetry, Hardwood Standard, Replace	20	19	1	180	LF	\$370.2	\$66,636	\$66,636														\$66,636
E2010	4489719 Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	15	LF	\$370.2	\$5,553			\$5,553												\$5,553
G4050	4489715 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	2	EA	\$493.6	\$987								\$987							\$987
G4050	4489697 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	18	EA	\$493.6	\$8,885								\$8,885							\$8,885
Totals, Unesc	alated								\$0 \$198,208	\$0	\$0 \$105,211	\$0 \$18,21	4 \$32,112	\$0 \$0	\$49,655	\$103,229 \$1,838	\$209,286	307,710	\$0 \$0 \$42	,590 \$0	\$8,885	\$0	\$1,076,938
	ated (3.0% inflation, compounded annually)								\$0 \$204,154		\$0 \$118,416	\$0 \$21,74				\$142,893 \$2,621			\$0 \$0 \$70		\$15,580	\$0	\$1,454,816

'aınter	Elen	nentary	/ /	Site

Uniformat Co	deID Cost Description	Lifespan (EUL))EAge	RUL	Quantity	/Unit	Unit Cost * Subtotal 2023	2024 2025 20	026 2027 2028	2029 2030	2031 2	032 2033	2034 2035 203	2037 20	038 2039 2040 2041 2	2043Deficiency Repair Estimate
G2020	4489741 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	12220	SF	\$0.56 \$6,786	\$6,786		\$6,786			\$6,786		\$6,786	\$27,143
G2020	4489731 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	12220	SF	\$4.32 \$52,778								\$52,	78 \$52,778
G2050	4489740 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	28400	SF	\$0.56 \$15,771	\$15,771		\$15,771			\$15,771		\$15,771	\$63,082

Replacement Reserves Report

B U R E A U VERITAS

Uniformat CodeID	Cost Description	Lifespan (EUL))EAge	RUL	Quantity	/Unit	Unit Cost *	Subtotal 2023	2024	2025	2026	2027	2028	2029 203	2031	2032	2033	2034	2035	2036 20	37 2038	2039	9 2040	2041 2042	2043Deficiency	Repair Estimate
G2050 448	9739 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	2	EA	\$11,723.00	\$23,446					\$23,446													\$23,446
G2050 448	9727 Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	18	7	300	EA	\$148.08	\$44,424						\$44,424												\$44,424
G2050 448	9730 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overla	y 25	11	14	28400	SF	\$4.32	\$122,660												\$122,6	30					\$122,660
G2050 448	9742 Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	4610	SF	\$2.47	\$11,377		\$11,377			\$11,377		\$11,377			\$11,377		\$11,3	77		\$11,377		511,377	\$79,642
G2050 448	9746 Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	\$24,680.00	\$24,680										\$24,680								\$24,680
G2050 448	9729 Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	\$24,680.00	\$24,680										\$24,680								\$24,680
G2060 448	9736 Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	4	EA	\$740.40	\$2,962				\$2,962														\$2,962
G2060 448	9732 Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	12	EA	\$740.40	\$8,885					\$8,885													\$8,885
G2060 448	9733 Picnic Table, Metal Powder-Coated, Replace	20	7	13	12	EA	\$863.80	\$10,366											\$10	,366						\$10,366
G2060 448	9743 Fences & Gates, Fence, Chain Link 8', Replace	40	27	13	440	LF	\$30.85	\$13,574											\$13	,574						\$13,574
G2060 448	9734 Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	2200	LF	\$22.21	\$48,866													\$48,866					\$48,866
G2060 448	9737 Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	550	LF	\$25.91	\$14,253													\$14,253					\$14,253
G2060 448	9744 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	9	11	1	EA	\$30,850.00	\$30,850										\$30,850								\$30,850
G2060 448	9745 Flagpole, Metal, Replace	30	17	13	1	EA	\$3,085.00	\$3,085											\$3	,085						\$3,085
G2080 448	9738 Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	9	11	18850	SF	\$1.23	\$23,261										\$23,261								\$23,261
Totals, Unescalated									\$0 \$0	\$33,934	\$0	\$2,962	\$43,708	\$0 \$66,980	\$11,377	\$0	\$0	\$114,848 \$	22,556 \$27	,025 \$134,0	37 \$63,119	\$0	\$33,934	\$0 \$52,778	511,377	\$618,636
Totals, Escalated (3	.0% inflation, compounded annually)								\$0 \$0	\$36,000	\$0	\$3,333	\$50,670	\$0 \$82,377	\$14,413	\$0	\$0	\$158,977 \$	32,160 \$39	,687 \$202,7	13 \$98,338	\$0	\$56,087	\$0 \$92,547	20,549	\$887,881

Appendix F:
Equipment Inventory List



D10 Convey	ring												
ıdex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4489552	D1010	Vertical Lift	Wheelchair, 5' Rise		Painter Elementary / Multi Use/Cafeteria Building	Elevator	National Wheel-O-Vator Company	No tag/plate found			19003711	
30 HVAC													
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4489469	D3020	Furnace [B1]	Gas	75 MBH	Painter Elementary / Building 3 to 7	Mechanical room	International Comfort Products	No tag/plate found			19003627	
	4489454	D3020	Furnace [B2]	Gas	75 MBH	Painter Elementary / Building 3 to 7	Mechanical room	International Comfort Products	GNL075N12C3	L9730 58023	1997	19003626	
	4489471	D3020	Furnace [B3]	Gas	75 MBH	Painter Elementary / Building 3 to 7	Mechanical room	International Comfort Products			1997	19003625	
	4489470	D3020	Furnace [B4]	Gas	75 MBH	Painter Elementary / Building 3 to 7	Mechanical room	International Comfort Products	No tag/plate found		1997	19003672	
	4489456	D3020	Furnace [B5]	Gas	75 MBH	Painter Elementary / Building 3 to 7	Mechanical room	International Comfort Products	No tag/plate found		1997	19003624	
	4489507	D3020	Furnace [C1]	Gas	75 MBH	Painter Elementary / Building 8 to 12	Mechanical room	International Comfort Products	No tag/plate found		1997	19003636	
	4489503	D3020	Furnace [C2]	Gas	75 MBH	Painter Elementary / Building 8 to 12	Mechanical room	International Comfort Products	No tag/plate found		1997	19003637	
	4489489	D3020	Furnace [C3]	Gas	75 MBH	Painter Elementary / Building 8 to 12	Mechanical room	International Comfort Products	GNL075N12C3	L9730 58012	1997	19003638	
	4489496	D3020	Furnace [C4]	Gas	75 MBH	Painter Elementary / Building 8 to 12	Mechanical room	International Comfort Products	No tag/plate found		1997	19003639	
	4489512	D3020	Furnace [C5]	Gas	75 MBH	Painter Elementary / Building 8 to 12	Mechanical room	International Comfort Products	No tag/plate found	No tag/plate found	1997	19003640	
	4489557	D3020	Unit Heater	Natural Gas	26 - 55 MBH	Painter Elementary / Multi Use/Cafeteria Building	Stage	Reznor	No tag/plate found			19003675	
2	4489568	D3020	Unit Heater	Natural Gas	26 - 55 MBH	Painter Elementary / Multi Use/Cafeteria Building	Stage	Reznor	No tag/plate found			19003676	
	4489716	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building Exterior Staff	Bard Manufacturing Company	WH421-A0SUPAXXX	126J011657270-02	2001	19003622	
	4489525	D3030	Heat Pump [RM 15]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Modular Building 15 to 18	Building exterior	Bard Manufacturing Company	No tag/plate found			19003702	
	4489530	D3030	Heat Pump [RM 16]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Modular Building 15 to 18	Building exterior	Bard Manufacturing Company	W48H2-A04UP4XXX	343B143095478-02	2014	19003703	
	4489533	D3030	Heat Pump [RM 17]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Modular Building 15 to 18	Building exterior	Bard Manufacturing Company	No tag/plate found			19003613	
	4489531	D3030	Heat Pump [RM 18]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Modular Building 15 to 18	Building exterior	Bard Manufacturing Company	No tag/plate found	No tag/plate found		19003704	
	4489691	D3030	Heat Pump [RM 19]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard Manufacturing Company	Inaccessible	Inaccessible		19003647	
	4489700	D3030	Heat Pump [RM 20]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard Manufacturing Company	No tag/plate found			19003651	

20	4489703	D3030	Heat Pump [RM 21]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard Manufacturing Company	WH421-A10UX4XXX	126 C971094816-02	1997	19003649	
21	4489711	D3030	Heat Pump [RM 22]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard	WH421ILAD0UXAXXX	126J991370199-02	1999	19003646	
22	4489712	D3030	Heat Pump [RM 23]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard	No tag/plate found			19003665	
23	4489709	D3030	Heat Pump [RM 24]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard				19003666	
24	4489706	D3030	Heat Pump [RM 25]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard	No tag/plate found			19003658	
25	4489686	D3030	Heat Pump [RM 26]	Packaged & Wall-Mounted	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard Manufacturing Company	No tag/plate found			19003705	
26	4489699	D3030	Packaged Terminal Air Conditioner [RM 27]	PTAC	4 TON	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Bard Manufacturing Company	No tag/plate found			19003612	
27	4489514	D3030	Split System [RM 10]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 8 to 12	Site	International Comfort Products	ACC042HAA	L0133 57685	2001	19003670	
28	4489509	D3030	Split System [RM 11]	Condensing Unit/Heat Pump	4 TON	Painter Elementary / Building 8 to 12	Site	Lennox	CCU10A48A-2	1604B31809	2004	19003642	
29	4489488	D3030	Split System [RM 12]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 8 to 12	Site	International Comfort Products	CAC042HAA	L0133 57679	2001	19003643	
30	4489455	D3030	Split System [RM 3]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 3 to 7	Site	International Comfort Products	ACC042 AA	L0133 57695	2001	19003633	
31	4489465	D3030	Split System [RM 4]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 3 to 7	Site	International Comfort Products	ACC042HAA	L0133 57705	2001	19003632	
32	4489480	D3030	Split System [RM 5]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 3 to 7	Site	International Comfort Products	ACC042HAA	L0133 57686	2001	19003631	
33	4489474	D3030	Split System [RM 6]	Condensing Unit/Heat Pump	4 TON	Painter Elementary / Building 3 to 7	Site	Lennox	CCU10A48A-2	1604831808	2004	19003630	
34	4489452	D3030	Split System [RM 7]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 3 to 7	Site	International Comfort Products	ACC042HAA	L0133 57704	2001	19003629	
35	4489499	D3030	Split System [RM 8]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 8 to 12	Site	International Comfort Products	CAC042HAA	L0133 57681	2001	19003644	
36	4489483	D3030	Split System [RM 9]	Condensing Unit/Heat Pump	3.5 TON	Painter Elementary / Building 8 to 12	Site	International Comfort Products	ACC042HAA	L0133 57693	2001	19003645	
37	4489554	D3030	Split System Ductless	Single Zone	1.5 - 2 TON	Painter Elementary / Multi Use/Cafeteria Building	Roof	Sanyo	No tag/plate found			19003661	
38	4489447	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Painter Elementary / Administration & K1-K2 Building	Roof	International Comfort Products	PGAD47F1HA	L9952 80269	1999	19003659	
39	4489450	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Painter Elementary / Administration & K1-K2 Building	Roof	International Comfort Products	PGAD36D1K5	L0020 62598	2000	19003652	
40	4489432	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Painter Elementary / Administration & K1-K2 Building	Roof						2

41	4489580	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Painter Elementary / Multi Use/Cafeteria Building	Roof	No tag/plate found	No tag/plate found			19003663	
1 2	4489538	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Painter Elementary / Multi Use/Cafeteria Building	Roof					19003654	
D40 Fire Pr	otection												
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4489565	D4030	Fire Extinguisher	Wet Chemical/CO2		Painter Elementary / Multi Use/Cafeteria Building	Throughout building						5
2	4489510	D4030	Fire Extinguisher	Wet Chemical/CO2		Painter Elementary / Building 8 to 12	Throughout building						6
3	4489464	D4030	Fire Extinguisher	Wet Chemical/CO2		Painter Elementary / Building 3 to 7	Throughout building						6
D50 Electri	cal												
Index	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4489574	D5020	Distribution Panel	120/208 V	400 AMP	Painter Elementary / Multi Use/Cafeteria Building	Kitchen office	Siemens	No tag/plate found			19003621	
2	4489524	D5020	Distribution Panel	120/208 V	400 AMP	Painter Elementary / Modular Building 15 to 18	Building exterior	Square D				19003515	
3	4489444	D5020	Distribution Panel [Panel A1]	120/208 V	200 AMP	Painter Elementary / Administration & K1-K2 Building	Storage room	Siemens				19003611	
4	4489481	D5020	Distribution Panel [Panel B]	120/208 V	400 AMP	Painter Elementary / Building 3 to 7	Mechanical room	Siemens	No tag/plate found			19003628	
5	4489515	D5020	Distribution Panel [Panel C]	120/208 V	400 AMP	Painter Elementary / Building 8 to 12	Mechanical room	Siemens	No tag/plate found			19003634	
6	4489693	D5020	Distribution Panel [RM	^{VI} 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Square D	No tag/plate found			19003667	
7	4489685	D5020	Distribution Panel [RN 20]	^M 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Square D				19003650	
8	4489690	D5020	Distribution Panel [RN 21]	M 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Square D				19003648	
9	4489692	D5020	Distribution Panel [RN 22]	^M 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	GE	No tag/plate found			19003657	
10	4489702	D5020	Distribution Panel [RN 23]	^M 120/208 V	200 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Cutler-Hammer	No tag/plate found			19003668	
11	4489710	D5020	Distribution Panel [RN 24]	^{VI} 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Cutler-Hammer	No tag/plate found			19003664	
12	4489683	D5020	Distribution Panel [RN 25]	M 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	Cutler-Hammer				19003669	

13	4489707	D5020	Distribution Panel [RN 26]	1 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	No tag/plate found	No tag/plate found			19003617	
4	4489704	D5020	Distribution Panel [RM 27]	¹ 120/208 V	125 AMP	Painter Elementary / Portable Buildings 19 to 27 and Staff Room Portable Building	Building exterior	No tag/plate found	No tag/plate found			19003514	
70 Electron	ic Safety & Security												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4489437	D7050	Fire Alarm Panel	Fully Addressable		Painter Elementary / Administration & K1-K2 Building	Main office	Simplex	HS3200			19003623	
	4489501	D7050	Fire Alarm Panel	Multiplex		Painter Elementary / Building 8 to 12	Mechanical room	Simplex	No tag/plate found			19003641	
	4489466	D7050	Fire Alarm Panel	Multiplex		Painter Elementary / Building 3 to 7	Mechanical room	Simplex	No tag/plate found				
10 Equipme	nt												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4489569	E1030	Foodservice Equipment	Convection Oven, Double		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Montague	No tag/plate found			19003710	
	4489573	E1030	Foodservice Equipment	Convection Oven, Double		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Montague	No tag/plate found			19003709	
	4489534	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	No tag/plate found				19003679	
	4489549	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Metro	HM2000			19003708	
	4489553	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Royalton	C4W			19003680	
	4489577	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Royalton Food Service Equipment Co.	No tag/plate found			19003707	
	4489570	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	ALT232WUT-FHS	T80103E17		19003706	
	4489566	E1030	Foodservice Equipment	Freezer, 3-Door Reach-In		Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	G31310	T08752J15		19003681	
	4489545	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-l	n	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58HC-W			19003673	
0	4489539	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-l	n	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58HC-W			19003678	
I	4489550	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-l	n	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N			19003619	
2	4489540	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-l	n	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58HC-W			19003677	
3	4489548	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-l	n	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W			19003618	
4	4489563	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-I	n	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	No tag/plate found			19003620	

15	4489546	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Painter Elementary / Multi Use/Cafeteria Building	Roof	Heatcraft	M0H915X62CFMT	T12A02738	19003655
16	4489547	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Painter Elementary / Multi Use/Cafeteria Building	Roof	Heatcraft	M0H019L62CF	T19A05127	19003660
17	4489561	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Painter Elementary / Multi Use/Cafeteria Building	Roof	No tag/plate found	No tag/plate found		19003656
18	4489555	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refigerator	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Igloo	No tag/plate found		19003674
19	4489541	E1030	Foodservice Equipment	Walk-In, Refrigerator	Painter Elementary / Multi Use/Cafeteria Building	Kitchen	Cold Storage Manufacturing	No tag/plate found		19003662