



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Dorsa Elementary
1290 Bal Harbor Way
San Jose, California 95122

PREPARED BY:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Eight buildings and six portables
Main Address	1290 Bal Harbor Way, San Jose, California 95122
Site Developed	1960 & Renovated in 1999
Site Area	10.5 acres (estimated)
Parking Spaces	62 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	A classroom is leased by Kidango
Date(s) of Visit	December 1- 2, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zaho
Assessment and Report Prepared By	Kay vans der Have
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Dorsa elementary school was built in 1960 and still functions in that capacity. At some point the modular building, Dorsa Community Center, was added. It greatly expands the ability to provide services and interaction with the community at large.

Architectural

The structure of the buildings maintains its integrity. Building A, B are roofed with a single ply TPO which appears to be fairly new and can be expected to provide trouble free service for many years. The older built-up roofs with gravel should be serviceable for approximately eight more years. The windows are original, single glazed. Replacement as a modernization effort is recommended. Interior finishes are generally dated, replacement is anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems for the Administration Building, Classroom buildings and multi-Purpose building were upgraded in 2016 with 10 years of reliable service anticipated. The package heat pumps conditioning the remaining spaces are nearing the end of their serviceable lives. Replacement can be anticipated. The major components of the electrical system appear to be nearing the end of their Expected Useful Lives, replacement of these components can be anticipated during the Reserve Term. There are no fire sprinklered buildings. The cost of adding fire sprinklers is added as a modernization measure.

Site

Both asphalt parking areas, are in good condition. Regular sealing and striping should keep them that way as long as possible. Concrete walkways are in similarly good condition. The asphalt playground is generally in good condition, with an area adjacent to Building B that needs attention.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

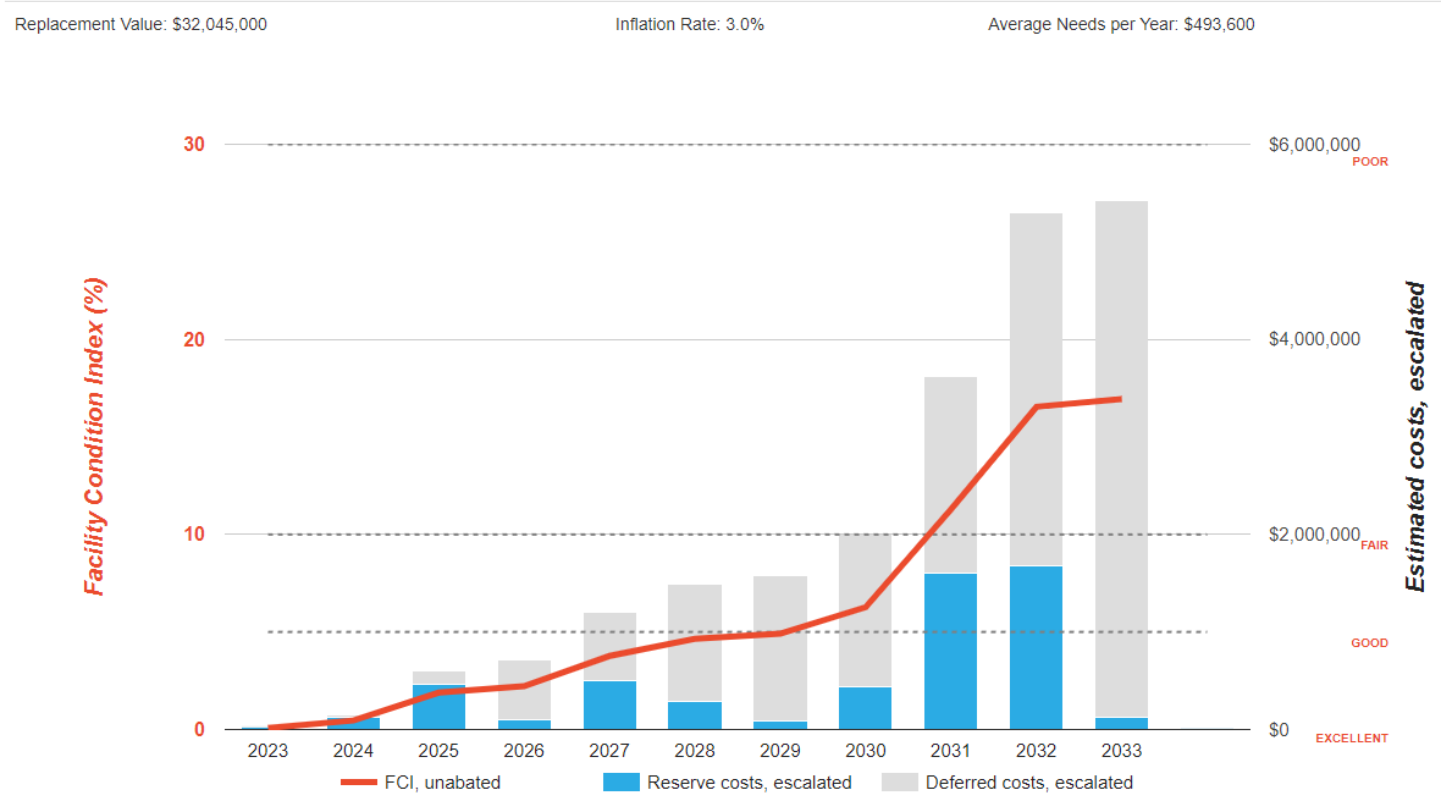
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<u>Admin Building & K1-K2 (1960)</u>	\$850	5,100	\$4,335,000	0.0%	2.2%	3.1%	17.7%
<u>Building A (1960)</u>	\$850	7,600	\$6,460,000	0.0%	1.7%	3.1%	18.0%
<u>Building B (1960)</u>	\$850	7,600	\$6,460,000	0.0%	1.8%	2.9%	15.8%
<u>Building C (1960)</u>	\$850	4,500	\$3,825,000	0.0%	1.7%	2.4%	14.0%
<u>Dorsa Community Center</u>	\$690	2,000	\$1,380,000	0.0%	2.6%	7.0%	10.2%
<u>Modular P1-P2</u>	\$690	1,700	\$1,173,000	0.0%	3.9%	9.3%	15.0%
<u>Modular P3</u>	\$690	1,700	\$1,173,000	0.0%	3.0%	5.4%	7.7%
<u>Multi Use/Cafeteria Building (12960)</u>	\$850	5,500	\$4,675,000	0.1%	0.9%	4.3%	8.8%
<u>Portable Buildings P4, P5, K3, County, Special Ed</u>	\$550	4,400	\$2,420,000	0.4%	4.6%	9.5%	18.4%

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: Dorsa Elementary



Immediate Needs

Facility/Building	Total Items	Total Cost
Dorsa Elementary	1	\$9,300
Dorsa Elementary / Multi Use/Cafeteria Building	1	\$5,200
Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	3	\$9,700
Total	5	\$24,200

Dorsa Elementary

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4593611	Dorsa Elementary	Throughout Campus	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (1 items)							\$9,300

Multi Use/Cafeteria Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4576767	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Environmental	\$5,200
Total (1 items)							\$5,200

Portable Buildings P4, P5, K3, County, Special Ed

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4576794	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	K3	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$7,400
4576704	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	Portables K3 - Preschool - Special Ed & County	C2030	Flooring, Vinyl Sheeting, Replace	Poor	Performance/Integrity	\$900
4576694	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	K3	D5020	Distribution Panel, 120/240 V, Residential Style, Replace	Poor	Safety	\$1,400
Total (3 items)							\$9,700

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	-	\$216,856	\$70,408	\$149,946	\$152,857	\$590,067
Roofing	-	\$8,953	\$11,610	\$235,968	\$980,521	\$1,237,052
Interiors	\$13,449	\$227,978	\$187,378	\$233,206	\$864,589	\$1,526,600
Conveying	-	\$22,255	-	-	-	\$22,255
Plumbing	-	\$3,533	\$12,963	\$347,326	\$171,482	\$535,304
HVAC	-	-	\$145,571	\$1,570,477	\$115,179	\$1,831,227
Fire Protection	-	-	\$124,325	\$2,429	\$7,858	\$134,612
Electrical	\$1,357	\$25,104	\$34,948	\$405,054	\$395,878	\$862,341
Fire Alarm & Electronic Systems	-	\$24,873	\$228,280	\$161,088	\$254,965	\$669,206
Equipment & Furnishings	-	-	\$67,004	\$408,767	\$68,346	\$544,117
Site Development	-	\$38,137	\$4,166	\$403,906	\$369,874	\$816,083
Site Pavement	-	\$14,138	-	\$16,390	\$184,512	\$215,040
Site Utilities	-	-	-	\$2,415	\$134,850	\$137,265
Accessibility	\$9,255	-	-	-	-	\$9,255
TOTALS (3% inflation)	\$24,100	\$581,900	\$886,700	\$3,937,000	\$3,701,000	\$9,130,700

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.

Dorsa Elementary School			
Building Area = 40,280 SF			
FTA Primary Level	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$638,521	4.00	\$2,554,084
Shell	\$1,242,823	3.91	\$4,857,345
Interiors	\$1,079,676	2.75	\$2,968,844
Conveyance	\$20,978	2.00	\$20,978
Plumbing	\$412,304	3.08	\$1,270,107
HVAC	\$1,431,934	3.00	\$4,293,580
Fire Protection	\$112,426	2.00	\$224,852
Electrical	\$958,057	2.98	\$2,850,749
Equipment	\$57,998	3.00	\$173,994
Site	\$935,465	3.36	\$3,138,833
Total Building	\$6,890,181	Subtotal	\$22,353,365
Building Weighted Average Condition		3.24	
Rounded		3	
Building Weighted Average Condition equals the Sum of the individual Primary System Replacement Costs multiplied by the Condition Ratings then divided by the Sum of the Primary			
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



Distribution Panel in Poor condition.

120/240 V, Residential Style
Portable Buildings P4, P5, K3, County, Special Ed
Dorsa Elementary K3

Uniformat Code: D5020
Recommendation: **Replace in 2023**

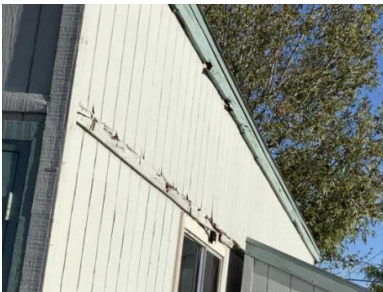
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,400

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Several circuit breakers are missing and it is open to the wiring in the rear - AssetCALC ID: 4576694



Exterior Walls in Poor condition.

Plywood/OSB
Portable Buildings P4, P5, K3, County, Special Ed
Dorsa Elementary Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,200

\$\$\$

The exterior finish is showing rot and breaking apart - AssetCALC ID: 4576900



Exterior Walls in Marginal condition.

Plywood/OSB
Dorsa Community Center Dorsa Elementary
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,900

\$\$\$

Decay is beginning in the T111 siding - AssetCALC ID: 4576924



Exterior Walls in Poor condition.

any painted surface
Portable Buildings P4, P5, K3, County, Special Ed
Dorsa Elementary All portables

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,200

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The New finish will need to be painted - AssetCALC ID: 4591475

**Roofing in Poor condition.**

Asphalt Shingle, 20-Year Standard
Modular P3 Dorsa Elementary Modular P3

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,400

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Old roof - AssetCALC ID: 4576713

**Playfield Surfaces in Poor condition.**

Chips Wood, 3" Depth
Site Dorsa Elementary Site

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,700

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replace. - AssetCALC ID: 4576705

**Flooring in Poor condition.**

Carpet, Commercial Standard
Portable Buildings P4, P5, K3, County, Special Ed
Dorsa Elementary K3

Uniformat Code: C2030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,400

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Wavy, loose - AssetCALC ID: 4576794

**Flooring in Poor condition.**

Vinyl Sheetting
Portable Buildings P4, P5, K3, County, Special Ed
Dorsa Elementary Portables K3 - Preschool -
Special Ed & County

Uniformat Code: C2030
Recommendation: **Replace in 2023**

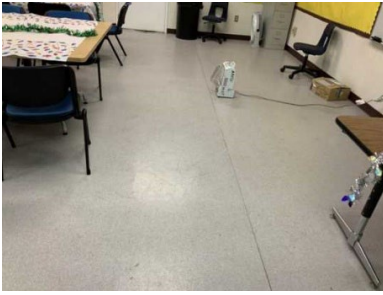
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

It is coming up at the seams and so old that it can't be cleaned anymore - AssetCALC ID: 4576704

**Flooring in Marginal condition.**Priority Score: **81.8**

Vinyl Sheetting
Dorsa Community Center Dorsa Elementary Dorsa
Community Center

Plan Type:
Performance/Integrity

Cost Estimate: \$8,600

Uniformat Code: C2030

Recommendation: **Replace in 2024**

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Seams are coming up, broken areas - AssetCALC ID: 4576931

**Flooring in Poor condition.**Priority Score: **81.8**

Carpet, Commercial Standard
Dorsa Community Center Dorsa Elementary Dorsa
Community Center

Plan Type:
Performance/Integrity

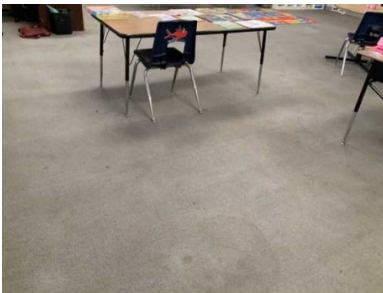
Cost Estimate: \$9,300

Uniformat Code: C2030

Recommendation: **Replace in 2024**

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Poor - AssetCALC ID: 4576626

**Flooring in Poor condition.**Priority Score: **81.8**

Carpet, Commercial Standard
Building B Dorsa Elementary Building B

Plan Type:
Performance/Integrity

Cost Estimate: \$50,000

Uniformat Code: C2030

Recommendation: **Replace in 2024**

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Need replacement. - AssetCALC ID: 4576688

**Flooring in Poor condition.**Priority Score: **72.9**

Vinyl Sheetting
Multi Use/Cafeteria Building Dorsa Elementary Multi
Use/Cafeteria Building

Plan Type: Environmental

Cost Estimate: \$5,200

Uniformat Code: C2030

Recommendation: **Replace in 2023**

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Break in floor surface, health issue - AssetCALC ID: 4576767

ADA MiscellaneousPriority Score: **63.9**Level III Study, Includes Measurements
Dorsa Elementary Throughout Campus

Plan Type: Accessibility

Cost Estimate: \$9,300

Uniformat Code: Y1090

Recommendation: **Evaluate/Report in 2023**

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Some areas of the facility were identified as having major or moderate accessibility issues. - AssetCALC ID: 4593611

**Window in Poor condition.**Priority Score: **60.7**Aluminum Double-Glazed, 16-25 SF
Modular P1-P2 Dorsa Elementary Building Exterior

Plan Type: Retrofit/Adaptation

Cost Estimate: \$4,700

Uniformat Code: B2020

Recommendation: **Replace in 2025**

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Single glazed - AssetCALC ID: 4576809

**Window in Poor condition.**Priority Score: **60.7**Aluminum Double-Glazed, 16-25 SF
Building C Dorsa Elementary Building Exterior

Plan Type: Retrofit/Adaptation

Cost Estimate: \$25,800

Uniformat Code: B2020

Recommendation: **Replace in 2025**

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Single glazed - AssetCALC ID: 4576637

**Window in Poor condition.**Priority Score: **60.7**Aluminum Double-Glazed, 16-25 SF
Building A Dorsa Elementary Building Exterior

Plan Type: Retrofit/Adaptation

Cost Estimate: \$51,600

Uniformat Code: B2020

Recommendation: **Replace in 2025**

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Old Windows - AssetCALC ID: 4576707

**Window in Poor condition.**

Aluminum Double-Glazed, 16-25 SF
Admin Building & K1-K2 Dorsa Elementary Building
Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2025**

Priority Score: **60.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,800

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Single glazed - AssetCALC ID: 4576684

**Window in Poor condition.**

Aluminum Double-Glazed, 16-25 SF
Multi Use/Cafeteria Building Dorsa Elementary
Building Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2025**

Priority Score: **60.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$7,000

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Single glazed - AssetCALC ID: 4576612

**Window in Poor condition.**

Aluminum Double-Glazed, 16-25 SF
Building B Dorsa Elementary Building Exterior

Uniformat Code: B2020

Recommendation: **Replace in 2025**

Priority Score: **60.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$51,600

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Single glazed - AssetCALC ID: 4576642

Fire Suppression System

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

Uniformat Code: D4010

Recommendation: **Install in 2027**

Priority Score: **60.6**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,400

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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: 5249361

Fire Suppression SystemPriority Score: **60.6**Full System Install/Retrofit, Low Density/Complexity
Building B Dorsa Elementary Building B

Plan Type: Retrofit/Adaptation

Cost Estimate: \$28,100

Uniformat Code: D4010

Recommendation: **Install in 2027**

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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: 5249358

Fire Suppression SystemPriority Score: **60.6**Full System Install/Retrofit, Low Density/Complexity
Building A Dorsa Elementary Building A

Plan Type: Retrofit/Adaptation

Cost Estimate: \$28,100

Uniformat Code: D4010

Recommendation: **Install in 2027**

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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: 5249357

Fire Suppression SystemPriority Score: **60.6**Full System Install/Retrofit, Low Density/Complexity
Dorsa Community Center Dorsa Elementary Dorsa
Community Center

Plan Type: Retrofit/Adaptation

Cost Estimate: \$7,400

Uniformat Code: D4010

Recommendation: **Install in 2027**

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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: 5249360

**Fire Suppression System**Priority Score: **60.6**Full System Install/Retrofit, Low Density/Complexity
Building C Dorsa Elementary Building C

Plan Type: Retrofit/Adaptation

Cost Estimate: \$16,700

Uniformat Code: D4010

Recommendation: **Install in 2027**

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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: 5249359



Park Bench in Poor condition.

Wood/Composite/Fiberglass
Site Dorsa Elementary Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **54.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$4,400

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These are falling apart - AssetCALC ID: 4576603

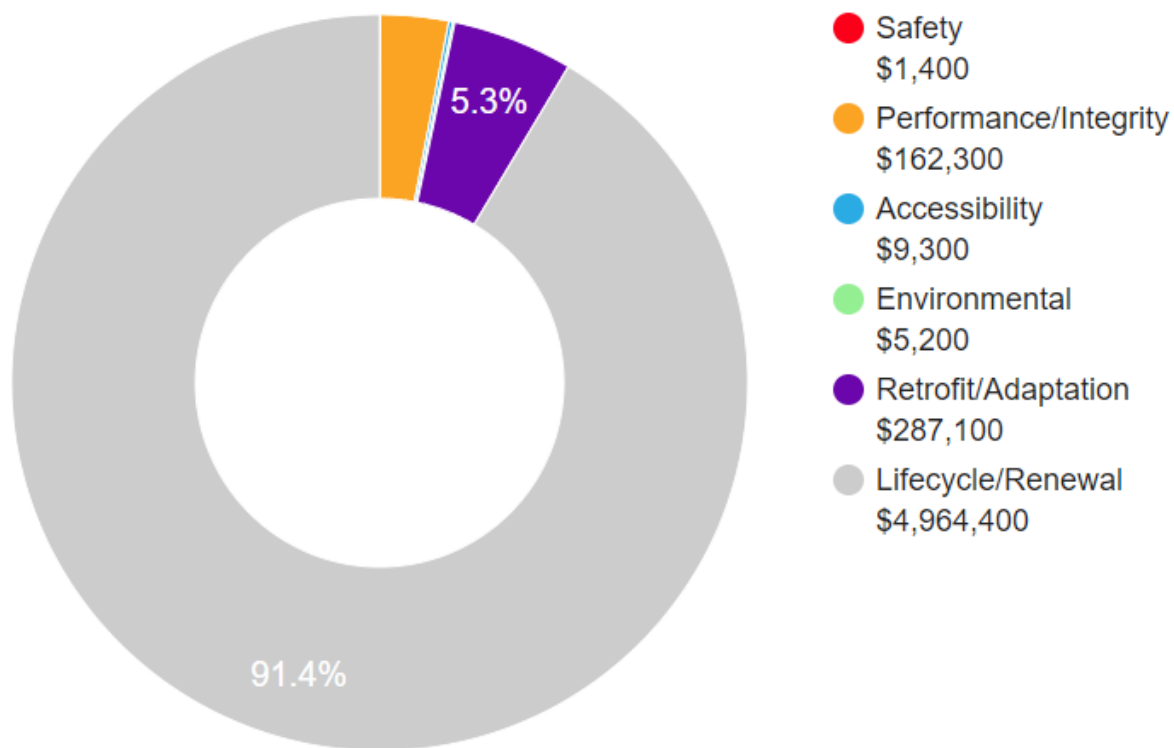
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,429,700

2. Administration, K1, K2



Administration, K1, K2: Systems Summary

Address	1290 Bal Harbor Way; San Jose, California 95122	
Constructed/Renovated	1960	
Building Size	5,100 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists over concrete slab foundation	Good
Façade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Gable construction with built-up roofing with stone	Good
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric tank-less water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Central System: Ductless split-systems and ceiling terminal units Non-Central System: Packaged units	Good
Fire Suppression	Fire extinguishers only	--

Administration, K1, K2: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	Aluminum single glazed windows	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Roof; lack of ladder or other means of access and safety concerns 	

Administration, K1, K2: Photographic Overview



1 – FRONT ELEVATION



2 – SIDE ELEVATION



3 - EXTERIOR



4 - ENTRY LOBBY



5 - LIBRARY



6 - K1-K2



7 - SPLIT SYSTEM UNIT



8 - DISTRIBUTION PANEL



9 - FIRE ALARM PANEL



10 - EXIT SIGN

3. Classroom Buildings A, B and C



Classroom Buildings A, B and C: Systems Summary

Address	1290 Bal Harbor Way; San Jose, California 95122	
Constructed/Renovated	1960	
Building Size	A Classrooms 7,600 SF B Classrooms 7,600 SF C Classrooms 4,500 SF Total 19,700 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists over concrete slab foundation	Good
Façade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	A & B Classrooms: Gable construction with single-ply membrane C Classroom: Gable construction with built-up roof w/ stone	Good
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Central System: Ductless split-systems and ceiling terminal units	Good

Classroom Buildings A, B and C: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	Aluminum single glazed windows	
Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Roof; lack of ladder or other means of access and safety concerns 	

Classroom Buildings A, B & C: Photographic Overview



1 - FRONT ELEVATION



2 - SIDE ELEVATION



3 - RIGHT ELEVATION



4 - ROOF OVERVIEW



5 - INTERIOR



6 - INTERIOR



7 – DISTRIBUTION PANEL



8 - DOMESTIC WATER HEATER



9 – HVAC, HEAT PUMPS



10 - FIRE ALARM COMPONENTS

4. Multi Use / Cafeteria



Multi Use / Cafeteria: Systems Summary

Address	1290 Bal Harbor Way; San Jose, California 95122	
Constructed/Renovated	1960	
Building Size	5,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists over concrete slab foundation	Good
Façade	Primary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Gable construction with built-up roofing with stone ballast	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Central System: Ductless split-systems and ceiling terminal units	Fair
Fire Suppression	Fire extinguishers only	Fair

Multi Use / Cafeteria: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Single glazed windows	
Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Roof; lack of ladder or other means of access 	

Multi Use / Cafeteria: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - ROOF OVERVIEW



5 - MULTI PURPOSE INTERIOR



6 - STAGE



7 - KITCHEN AREA



8 - DOMESTIC WATER HEATER



9 – CONDENSING UNIT/HEAT PUMP



10 – MAIN ELECTRICAL PANEL

5. Modulares; Dorsa Community Center, P3, P1-2



Modulares; Dorsa Community Center, P3, P1-2: Systems Summary

Address	1290 Bal Harbor Way; San Jose, California 95122	
Constructed/Renovated	Various dates	
Building Size	Dorsa Community Center 2,000 SF Modular P3 1,700 SF Modular P1P2 1,700 SF Total 5,400 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular frame structure over crawl space foundation	Good
Façade	Primary Wall Finish: Dorsa Community Center Stucco P3 T-111 P1-P2 T-111 Windows: Aluminum	Fair
Roof	Primary: Dorsa Community Center Gable construction with asphalt shingles P3 Gable construction with asphalt shingles P1-P2 Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT, sheet vinyl strip, Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	--

Modulars; Dorsa Community Center, P3, P1-2: Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
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	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Roof; lack of ladder or other means of access and safety concerns 	

Modulars; Dorsa Community Center, P3, P1-2: Photographic Overview



1 – P1 ELEVATION



2 - DORSA COMMUNITY CENTER ELEVATION



3 – P1-2 AND P3 ELEVATION



4 – DORSA COMMUNITY CENTER



5 – P3 INTERIOR



6 – HVAC FOR THE MODULARS

6. Portables; P4, P5, K3, Special Ed, County



Portables; P4, P5, K3, Special Ed, County: Systems Summary

Address	1290 Bal Harbor Way; San Jose, California 95122	
Constructed/Renovated	Various dates	
Building Size	4,400 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional portable frame structure	Good
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet, VCT, Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair

Portables; P4, P5, K3, Special Ed, County: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	Warped, dry rotted and loose siding, outdated fire alarm system	
Key Spaces Not Observed	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Roof; lack of ladder or other means of access and safety concerns 	

Portables; P4, P5, K3, Special Ed, County: Photographic Overview



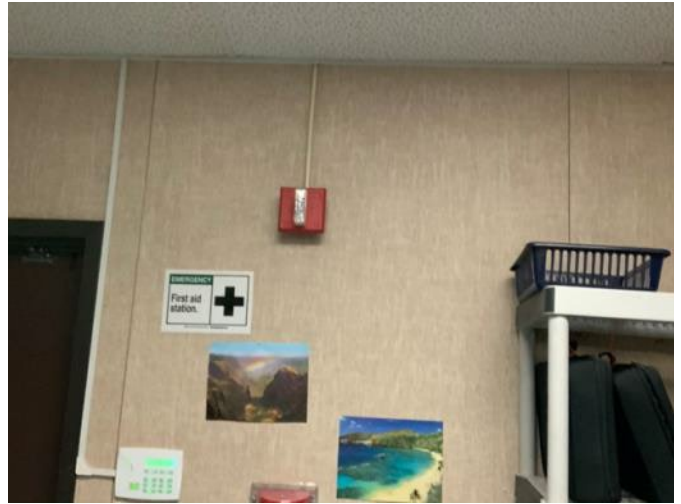
1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - FIRE ALARM COMPONENT



5 - TYPICAL HVAC AT THE PORTABLES



6 - SWITCHBOARD BY THE PORTABLES

7. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters. Irrigation present not used. No retaining walls. Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	The play structure is inaccessible.	

Site: Photographic Overview



1 - MAIN ENTRY DRIVE



2 - PLAYGROUND



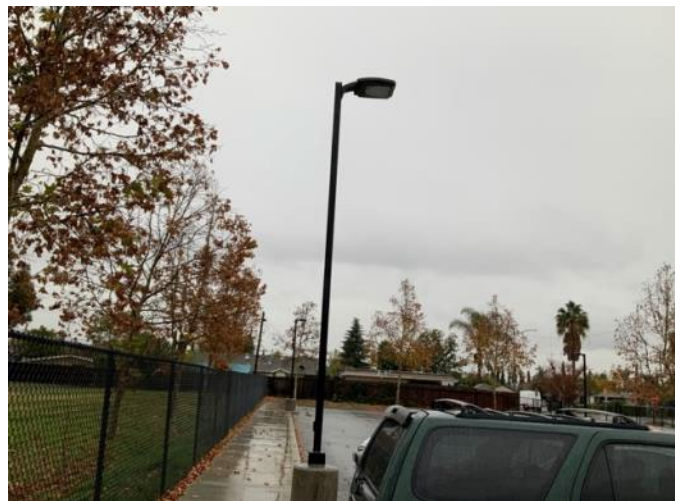
3 - PLAYGROUND



4 - MAIN ELECTRICAL EQUIPMENT



5 - DUMPSTER ENCLOSURE



6 - SITE LIGHTING

Property Space Use and Observed Areas

Areas Observed

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

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.

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 1960 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

<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1960	No	Yes
Administration, K1, K2	1960	No	No
Classroom Buildings A, B & C	1960	No	No

Campus: Accessibility Summary

Multi Use / Cafeteria	1960	No	No
Modulars; Dorsa Community Center, P3, P1-2	Unknown	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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.

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.

Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

Certification

Alum Rock Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Dorsa Elementary, 1290 Bal Harbor Way; San Jose, California 95122, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

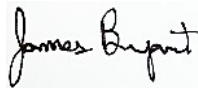
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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

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Appendices



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

Appendix A:

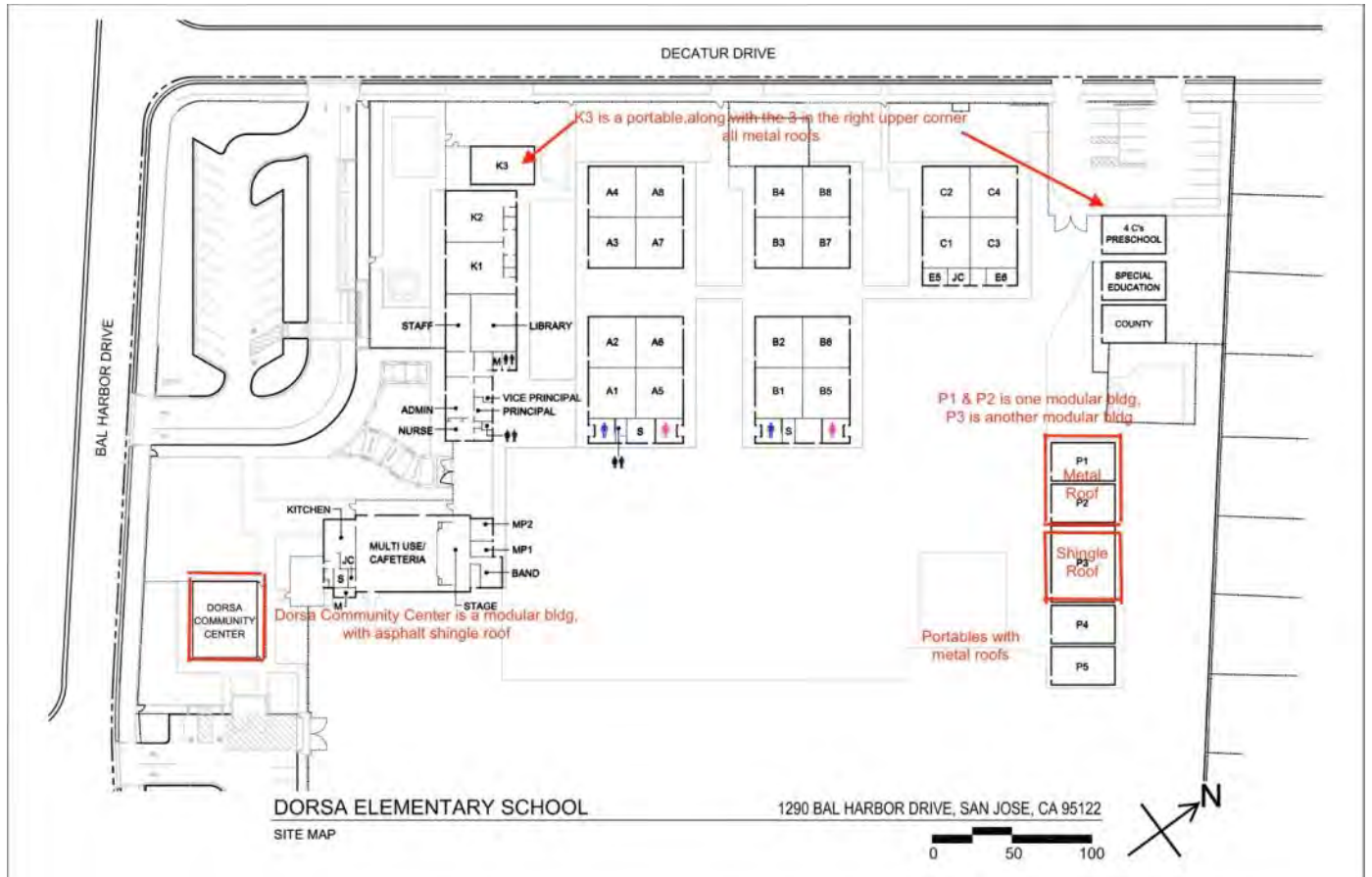
Site Plans



Aerial Site Plan



	Project Number	Project Name	
	159228.22R000-005.354	Dorsa Elementary	
	Source	On-Site Date	
	Google Earth	December 1-2, 2022	

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	159228.22R000-005.354	Dorsa Elementary	
	Source	On-Site Date	
	Alum Rock School District	December 1-2, 2022	

Appendix B:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Dorsa Elementary

Name of person completing form: NA

Title / Association with property: _____

Length of time associated w/ property: _____

Date Completed: _____

Phone Number: _____

Method of Completion: INCOMPLETE: client/POC unwilling or unable to complete

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 / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
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.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					
8	Are there any wall, window, basement or roof leaks?					
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					
10	Are your elevators unreliable, with frequent service calls?					
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					
14	Is the electrical service outdated, undersized, or otherwise problematic?					
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

Appendix C:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Dorsa Elementary

BV Project Number: 159228.22R000-005.354

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?			X	
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X			Curb Cuts, Lever Handles, accessible restrooms
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			X	

Dorsa Elementary: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				<input checked="" type="checkbox"/>
Exterior Route				<input checked="" type="checkbox"/>
Building Entrances				<input checked="" type="checkbox"/>
Interior Route				<input checked="" type="checkbox"/>
Elevators		NA		<input type="checkbox"/>
Public Restrooms				<input checked="" type="checkbox"/>
Kitchens/Kitchenettes		No proper accessible sink space, plumbing under sink no configured to protect against contact		<input type="checkbox"/>
Playgrounds & Pools		No accessible way to get to the playground		<input type="checkbox"/>

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

Dorsa Elementary: Photographic Overview



1 - OVERVIEW OF ACCESSIBLE PARKING AREA



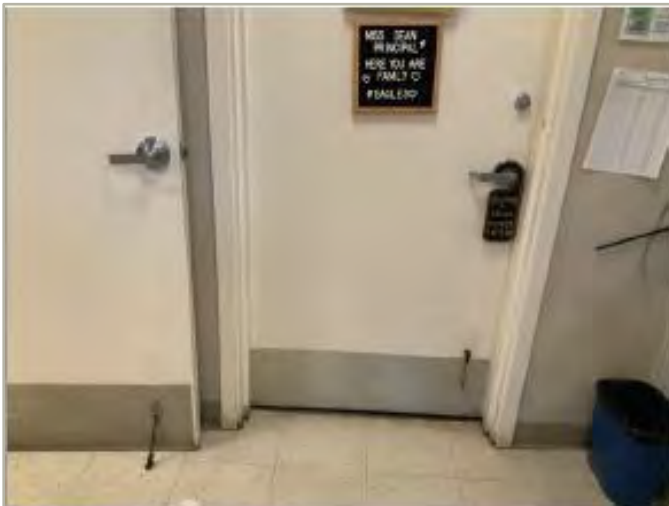
2 - CLOSE-UP OF STALL OR SECOND PARK AREA



3 - MAIN ACCESSIBLE ENTRANCE



4 - ADDITIONAL ENTRANCE



5 - INTERIOR DOOR AND HARDWARE



6 - SELF SERVICE AREA

Performing Arts Center Accessibility: Photographic Overview



7 - TOILET STALL OVERVIEW



8 - SINK, FAUCET HANDLES



9 - SINK CLEARANCE



10 - REFRIGERATOR



11 - LACK OF ACCESSIBLE PLAYGROUND ACCESS



12 - PLAYGROUND SURFACE

Appendix D:

Component Condition Report

Component Condition Report | Dorsa Elementary / Admin Building & K1-K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,140 SF	45	5133231
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	4	4576595
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	16	2	4576684
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	14	19	4576671
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	5,300 SF	7	4591477
Interiors						
C1030	Admin Building & K1-K2	Adequate	Interior Door, Wood, Solid-Core	12	11	4576812
C1070	Admin Building & K1-K2	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,100 SF	18	4576636
C2010	Admin Building & K1-K2	Adequate	Wall Finishes, any surface, Prep & Paint	7,000 SF	3	4576882
C2010	Admin Building & K1-K2	Adequate	Wall Finishes, Ceramic Tile	120 SF	24	4576802
C2030	Admin Building & K1-K2	Adequate	Flooring, Ceramic Tile	100 SF	24	4576700
C2030	Admin Building & K1-K2	Adequate	Flooring, Carpet, Commercial Standard	2,500 SF	3	4593610
C2030	Admin Building & K1-K2	Marginal	Flooring, Vinyl Tile (VCT)	1,800 SF	2	4576875
C2050	Admin Building & K1-K2	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	4576641
Plumbing						
D2010	Admin Building & K1-K2	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4576910
D2010	Admin Building & K1-K2	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	4576701
D2010	Admin Building & K1-K2	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,140 SF	9	4589340
D2010	Nurse's office	Adequate	Water Heater, Electric, Instant Hot [No tag/plate found]	1	4	4576779
D2010	Admin Building & K1-K2	Adequate	Toilet, Child-Sized	4	14	4576640
D2010	Admin Building & K1-K2	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	5	9	4576679
D2010	Admin Building & K1-K2	Adequate	Toilet, Commercial Water Closet	3	14	4576915
D2010	Admin Building & K1-K2	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	4576662
HVAC						
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576606
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576832
D3030	Admin Building & K1-K2	Adequate	Air Conditioner, Window/Thru-Wall, Residential	1	4	4576653
D3030	K1	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576610
D3030	Admin Building & K1-K2	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576854
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576761

Component Condition Report | Dorsa Elementary / Admin Building & K1-K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576855
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576859
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576917
D3030	K2	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576762
D3030	K2	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576697
D3030	Library	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576901
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576922
D3030	Library	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576639
D3030	K2	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576715
D3030	Admin Building & K1-K2	Adequate	Split System, Condensing Unit/Heat Pump	1	8	4576628
D3030	Office	Adequate	Split System, Fan Coil Unit, DX	1	8	4576867
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576834
D3030	K1	Adequate	Split System, Fan Coil Unit, DX	1	8	4576749
D3030	Office	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576925
Fire Protection						
D4010	Admin Building & K1-K2	Marginal	Fire Suppression System, Existing Sprinkler Heads, by SF	5,100 SF	4	4576711
D4030	Admin Building & K1-K2	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	6	6	4576807
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/208 V [No tag/plate found]	1	9	4576883
D5030	Admin Building & K1-K2	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,140 SF	19	4589333
D5040	Admin Building & K1-K2	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,100 SF	16	4594106
D5040	Office	Marginal	Emergency & Exit Lighting, Exit Sign, LED	7	2	4576803
D5040	Admin Building & K1-K2	Adequate	Lighting Controls, Dimming Panel, Standard	1	5	4576633
Fire Alarm & Electronic Systems						
D6060	Admin Building & K1-K2	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,120 SF	9	4576625
D7050	Admin Building & K1-K2	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,120 SF	5	4576659
D7050	Admin Building & K1-K2	Marginal	Fire Alarm Panel, Fully Addressable [RA]	1	2	4576858
Equipment & Furnishings						
E2010	Admin Building & K1-K2	Adequate	Casework, Countertop, Plastic Laminate	160 LF	7	4593614
E2010	Admin Building & K1-K2	Adequate	Casework, Cabinetry Economy	320 LF	9	4576744

Component Condition Report | Dorsa Elementary / Building A

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

Component Condition Report | Dorsa Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	7,600 SF	45	5133232
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,600 SF	4	4576781
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	44	2	4576707
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	12	9	4576754
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,800 SF	17	4591478
Interiors						
C1070	Building A	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,500 SF	10	4576728
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	9	9	4576690
C2010	Building A	Adequate	Wall Finishes, Vinyl	6,600 SF	9	4576911
C2030	Building A	Marginal	Flooring, Carpet, Commercial Standard	5,200 SF	2	4576887
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	540 SF	7	4576764
C2030	Building A	Good	Flooring, Vinyl Tile (VCT)	7,000 SF	11	4576759
Plumbing						
D2010	Building A	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	24	4576719
D2010	Building A	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	4	19	4576622
D2010	Building A	Adequate	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	4576598
D2010	Building A	Good	Toilet, Commercial Water Closet	6	24	4576643
D2010	Building A	Good	Urinal, Standard	3	24	4576686
D2010	Building A	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,600 SF	9	4589338
HVAC						
D3030	A2	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576843
D3030	Building A	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576796
D3030	A4	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576894
D3030	A6	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576720
D3030	A2	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576668
D3030	A7	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576631
D3030	A8	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576909
D3030	A6	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576895
D3030	Building A	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576838
D3030	A1	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576751
D3030	A3	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	4	4576755
D3030	A7	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576785

Component Condition Report | Dorsa Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	A5	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576805
D3030	A3	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	4	4576846
D3030	A5	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576632
D3030	A8	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576604
D3030	A4	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576680
D3030	A1	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	8	4576741
Fire Protection						
D4010	Building A	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,600 SF	4	5249357
Electrical						
D5020	Building A	Marginal	Distribution Panel, 120/208 V [DPB]	1	6	4576877
D5020	Building A	Adequate	Switchboard, 120/208 V	1	9	4576839
D5030	Building A	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,600 SF	19	4589342
D5040	Building A	Marginal	Emergency & Exit Lighting, Exit Sign, LED	8	2	4576777
D5040	Building A	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,600 SF	16	4594102
D5040	Building A	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	14	5	4576828
Fire Alarm & Electronic Systems						
D6060	Building A	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,600 SF	9	4576725
D7050	Building A	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,600 SF	9	4576740
Equipment & Furnishings						
E2010	Building A	Adequate	Casework, Cabinetry Economy	160 LF	9	4576868
E2010	Building A	Adequate	Casework, Cabinetry Economy	320 LF	9	4593613

Component Condition Report | Dorsa Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	7,600 SF	45	5133233
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,600 SF	4	4576852
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	44	2	4576642
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	12	9	4576678
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,800 SF	17	4576746
Interiors						
C1070	Building B	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,600 SF	17	4576908

Component Condition Report | Dorsa Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Building B	Adequate	Toilet Partitions, Plastic/Laminate	10	9	4576840
C2010	Building B	Adequate	Wall Finishes, Vinyl	6,600 SF	8	4576893
C2030	Building B	Adequate	Flooring, Vinyl Tile (VCT)	700 SF	10	4576824
C2030	Building B	Poor	Flooring, Carpet, Commercial Standard	5,400 SF	1	4576688
C2030	Building B	Adequate	Flooring, Ceramic Tile	600 SF	29	4576752
C2050	Building B	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	4	4576666
Plumbing						
D2010	Building B	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	19	4576830
D2010	Building B	Marginal	Drinking Fountain, Exterior/Site, Metal Pedestal	1	2	4576891
D2010	Building B	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,600 SF	9	4589347
D2010	Building B	Adequate	Toilet, Commercial Water Closet	10	19	4576923
D2010	Building B	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	8	19	4576596
D2010	Building B	Adequate	Urinal, Standard	4	19	4576871
D2010	Building B	Marginal	Sink/Lavatory, Service Sink, Wall-Hung	1	6	4576813
HVAC						
D3030	B8	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576757
D3030	Building B	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576793
D3030	B7	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576699
D3030	B5	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576872
D3030	B3	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576650
D3030	B2	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576791
D3030	B6	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576835
D3030	B3	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576682
D3030	B1	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576763
D3030	B4	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576630
D3030	B6	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576629
D3030	B4	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576726
D3030	B1	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	4	4576914
D3030	B7	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576617
D3030	Building B	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576734
D3030	B2	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576615
D3030	B5	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576818
D3030	B8	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576611
Fire Protection						

Component Condition Report | Dorsa Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Building B	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,600 SF	4	5249358
D4030	Building B	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	8	5	4576896
Electrical						
D5020	Building B	Adequate	Distribution Panel, 120/208 V [DPC]	1	9	4576732
D5030	Building B	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,600 SF	19	4589346
D5040	Building B	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	5	4576815
D5040	Building B	Adequate	Emergency & Exit Lighting, Exit Sign, LED	8	4	4576623
D5040	Building B	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,600 SF	9	4576737
Fire Alarm & Electronic Systems						
D6060	Building B	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,600 SF	9	4576739
D7050	Building B	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,600 SF	9	4576769
D7050	Building B	Marginal	Fire Alarm Panel, Multiplex [No tag/plate found]	1	2	4576795
Equipment & Furnishings						
E2010	Building B	Adequate	Casework, Countertop, Plastic Laminate	160 LF	6	4593612
E2010	Building B	Adequate	Casework, Cabinetry Economy	320 LF	9	4576898

Component Condition Report | Dorsa Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,500 SF	45	5133234
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	800 SF	4	4576916
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	22	2	4576637
B2050	Building C	Adequate	Exterior Door, Steel, Standard	7	9	4576675
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	4,600 SF	7	4576831
Interiors						
C1070	Building C	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	11	4576647
C2010	Building C	Adequate	Wall Finishes, Vinyl	2,900 SF	6	4576826
C2030	Building C	Marginal	Flooring, Carpet, Commercial Standard	3,500 SF	2	4576800
C2030	Building C	Marginal	Flooring, Vinyl Tile (VCT)	500 SF	2	4576691
Plumbing						
D2010	Building C	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	9	4576848
D2010	Building C	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	4	19	4576857

Component Condition Report | Dorsa Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building C	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,500 SF	9	4589337
D2010	Building C	Adequate	Water Heater, Electric, Residential [No tag/plate found]	1	5	4576696
HVAC						
D3030	C3	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576674
D3030	C2	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576635
D3030	Speech	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576672
D3030	Building C	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576708
D3030	C1	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576921
D3030	C3	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576851
D3030	C1	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576710
D3030	Building C	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	4576850
D3030	C4	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576878
D3030	C4	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576687
D3030	C2	Adequate	Split System, Fan Coil Unit, DX [Inaccessible]	1	8	4576655
Fire Protection						
D4010	Building C	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,500 SF	4	5249359
Electrical						
D5020	C	Adequate	Distribution Panel, 120/208 V [DPE]	1	9	4576772
D5030	Building C	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,500 SF	19	4589349
D5040	Building C	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	5	4576750
D5040	Building C	Adequate	Emergency & Exit Lighting, Exit Sign, LED	4	4	4576747
D5040	Building C	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,500 SF	16	4594099
Fire Alarm & Electronic Systems						
D6060	Building C	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,500 SF	9	4576890
D7050	Building C	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,500 SF	9	4576692
Equipment & Furnishings						
E2010	Building C	Adequate	Casework, Cabinetry Economy	160 LF	9	4576677
E2010	Building C	Adequate	Casework, Countertop, Plastic Laminate	80 LF	9	4576929

Component Condition Report | Dorsa Elementary / Dorsa Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintian	2,000 SF	45	5133235
Facade						

Component Condition Report | Dorsa Elementary / Dorsa Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	4	4576670
B2010	Building Exterior	Marginal	Exterior Walls, Plywood/OSB	200 SF	2	4576924
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	3	10	4576820
B2020	Building Exterior	Adequate	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	9	4576821
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	2	19	4576600
Roofing						
B3010	Dorsa Community Center	Marginal	Roofing, Asphalt Shingle, 20-Year Standard	2,200 SF	4	4591474
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	10	4576902
Interiors						
C1030	Dorsa Community Center	Good	Interior Door, Steel, Standard	4	34	4576756
C1070	Dorsa Community Center	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	9	4576621
C2010	Dorsa Community Center	Adequate	Wall Finishes, Vinyl	2,800 SF	5	4576664
C2030	Dorsa Community Center	Marginal	Flooring, Vinyl Sheeting	1,000 SF	1	4576931
C2030	Dorsa Community Center	Poor	Flooring, Carpet, Commercial Standard	1,000 SF	1	4576626
Plumbing						
D2010	Dorsa Community Center	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,000 SF	9	4735218
D2010	Dorsa Community Center	Adequate	Toilet, Residential Water Closet	1	9	4576782
D2010	Dorsa Community Center	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	9	4576788
HVAC						
D3030	Dorsa Community Center	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4576597
D3030	Dorsa Community Center	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4576920
Fire Protection						
D4010	Dorsa Community Center	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	2,000 SF	4	5249360
D4030	Dorsa Community Center	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	2	4	4576774
Electrical						
D5020	Dorsa Community Center	Adequate	Distribution Panel, 120/208 V [No tag/plate found]	1	9	4576614
D5030	Dorsa Community Center	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	19	4589339
D5040	Dorsa Community Center	Marginal	Emergency & Exit Lighting, Exit Sign, LED	2	2	4576784
D5040	Dorsa Community Center	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	5	4576648
D5040	Dorsa Community Center	Marginal	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	2	4576722
Fire Alarm & Electronic Systems						
D6060	Dorsa Community Center	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,000 SF	5	4576656
D7050	Dorsa Community Center	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,000 SF	5	4576613

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,500 SF	35	5133236
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	4	4576842
B2020	Multi Use/Cafeteria Building	Adequate	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	8	4576786
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	6	2	4576612
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	14	4576913
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	5,700 SF	11	4576881
Interiors						
C1070	Multi Use/Cafeteria Building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,500 SF	18	4576862
C2010	Multi Use/Cafeteria Building	Marginal	Wall Finishes, Acoustical Tile (ACT), Standard	1,800 SF	4	4591472
C2010	Multi Use/Cafeteria Building	Good	Wall Finishes, Ceramic Tile	100 SF	32	4576856
C2010	Multi Use/Cafeteria Building	Adequate	Wall Finishes, Vinyl	900 SF	9	4576876
C2010	Multi Use/Cafeteria Building	Adequate	Wall Finishes, Laminated Paneling (FRP)	900 SF	11	4576731
C2010	Multi Use/Cafeteria Building	Adequate	Wall Finishes, any surface, Prep & Paint	2,400 SF	3	4735263
C2030	Multi Use/Cafeteria Building	Adequate	Flooring, Vinyl Tile (VCT)	4,300 SF	5	4576775
C2030	Multi Use/Cafeteria Building	Adequate	Flooring, Wood, Strip, Refinish	300 SF	3	4576616
C2030	Multi Use/Cafeteria Building	Good	Flooring, Ceramic Tile	100 SF	31	4576727
C2030	Multi Use/Cafeteria Building	Poor	Flooring, Vinyl Sheeting	600 SF	0	4576767
Conveying						
D1010	Multi Use/Cafeteria Building	Marginal	Vertical Lift, Wheelchair, 5' Rise, Renovate [02622]	1	2	4576607
Plumbing						
D2010	K3	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	19	4576765
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	14	4576797
D2010	Multi Use/Cafeteria Building	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	9	4576665
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	14	4576919
D2010	Multi Use/Cafeteria Building	Adequate	Water Heater, Gas, Residential [No tag/plate found]	1	4	4576801
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	9	4576865
D2010	Portable Buildings P1-P5	Adequate	Toilet, Commercial Water Closet	1	19	4576827
D2010	Multi Use/Cafeteria Building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,500 SF	9	4589334
HVAC						
D3030	Rear room	Adequate	Split System, Fan Coil Unit, DX [No tag/plate found]	1	9	4576874
D3030	Multi Use/Cafeteria Building	Adequate	Split System Ductless, Single Zone [No tag/plate found]	1	9	4576810

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Multi Use/Cafeteria Building	Adequate	Split System Ductless, Single Zone [No tag/plate found]	1	9	4576698
D3030	Multi Use/Cafeteria Building	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	9	4576649
D3030	Multi Use/Cafeteria Building	Adequate	Split System Ductless, Single Zone [No tag/plate found]	1	9	4576783
D3050	Multi Use/Cafeteria Building	Good	HVAC System, Ductwork, Low Density	5,500 SF	24	4576814
D3050	Multi Use/Cafeteria Building	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU1]	1	24	4576706
D3060	Multi Use/Cafeteria Building	Adequate	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	9	4576833
Fire Protection						
D4010	Multi Use/Cafeteria Building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,500 SF	4	5249361
D4030	Multi Use/Cafeteria Building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	6	5	4576733
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/208 V [No tag/plate found]	1	9	4576736
D5030	Multi Use/Cafeteria Building	Adequate	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	14	4576789
D5030	Multi Use/Cafeteria Building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	19	4589348
D5040	Multi Use/Cafeteria Building	Adequate	Emergency & Exit Lighting, Exit Sign, LED	4	4	4576729
D5040	Multi Use/Cafeteria Building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	6	4576723
Fire Alarm & Electronic Systems						
D6060	Multi Use/Cafeteria Building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	11	4576845
D7050	Multi Use/Cafeteria Building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	5	4576663
Equipment & Furnishings						
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [02609]	1	7	4576825
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [02611]	1	4	4576602
E1030	Kitchen	Adequate	Foodservice Equipment, Dishwasher Commercial [02612]	1	4	4576660
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1000001915]	1	8	4576669
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In [1001815]	1	8	4576773
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [1000064]	1	5	4576645

Component Condition Report | Dorsa Elementary / Modular P1-P2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Plywood/OSB	1,500 SF	8	4737926
B2010	Modular P1P2	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	4	4735212
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	4	2	4576809
B2050	Modular P1P2	Adequate	Exterior Door, Steel, Standard	1	14	4735217
Roofing						

Component Condition Report | Dorsa Elementary / Modular P1-P2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Modular P1P2	Adequate	Roofing, Metal	1,800 SF	14	4591476
B3010	Roof	Adequate	Roofing, Metal	1,800 SF	14	4737924
Interiors						
C1030	Modular P1P2	Adequate	Interior Door, Wood, Hollow-Core Residential	1	6	4576808
C1070	Modular P1P2	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,700 SF	7	4737919
C2010	Modular P1P2	Adequate	Wall Finishes, Vinyl	3,200 SF	5	4576899
C2010	Modular P1P2	Adequate	Wall Finishes, Vinyl	2,500 SF	5	4737928
C2030	Modular P1P2	Marginal	Flooring, Vinyl Tile (VCT)	1,700 SF	2	4737929
C2030	Modular P1P2	Marginal	Flooring, Vinyl Tile (VCT)	1,800 SF	2	4735222
Plumbing						
D2010	Modular P1P2	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,800 SF	9	4735215
HVAC						
D3030	P2	Marginal	Heat Pump, Packaged & Wall-Mounted [622-679]	1	3	4576718
D3030	P1	Marginal	Heat Pump, Packaged & Wall-Mounted [622680]	1	3	4576748
Electrical						
D5020	Modular P1P2	Marginal	Distribution Panel, 120/240 V, 125 AMP [Panel 1]	1	2	4737918
D5030	Modular P1P2	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,700 SF	19	4737930
D5040	Modular P1P2	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,700 SF	9	4594105
D5040	Modular P1P2	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	5	4737920
D5040	Modular P1P2	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,800 SF	9	4735216
Fire Alarm & Electronic Systems						
D6060	Modular P1P2	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,700 SF	5	4737927
D7030	Modular P1P2	Adequate	Security/Surveillance System, Full System Upgrade, Average Density	1,700 SF	4	4737923
D7050	Modular P1P2	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,700 SF	5	4737922
Equipment & Furnishings						
E2010	Modular P1P2	Adequate	Casework, Cabinetry, Hardwood Standard	20 LF	5	4737921

Component Condition Report | Dorsa Elementary / Modular P3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Modular P3	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	4	4591479
B2050	Modular P3	Adequate	Exterior Door, Steel, Standard	2	14	4735211
Roofing						
B3010	Modular P3	Poor	Roofing, Asphalt Shingle, 20-Year Standard	1,800 SF	2	4576713

Component Condition Report | Dorsa Elementary / Modular P3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Modular P3	Adequate	Interior Door, Wood, Hollow-Core Residential	1	6	4735261
C1070	Modular P1P2	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,700 SF	7	4738127
C2010	Modular P3	Adequate	Wall Finishes, Vinyl	3,000 SF	5	4735221
C2030	Modular P3	Marginal	Flooring, Vinyl Tile (VCT)	1,700 SF	2	4735220
Plumbing						
D2010	Modular P3	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,700 SF	9	4589341
HVAC						
D3030	Modular P3	Marginal	Heat Pump, Packaged & Wall-Mounted	1	3	4576892
D3030	Modular P3	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4576742
Electrical						
D5020	P3	Adequate	Distribution Panel, 120/240 V, 200 AMP [Panel P-3]	1	7	4576790
D5030	P3	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,700 SF	19	4589336

Component Condition Report | Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Plywood/OSB	6,600 SF	8	4576904
B2010	Building Exterior	Poor	Exterior Walls, Plywood/OSB	2,400 SF	1	4576900
B2010	All portables	Poor	Exterior Walls, any painted surface, Prep & Paint	6,000 SF	1	4591475
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	9	9	4576849
B2050	All portables	Marginal	Exterior Door, Steel, Standard	6	4	4576804
Roofing						
B3010	Roof	Adequate	Roofing, Metal	4,900 SF	14	4591473
B3010	All portables	Adequate	Roofing, Metal	4,000 SF	14	4735219
Interiors						
C1070	Portables	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,400 SF	7	4576806
C2010	Portables	Adequate	Wall Finishes, Vinyl	6,000 SF	5	4737917
C2010	All portables	Adequate	Wall Finishes, Vinyl	7,000 SF	5	4576646
C2010	Portables	Adequate	Wall Finishes, Laminated Paneling (FRP)	800 SF	9	4576819
C2030	Portables K3 - Preschool - Special Ed & County	Poor	Flooring, Vinyl Sheeting	100 SF	0	4576704
C2030	All portables	Marginal	Flooring, Vinyl Tile (VCT)	1,200 SF	2	4576888
C2030	K3	Poor	Flooring, Carpet, Commercial Standard	800 SF	0	4576794
C2030	Portables	Marginal	Flooring, Carpet, Commercial Standard	1,600 SF	2	4576676

Component Condition Report | Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	K3	Adequate	Toilet, Child-Sized	1	11	4576861
D2010	All portables	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,000 SF	9	4589335
D2010	Portables K3 - Preschool - Special Ed & County	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	9	4576798
D2010	K3	Adequate	Sink/Lavatory, Wall-Hung, Enameled Steel	2	11	4576822
D2010	Portables	Marginal	Toilet, Residential Water Closet	3	4	4576841
HVAC						
D3030	P8	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	4	4576918
D3030	Portable Buildings P4	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	4576693
D3030	Portable Buildings P5	Adequate	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	6	4576816
D3030	P7	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	4	4576657
D3030	K3	Marginal	Heat Pump, Packaged & Wall-Mounted [616-728]	1	3	4576864
Fire Protection						
D4030	Portables K3 - Preschool - Special Ed & County	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	6	4576593
Electrical						
D5020	K3	Poor	Distribution Panel, 120/240 V, Residential Style [No tag/plate found]	1	0	4576694
D5020	Portables	Marginal	Distribution Panel, 120/240 V, 125 AMP [Panel 1]	5	2	4576634
D5030	Portables	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,400 SF	19	4589343
D5040	All portables	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	9	4735214
D5040	portables	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	5	4576738
Fire Alarm & Electronic Systems						
D6060	Portables	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,400 SF	5	4576912
D7030	Portables	Adequate	Security/Surveillance System, Full System Upgrade, Average Density	4,400 SF	4	4576712
D7050	Portables	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,400 SF	5	4576753
Equipment & Furnishings						
E2010	Portable Buildings P1-P5	Adequate	Casework, Cabinetry, Hardwood Standard	20 LF	5	4576654

Component Condition Report | Dorsa Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Admin Building & K1-K2	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	23	4576870
D2010	Admin Building & K1-K2	Good	Backflow Preventer, Domestic Water	1	23	4576770
D2010	Admin Building & K1-K2	Good	Backflow Preventer, Domestic Water	1	23	4576745
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	24	4576771

Component Condition Report | Dorsa Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Good	Backflow Preventer, Domestic Water [No tag/plate found]	1	24	4576695
D2030	Site	Adequate	Pump, Sump [No tag/plate found]	1	4	4576885
Electrical						
D5020	P8	Marginal	Switchboard, 120/208 V [No tag/plate found]	1	7	4576879
Fire Alarm & Electronic Systems						
D7030	Site	Adequate	Security/Surveillance System, Full System Upgrade, Average Density	40,280 SF	4	4576928
Pedestrian Plazas & Walkways						
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Seal & Stripe	24,000 SF	2	4576683
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Mill & Overlay	24,000 SF	11	4576792
G2030	Site	Good	Sidewalk, Concrete, Large Areas	6,000 SF	39	4576619
Athletic, Recreational & Playfield Areas						
G2050	Site	Adequate	Playfield Surfaces, Rubber, Interlocking Tiles	1,300 SF	10	4576799
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	50,500 SF	9	4594104
G2050	Site	Adequate	Sports Apparatus, Baseball, Backstop Chain-Link	2	9	4576702
G2050	Site	Good	Play Structure, Multipurpose, Small	1	16	4576927
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	11	4576681
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 3" Depth	3,000 SF	1	4576705
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	17	4576709
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	50,500 SF	2	4594100
Sitework						
G2060	Site	Adequate	Signage, Property, Building or Pole-Mounted, Replace/Install	1	9	4576638
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	500 LF	34	4576778
G2060	Site	Adequate	Flagpole, Metal	1	14	4576903
G2060	Site	Good	Picnic Table, Metal Powder-Coated	14	16	4576886
G2060	Site	Adequate	Fences & Gates, Fence, Metal Tube 6'	550 LF	29	4576724
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	4	17	4576601
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,500 LF	34	4576716
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	16	4576651
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	6	1	4576603
G2060	Site	Adequate	Park Bench, Wood/Composite/Fiberglass	3	9	4576897
G2060	Site	Adequate	Fences & Gates, Vehicle Gate, Chain Link Manual	4	14	4576721
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	17	4576766
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 10' High, w/ LED Replacement, 1000 W	1	9	4576760
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	17	4576930

Component Condition Report | Dorsa Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	6	16	4576906
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	9	16	4576884
Accessibility						
Y1090	Throughout Campus	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4593611

Appendix E:

Replacement Reserves

Replacement Reserves Report



2/11/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
D3030	4576682	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576763	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576630	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576629	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576726	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576617	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576734	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$31,220.20	\$31,220									\$31,220													\$31,220	
D3030	4576615	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576818	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D3030	4576611	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$21,718.40	\$21,718									\$21,718													\$21,718	
D4010	5249358	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	7600	SF	\$3.70	\$28,135					\$28,135																	\$28,135	
D4030	4576896	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	8	EA	\$185.10	\$1,481						\$1,481										\$1,481						\$2,962	
D5020	4576732	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.00	\$7,404									\$7,404													\$7,404	
D5030	4589346	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	7600	SF	\$3.09	\$23,446																			\$23,446			\$23,446	
D5040	4576623	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	8	EA	\$271.48	\$2,172					\$2,172									\$2,172								\$4,344	
D5040	4576815	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	12	EA	\$308.50	\$3,702						\$3,702																\$3,702	
D5040	4576737	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	7600	SF	\$5.55	\$42,203									\$42,203													\$42,203	
D6060	4576739	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	7600	SF	\$2.04	\$15,474									\$15,474													\$15,474	
D7050	4576795	Fire Alarm Panel, Multiplex, Replace	15	13	2	1	EA	\$4,936.00	\$4,936			\$4,936															\$4,936				\$9,872	
D7050	4576769	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	7600	SF	\$3.70	\$28,135									\$28,135													\$28,135	
E2010	4593612	Casework, Countertop, Plastic Laminate, Replace	15	9	6	160	LF	\$61.70	\$9,872						\$9,872																\$9,872	
E2010	4576898	Casework, Cabinetry Economy, Replace	20	11	9	320	LF	\$215.95	\$69,104									\$69,104													\$69,104	
Totals, Unescalated											\$0	\$49,977	\$58,368	\$0	\$59,429	\$5,183	\$11,600	\$0	\$408,577	\$227,352	\$4,319	\$49,977	\$0	\$0	\$9,576	\$1,481	\$0	\$203,240	\$0	\$89,588	\$0	\$1,178,667
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$51,476	\$61,923	\$0	\$66,888	\$6,008	\$13,851	\$0	\$517,574	\$296,643	\$5,804	\$69,180	\$0	\$0	\$14,484	\$2,307	\$0	\$335,924	\$0	\$157,094	\$0	\$1,599,157

Dorsa Elementary / Building C

Info	Format	Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	4576916	Exterior Walls, any painted surface, Prep & Paint	10	6	4	800	SF	\$3.70	\$2,962							\$2,962										\$2,962								\$5,923
B2020	4576637	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	22	EA	\$1,172.30	\$25,791				\$25,791																					\$25,791
B2050	4576675	Exterior Door, Steel, Standard, Replace	40	31	9	7	EA	\$740.40	\$5,183												\$5,183													\$5,183
B3010	4576831	Roofing, Built-Up, Replace	25	18	7	4600	SF	\$17.28	\$79,470										\$79,470															\$79,470
C1070	4576647	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	4500	SF	\$4.32	\$19,436														\$19,436											\$19,436
C2010	4576826	Wall Finishes, Vinyl, Replace	15	9	6	2900	SF	\$3.09	\$8,947								\$8,947																	\$8,947
C2030	4576691	Flooring, Vinyl Tile (VCT), Replace	15	13	2	500	SF	\$6.17	\$3,085				\$3,085																\$3,085					\$6,170
C2030	4576800	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3500	SF	\$9.26	\$32,393				\$32,393											\$32,393										\$64,785
D2010	4576696	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$678.70	\$679								\$679															\$679		\$1,357
D2010	4589337	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	4500	SF	\$6.17	\$27,765												\$27,765													\$27,765
D2010	4576848	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	1	EA	\$1,727.60	\$1,728												\$1,728													\$1,728
D2010	4576857	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	11	19	4	EA	\$1,480.80	\$5,923																					\$5,923				\$5,923
D3030	4576674	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576635	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576672	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576708	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$21,224.80	\$21,225												\$21,225													\$21,225
D3030	4576921	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576851	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576710	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576850	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$21,224.80	\$21,225												\$21,225													\$21,225
D3030	4576878	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576687	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340
D3030	4576655	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$12,340.00	\$12,340												\$12,340													\$12,340

Replacement Reserves Report



2/11/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D4010	5249359	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	4500	SF	\$3.70	\$16,659					\$16,659																	\$16,659
D5020	4576772	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.00	\$7,404										\$7,404												\$7,404
D5030	4589349	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	4500	SF	\$3.09	\$13,883																				\$13,883		\$13,883
D5040	4576747	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	4	EA	\$271.48	\$1,086					\$1,086										\$1,086							\$2,172
D5040	4576750	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	\$308.50	\$2,468						\$2,468																\$2,468
D5040	4594099	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	4500	SF	\$5.55	\$24,989																		\$24,989				\$24,989
D6060	4576890	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	4500	SF	\$2.04	\$9,162										\$9,162												\$9,162
D7050	4576692	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	4500	SF	\$3.70	\$16,659										\$16,659												\$16,659
E2010	4576677	Casework, Cabinetry Economy, Replace	20	11	9	160	LF	\$215.95	\$34,552										\$34,552												\$34,552
E2010	4576929	Casework, Countertop, Plastic Laminate, Replace	15	6	9	80	LF	\$61.70	\$4,936										\$4,936												\$4,936
Totals, Unescalated										\$0	\$0	\$61,268	\$0	\$20,707	\$3,147	\$8,947	\$79,470	\$153,510	\$107,389	\$0	\$19,436	\$32,393	\$0	\$4,048	\$0	\$24,989	\$3,085	\$0	\$19,806	\$679	\$538,869
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$0	\$64,999	\$0	\$23,305	\$3,648	\$10,683	\$97,738	\$194,461	\$140,118	\$0	\$26,903	\$46,184	\$0	\$6,122	\$0	\$40,099	\$5,099	\$0	\$34,729	\$1,226	\$695,315

Dorsa Elementary / Dorsa Community Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate					
B2010	4576924	Exterior Walls, Plywood/OSB, Replace	20	18	2	200	SF		\$9.26	\$1,851			\$1,851																				\$1,851				
B2010	4576670	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1000	SF		\$3.70	\$3,702					\$3,702										\$3,702									\$7,404			
B2020	4576820	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	3	EA		\$1,542.50	\$4,628											\$4,628													\$4,628			
B2020	4576821	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA		\$1,480.80	\$1,481											\$1,481													\$1,481			
B2050	4576600	Exterior Door, Steel, Standard, Replace	40	21	19	2	EA		\$740.40	\$1,481																				\$1,481				\$1,481			
B3010	4591474	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	2200	SF		\$4.69	\$10,316					\$10,316																			\$10,316			
B3020	4576902	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	100	LF		\$11.11	\$1,111											\$1,111													\$1,111			
C1070	4576621	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2000	SF		\$4.32	\$8,638											\$8,638													\$8,638			
C2010	4576664	Wall Finishes, Vinyl, Replace	15	10	5	2800	SF		\$3.09	\$8,638						\$8,638															\$8,638			\$17,276			
C2030	4576931	Flooring, Vinyl Sheetting, Replace	15	14	1	1000	SF		\$8.64	\$8,638		\$8,638																\$8,638						\$17,276			
C2030	4576626	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1000	SF		\$9.26	\$9,255		\$9,255										\$9,255												\$18,510			
D2010	4735218	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	2000	SF		\$6.17	\$12,340											\$12,340													\$12,340			
D2010	4576782	Toilet, Residential Water Closet, Replace	30	21	9	1	EA		\$863.80	\$864											\$864													\$864			
D2010	4576788	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	1	EA		\$1,851.00	\$1,851											\$1,851													\$1,851			
D3030	4576597	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA		\$6,787.00	\$6,787					\$6,787																			\$6,787			
D3030	4576920	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA		\$6,787.00	\$6,787					\$6,787																			\$6,787			
D4010	5249360	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	2000	SF		\$3.70	\$7,404					\$7,404																			\$7,404			
D4030	4576774	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	2	EA		\$185.10	\$370					\$370											\$370								\$740			
D5020	4576614	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA		\$2,468.00	\$2,468											\$2,468													\$2,468			
D5030	4589339	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	2000	SF		\$3.09	\$6,170																				\$6,170				\$6,170			
D5040	4576784	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	2	EA		\$271.48	\$543			\$543											\$543										\$1,086			
D5040	4576722	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	8	2	2	EA		\$271.48	\$543			\$543											\$543										\$1,086			
D5040	4576648	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	2000	SF		\$5.55	\$11,106						\$11,106																		\$11,106			
D6060	4576656	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	2000	SF		\$2.04	\$4,072						\$4,072																		\$4,072			
D7050	4576613	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	2000	SF		\$3.70	\$7,404						\$7,404																		\$7,404			
Totals, Unescalated											\$0	\$17,893	\$2,937	\$13,574	\$21,792	\$31,220	\$0	\$0	\$0	\$27,642	\$5,738	\$9,255	\$1,086	\$0	\$4,072	\$0	\$8,638	\$0	\$0	\$7,651	\$8,638				\$160,136		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$18,430	\$3,116	\$14,833	\$24,528	\$36,193	\$0	\$0	\$0	\$36,066	\$7,712	\$12,811	\$1,548	\$0	\$6,160	\$0	\$13,861	\$0	\$0	\$13,416	\$15,601						\$204,273

Dorsa Elementary / Modular P1-P2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
B2010	4735212	Exterior Walls, any painted surface, Prep & Paint	10	6	4	4200	SF	\$3.70	\$15,548					\$15,548										\$15,548								\$31,097
B2010	4737926	Exterior Walls, Plywood/OSB, Replace	20	12	8	1500	SF	\$9.26	\$13,883									\$13,883														\$13,883
B2020	4576809	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	4	EA	\$1,172.30	\$4,689			\$4,689																				\$4,689
B2050	4735217	Exterior Door, Steel, Standard, Replace	40	26	14	1	EA	\$740.40	\$740																\$740							\$740
B3010	4591476	Roofing, Metal, Replace	40	26	14	1800	SF	\$16.04	\$28,876															\$28,876								\$28,876

Replacement Reserves Report



2/11/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B3010	4737924	Roofing, Metal, Replace	40	26	14	1800	SF	\$16.04	\$28,876															\$28,876							\$28,876
C1030	4576808	Interior Door, Wood, Hollow-Core Residential, Replace	20	14	6	1	EA	\$493.60	\$494							\$494															\$494
C1070	4737919	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	1700	SF	\$4.32	\$7,342								\$7,342														\$7,342
C2010	4576899	Wall Finishes, Vinyl, Replace	15	10	5	3200	SF	\$3.09	\$9,872						\$9,872															\$9,872	\$19,744
C2010	4737928	Wall Finishes, Vinyl, Replace	15	10	5	2500	SF	\$3.09	\$7,713						\$7,713															\$7,713	\$15,425
C2030	4737929	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1700	SF	\$6.17	\$10,489			\$10,489															\$10,489				\$20,978
C2030	4735222	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1800	SF	\$6.17	\$11,106			\$11,106															\$11,106				\$22,212
D2010	4735215	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	1800	SF	\$6.17	\$11,106										\$11,106												\$11,106
D3030	4576718	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787				\$6,787																		\$6,787
D3030	4576748	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787				\$6,787																		\$6,787
D5020	4737918	Distribution Panel, 120/240 V, 125 AMP, Replace	30	28	2	1	EA	\$3,085.00	\$3,085			\$3,085																			\$3,085
D5030	4737930	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	1700	SF	\$3.09	\$5,245																			\$5,245			\$5,245
D5040	4737920	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	2	EA	\$271.48	\$543						\$543																\$543
D5040	4594105	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	1700	SF	\$5.55	\$9,440										\$9,440												\$9,440
D5040	4735216	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	1800	SF	\$5.55	\$9,995										\$9,995												\$9,995
D6060	4737927	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	1700	SF	\$2.04	\$3,461						\$3,461																\$3,461
D7030	4737923	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	1700	SF	\$2.47	\$4,196					\$4,196															\$4,196		\$8,391
D7050	4737922	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	1700	SF	\$3.70	\$6,293						\$6,293																\$6,293
E2010	4737921	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	20	LF	\$370.20	\$7,404						\$7,404																\$7,404
Totals, Unescalated									\$0	\$0	\$29,369	\$13,574	\$19,744	\$35,286	\$494	\$7,342	\$13,883	\$30,542	\$0	\$0	\$0	\$0	\$74,040	\$0	\$0	\$21,595	\$0	\$9,440	\$17,585		\$272,893
Totals, Escalated (3.0% inflation, compounded annually)									\$0	\$0	\$31,158	\$14,833	\$22,222	\$40,906	\$589	\$9,030	\$17,586	\$39,850	\$0	\$0	\$0	\$0	\$111,992	\$0	\$0	\$35,693	\$0	\$16,553	\$31,760		\$372,172

Dorsa Elementary / Modular P3

informat Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate		
B2010	4591479	Exterior Walls, any painted surface, Prep & Paint	10		6	4	4200	SF	\$3.70	\$15,548					\$15,548										\$15,548								\$31,097	
B2050	4735211	Exterior Door, Steel, Standard, Replace	40		26	14	2	EA	\$740.40	\$1,481															\$1,481								\$1,481	
B3010	4576713	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20		18	2	1800	SF	\$4.69	\$8,441			\$8,441																				\$8,441	
C1030	4735261	Interior Door, Wood, Hollow-Core Residential, Replace	20		14	6	1	EA	\$493.60	\$494							\$494																\$494	
C1070	4738127	Suspended Ceilings, Acoustical Tile (ACT), Replace	25		18	7	1700	SF	\$4.32	\$7,342								\$7,342															\$7,342	
C2010	4735221	Wall Finishes, Vinyl, Replace	15		10	5	3000	SF	\$3.09	\$9,255						\$9,255															\$9,255		\$9,255	\$18,510
C2030	4735220	Flooring, Vinyl Tile (VCT), Replace	15		13	2	1700	SF	\$6.17	\$10,489			\$10,489																\$10,489				\$10,489	\$20,978
D2010	4589341	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40		31	9	1700	SF	\$6.17	\$10,489									\$10,489														\$10,489	
D3030	4576892	Heat Pump, Packaged & Wall-Mounted, Replace	20		17	3	1	EA	\$6,787.00	\$6,787				\$6,787																			\$6,787	
D3030	4576742	Heat Pump, Packaged & Wall-Mounted, Replace	20		17	3	1	EA	\$6,787.00	\$6,787				\$6,787																			\$6,787	
D5020	4576790	Distribution Panel, 120/240 V, 200 AMP, Replace	30		23	7	1	EA	\$3,085.00	\$3,085								\$3,085															\$3,085	
D5030	4589336	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40		21	19	1700	SF	\$3.09	\$5,245																				\$5,245			\$5,245	
Totals, Unescalated											\$0	\$0	\$18,930	\$13,574	\$15,548	\$9,255	\$494	\$10,427	\$0	\$10,489	\$0	\$0	\$0	\$0	\$17,029	\$0	\$0	\$10,489	\$0	\$5,245	\$9,255			\$120,735
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$20,082	\$14,833	\$17,500	\$10,729	\$589	\$12,824	\$0	\$13,686	\$0	\$0	\$0	\$0	\$25,758	\$0	\$0	\$17,337	\$0	\$9,196	\$16,716			\$159,250

Dorsa Elementary / Multi Use/Cafeteria Building

Informant Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4576842	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1300	SF	\$3.70	\$4,813					\$4,813										\$4,813							\$9,625
B2020	4576612	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	6	EA	\$1,172.30	\$7,034			\$7,034																			\$7,034
B2020	4576786	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	12	8	1	EA	\$2,468.00	\$2,468									\$2,468													\$2,468
B2050	4576913	Exterior Door, Steel, Standard, Replace	40	26	14	9	EA	\$740.40	\$6,664															\$6,664							\$6,664
B3010	4576881	Roofing, Built-Up, Replace	25	14	11	5700	SF	\$17.28	\$98,473											\$98,473											\$98,473
C1070	4576862	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	7	18	5500	SF	\$4.32	\$23,755																		\$23,755				\$23,755
C2010	4576731	Wall Finishes, Laminated Paneling (FRP), Replace	30	19	11	900	SF	\$19.74	\$17,770											\$17,770											\$17,770
C2010	4576876	Wall Finishes, Vinyl, Replace	15	6	9	900	SF	\$3.09	\$2,777										\$2,777												\$2,777
C2010	4735263	Wall Finishes, any surface, Prep & Paint	10	7	3	2400	SF	\$1.85	\$4,442				\$4,442										\$4,442								\$8,885

Replacement Reserves Report



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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	4591472	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	21	4	1800	SF	\$9.87	\$17,770					\$17,770																		\$17,770
C2030	4576616	Flooring, Wood, Strip, Refinish	10	7	3	300	SF	\$4.94	\$1,481				\$1,481										\$1,481									\$2,962
C2030	4576767	Flooring, Vinyl Sheetting, Replace	15	15	0	600	SF	\$8.64	\$5,183	\$5,183															\$5,183							\$10,366
C2030	4576775	Flooring, Vinyl Tile (VCT), Replace	15	10	5	4300	SF	\$6.17	\$26,531					\$26,531															\$26,531			\$53,062
D1010	4576607	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	23	2	1	EA	\$20,978.00	\$20,978			\$20,978																				\$20,978
D2010	4576801	Water Heater, Gas, Residential, Replace	15	11	4	1	EA	\$2,344.60	\$2,345					\$2,345															\$2,345			\$4,689
D2010	4589334	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	5500	SF	\$6.17	\$33,935										\$33,935													\$33,935
D2010	4576665	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	\$1,851.00	\$1,851											\$1,851												\$1,851
D2010	4576865	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	1	EA	\$1,727.60	\$1,728											\$1,728												\$1,728
D2010	4576797	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	16	14	1	EA	\$1,974.40	\$1,974																\$1,974							\$1,974
D2010	4576919	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	16	14	1	EA	\$2,591.40	\$2,591															\$2,591								\$2,591
D2010	4576765	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	1	EA	\$1,851.00	\$1,851																				\$1,851			\$1,851
D2010	4576827	Toilet, Commercial Water Closet, Replace	30	11	19	1	EA	\$1,604.20	\$1,604																				\$1,604			\$1,604
D3030	4576874	Split System, Fan Coil Unit, DX, Replace	15	6	9	1	EA	\$21,718.40	\$21,718											\$21,718												\$21,718
D3030	4576810	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$4,319.00	\$4,319											\$4,319												\$4,319
D3030	4576698	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$7,527.40	\$7,527											\$7,527												\$7,527
D3030	4576649	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$31,220.20	\$31,220											\$31,220												\$31,220
D3030	4576783	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$4,319.00	\$4,319											\$4,319												\$4,319
D3060	4576833	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	16	9	1	EA	\$1,727.60	\$1,728											\$1,728												\$1,728
D4010	5249361	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	5500	SF	\$3.70	\$20,361					\$20,361																		\$20,361
D4030	4576733	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	6	EA	\$185.10	\$1,111						\$1,111										\$1,111							\$2,221
D5020	4576736	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.00	\$7,404											\$7,404												\$7,404
D5030	4589348	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	5500	SF	\$3.09	\$16,968																				\$16,968			\$16,968
D5030	4576789	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$7,650.80	\$7,651															\$7,651								\$7,651
D5040	4576729	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	4	EA	\$271.48	\$1,086					\$1,086										\$1,086								\$2,172
D5040	4576723	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5500	SF	\$5.55	\$30,542							\$30,542																\$30,542
D6060	4576845	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	5500	SF	\$2.04	\$11,199												\$11,199											\$11,199
D7050	4576663	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5500	SF	\$3.70	\$20,361						\$20,361																	\$20,361
E1030	4576602	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	\$5,676.40	\$5,676					\$5,676															\$5,676			\$11,353
E1030	4576660	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$26,531.00	\$26,531					\$26,531										\$26,531								\$53,062
E1030	4576645	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$11,723.00	\$11,723						\$11,723											\$11,723						\$23,446
E1030	4576825	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$2,097.80	\$2,098								\$2,098															\$2,098
E1030	4576669	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,676.40	\$5,676									\$5,676														\$5,676
E1030	4576773	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$6,293.40	\$6,293										\$6,293													\$6,293
Totals, Unescalated										\$5,183	\$0	\$28,012	\$5,923	\$78,581	\$59,726	\$30,542	\$2,098	\$14,438	\$118,526	\$0	\$127,441	\$0	\$5,923	\$51,310	\$18,016	\$0	\$0	\$23,755	\$28,444	\$26,531		\$624,447
Totals, Escalated (3.0% inflation, compounded annually)										\$5,183	\$0	\$29,718	\$6,472	\$88,444	\$69,238	\$36,468	\$2,580	\$18,289	\$154,649	\$0	\$176,409	\$0	\$8,698	\$77,611	\$28,069	\$0	\$0	\$40,440	\$49,876	\$47,918		\$840,063

Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4576900	Exterior Walls, Plywood/OSB, Replace	20	19	1	2400	SF	\$9.26	\$22,212		\$22,212																					\$22,212
B2010	4591475	Exterior Walls, any painted surface, Prep & Paint	10	9	1	6000	SF	\$3.70	\$22,212		\$22,212										\$22,212											\$44,424
B2010	4576904	Exterior Walls, Plywood/OSB, Replace	20	12	8	6600	SF	\$9.26	\$61,083									\$61,083														\$61,083
B2020	4576849	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	9	EA	\$1,172.30	\$10,551										\$10,551													\$10,551
B2050	4576804	Exterior Door, Steel, Standard, Replace	40	36	4	6	EA	\$740.40	\$4,442					\$4,442																		\$4,442
B3010	4591473	Roofing, Metal, Replace	40	26	14	4900	SF	\$16.04	\$78,606															\$78,606								\$78,606
B3010	4735219	Roofing, Metal, Replace	40	26	14	4000	SF	\$16.04	\$64,168															\$64,168								\$64,168
C1070	4576806	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	4400	SF	\$4.32	\$19,004								\$19,004															\$19,004
C2010	4576819	Wall Finishes, Laminated Paneling (FRP), Replace	30	21	9	800	SF	\$19.74	\$15,795										\$15,795													\$15,795
C2010	4737917	Wall Finishes, Vinyl, Replace	15	10	5	6000	SF	\$3.09	\$18,510						\$18,510															\$18,510		\$37,020
C2010	4576646	Wall Finishes, Vinyl, Replace	15	10	5	7000	SF	\$3.09	\$21,595						\$21,595															\$21,595		\$43,190

Replacement Reserves Report



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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate			
C2030	4576704	Flooring, Vinyl Sheetting, Replace	15	15	0	100	SF	\$8.64	\$864	\$864															\$864						\$1,728			
C2030	4576888	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1200	SF	\$6.17	\$7,404			\$7,404															\$7,404				\$14,808			
C2030	4576794	Flooring, Carpet, Commercial Standard, Replace	10	10	0	800	SF	\$9.26	\$7,404	\$7,404										\$7,404									\$7,404		\$22,212			
C2030	4576676	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1600	SF	\$9.26	\$14,808			\$14,808										\$14,808									\$29,616			
D2010	4589335	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	4000	SF	\$6.17	\$24,680											\$24,680											\$24,680			
D2010	4576841	Toilet, Residential Water Closet, Replace	30	26	4	3	EA	\$863.80	\$2,591					\$2,591																		\$2,591		
D2010	4576798	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	1	EA	\$1,480.80	\$1,481											\$1,481												\$1,481		
D2010	4576861	Toilet, Child-Sized, Replace	30	19	11	1	EA	\$1,110.60	\$1,111												\$1,111											\$1,111		
D2010	4576822	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	19	11	2	EA	\$2,097.80	\$4,196												\$4,196											\$4,196		
D3030	4576693	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787				\$6,787																			\$6,787		
D3030	4576864	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787.00	\$6,787				\$6,787																			\$6,787		
D3030	4576918	Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$5,429.60	\$5,430					\$5,430																		\$5,430		
D3030	4576657	Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$5,429.60	\$5,430					\$5,430																		\$5,430		
D3030	4576816	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	\$6,787.00	\$6,787							\$6,787																\$6,787		
D4030	4576593	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	\$185.10	\$926							\$926											\$926						\$1,851	
D5020	4576694	Distribution Panel, 120/240 V, Residential Style, Replace	30	30	0	1	EA	\$1,357.40	\$1,357	\$1,357																							\$1,357	
D5020	4576634	Distribution Panel, 120/240 V, 125 AMP, Replace	30	28	2	5	EA	\$3,085.00	\$15,425			\$15,425																					\$15,425	
D5030	4589343	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	4400	SF	\$3.09	\$13,574																				\$13,574				\$13,574	
D5040	4576738	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$271.48	\$1,629						\$1,629																		\$1,629	
D5040	4735214	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	4000	SF	\$5.55	\$22,212											\$22,212													\$22,212	
D6060	4576912	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	4400	SF	\$2.04	\$8,959						\$8,959																		\$8,959	
D7030	4576712	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	4400	SF	\$2.47	\$10,859					\$10,859																\$10,859			\$21,718	
D7050	4576753	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4400	SF	\$3.70	\$16,289						\$16,289																		\$16,289	
E2010	4576654	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	20	LF	\$370.20	\$7,404						\$7,404																		\$7,404	
Totals, Unescalated										\$9,625	\$44,424	\$37,637	\$13,574	\$28,752	\$74,386	\$7,713	\$19,004	\$61,083	\$74,719	\$7,404	\$27,518	\$14,808	\$0	\$142,774	\$864	\$926	\$7,404	\$0	\$24,433	\$47,509		\$644,555		
Totals, Escalated (3.0% inflation, compounded annually)										\$9,625	\$45,757	\$39,929	\$14,833	\$32,361	\$86,233	\$9,209	\$23,372	\$77,378	\$97,491	\$9,950	\$38,092	\$21,113	\$0	\$215,958	\$1,346	\$1,485	\$12,238	\$0	\$42,844	\$85,807				\$865,020

Dorsa Elementary / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2030	4576885	Pump, Sump, Replace	15	11	4	1	EA	\$5,269.18	\$5,269					\$5,269																\$5,269		\$10,538
D5020	4576879	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$61,700.00	\$61,700									\$61,700														\$61,700
D7030	4576928	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	40280	SF	\$2.47	\$99,411					\$99,411															\$99,411			\$198,822
G2020	4576683	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	24000	SF	\$0.56	\$13,327			\$13,327						\$13,327					\$13,327					\$13,327				\$53,309
G2020	4576792	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	24000	SF	\$4.32	\$103,656												\$103,656											\$103,656
G2050	4594100	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	50500	SF	\$0.56	\$28,043			\$28,043						\$28,043					\$28,043					\$28,043				\$112,171
G2050	4594104	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	50500	SF	\$4.32	\$218,110										\$218,110													\$218,110
G2050	4576702	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	2	EA	\$6,170.00	\$12,340										\$12,340													\$12,340
G2050	4576709	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	8	EA	\$11,723.00	\$93,784																		\$93,784					\$93,784
G2050	4576705	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	2	1	3000	SF	\$1.23	\$3,702		\$3,702			\$3,702				\$3,702			\$3,702		\$3,702			\$3,702			\$3,702			\$25,914
G2050	4576799	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	5	10	1300	SF	\$30.85	\$40,105											\$40,105												\$40,105
G2050	4576681	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	\$24,680.00	\$24,680												\$24,680											\$24,680
G2050	4576927	Play Structure, Multipurpose, Small, Replace	20	4	16	1	EA	\$12,340.00	\$12,340																	\$12,340						\$12,340
G2060	4576603	Park Bench, Wood/Composite/Fiberglass, Replace	20	19	1	6	EA	\$740.40	\$4,442		\$4,442																					\$4,442
G2060	4576897	Park Bench, Wood/Composite/Fiberglass, Replace	20	11	9	3	EA	\$740.40	\$2,221											\$2,221												\$2,221
G2060	4576721	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	11	14	4	EA	\$2,097.80	\$8,391														\$8,391									\$8,391
G2060	4576886	Picnic Table, Metal Powder-Coated, Replace	20	4	16	14	EA	\$863.80	\$12,093																	\$12,093						\$12,093
G2060	4576601	Bike Rack, Fixed 1-5 Bikes, Replace	20	3	17	4	EA	\$740.40	\$2,962																			\$2,962				\$2,962
G2060	4576638	Signage, Property, Building or Pole-Mounted, Replace/Install	20	11	9	1	EA	\$1,851.00	\$1,851										\$1,851													\$1,851
G2060	4576903	Flagpole, Metal, Replace	30	16	14	1	EA	\$3,085.00	\$3,085															\$3,085								\$3,085
G2060	4576651	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	4	16	2	EA	\$2,097.80	\$4,196																		\$4,196					\$4,196

Replacement Reserves Report



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Unifomat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate	
G4050	4576760	Pole Light Fixture w/ Lamps, any type 10' High, w/ LED Replacement, 1000 W, Replace	20	11	9	1	EA	\$1,851.00	\$1,851										\$1,851													\$1,851
G4050	4576766	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	10	EA	\$4,936.00	\$49,360																		\$49,360					\$49,360
G4050	4576930	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	5	EA	\$4,936.00	\$24,680																		\$24,680					\$24,680
Totals, Unescalated										\$0	\$8,144	\$41,370	\$0	\$108,382	\$0	\$0	\$106,772	\$0	\$236,373	\$43,807	\$128,336	\$41,370	\$3,702	\$11,476	\$0	\$32,331	\$212,155	\$0	\$108,382	\$0	\$1,082,601	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$8,389	\$43,889	\$0	\$121,985	\$0	\$0	\$131,316	\$0	\$308,413	\$58,873	\$177,647	\$58,984	\$5,437	\$17,359	\$0	\$51,881	\$350,661	\$0	\$190,049	\$0	\$1,524,882	

Appendix F:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576607	D1010	Vertical Lift [02622]	Wheelchair, 5' Rise		Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	National Wheel-O-Vator Company	BC 42	36059	1997		
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576779	D2010	Water Heater	Electric, Instant Hot		Dorsa Elementary / Admin Building & K1-K2	Nurse's office	Chronomite	SR-40/208	841159		19042216	
2	4576696	D2010	Water Heater	Electric, Residential	15 GAL	Dorsa Elementary / Building C	Building C	A. O. Smith	Inaccessible	Inaccessible	2013	19042255	
3	4576801	D2010	Water Heater	Gas, Residential	74 GAL	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	A. O. Smith	BT 80 300	1214M001010	2012	19042224	
4	4576770	D2010	Backflow Preventer	Domestic Water	2 IN	Dorsa Elementary / Site	Admin Building & K1-K2						
5	4576745	D2010	Backflow Preventer	Domestic Water	2 IN	Dorsa Elementary / Site	Admin Building & K1-K2						
6	4576870	D2010	Backflow Preventer	Domestic Water	2 IN	Dorsa Elementary / Site	Admin Building & K1-K2						
7	4576771	D2010	Backflow Preventer	Domestic Water	2 IN	Dorsa Elementary / Site	Site	Zurn		4489307		19003883	
8	4576695	D2010	Backflow Preventer	Domestic Water	2 IN	Dorsa Elementary / Site	Site	Zurn		4491202		19042215	
9	4576885	D2030	Pump	Sump	3 HP	Dorsa Elementary / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576653	D3030	Air Conditioner	Window/Thru-Wall, Residential		Dorsa Elementary / Admin Building & K1-K2	Admin Building & K1-K2						
2	4576892	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Modular P3	Modular P3	Bard	3WH482-A10XX4XX	149M971163105-02	1997	19042259	
3	4576864	D3030	Heat Pump [616-728]	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	K3	Bard	Illegible	Illegible		19003994	
4	4576718	D3030	Heat Pump [622-679]	Packaged & Wall-Mounted	3.5 TON	Dorsa Elementary / Modular P1-P2	P2	Bard	WH42118VX4XX	124D971162542-02	1997	19042228	
5	4576748	D3030	Heat Pump [622680]	Packaged & Wall-Mounted	3.5 TON	Dorsa Elementary / Modular P1-P2	P1	Bard	Illegible	Illegible		19042237	
6	4576597	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Dorsa Community Center	Dorsa Community Center	Bard	WH48Z-A1OVX4XXX	149H991355656-02	1999	19042229	
7	4576918	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	P8	INTERTHERM	Illegible	A001062024		19042253	
8	4576742	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Modular P3	Modular P3	Bard	3WH482-A10XX4XX	149M971163100-02	1997	19003975	
9	4576693	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	Portable Buildings P4	Bard	Illegible	Illegible		19003996	
10	4576816	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	Portable Buildings P5	Bard	Illegible	Illegible		19003997	
11	4576657	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	P7	INTERTHERM	Illegible	A001062020		19042231	
12	4576920	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Dorsa Elementary / Dorsa Community Center	Dorsa Community Center	Bard	WH48Z-A1OVX4XXX	149B981259085-02	1998	19042249	
13	4576628	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Dorsa Elementary / Admin Building & K1-K2	Admin Building & K1-K2	Mitsubishi Electric	PURY-P120TLMU-A	62W00492	2016	19042246	
14	4576867	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible		19003982	

15	4576749	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	K1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003892
16	4576757	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B8	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003905
17	4576674	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C3	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003884
18	4576699	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B7	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003907
19	4576872	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B5	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003912
20	4576635	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003880
21	4576650	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B3	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003917
22	4576672	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	Speech	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003869
23	4576791	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003915
24	4576835	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B6	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003909
25	4576682	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B3	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003918
26	4576763	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003913
27	4576630	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B4	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003877
28	4576720	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A6	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003901
29	4576921	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003876
30	4576631	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A7	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003897
31	4576629	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B6	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003910
32	4576726	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B4	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003878
33	4576909	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A8	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003900
34	4576851	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C3	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003875
35	4576710	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003867
36	4576914	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B1	Mitsubishi Electric	Inaccessible	Inaccessible		19003914
37	4576895	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A6	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003902
38	4576878	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C4	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003882
39	4576755	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A3	Mitsubishi Electric	Inaccessible	Inaccessible		19003870
40	4576785	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A7	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003898
41	4576805	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A5	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003904
42	4576687	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C4	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003885
43	4576846	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A3	Mitsubishi Electric	Inaccessible	Inaccessible		19003886
44	4576655	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Building C	C2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003879

45	4576632	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A5	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003903
46	4576617	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B7	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003908
47	4576604	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A8	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003899
48	4576680	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A4	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003895
49	4576615	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003916
50	4576818	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B5	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003911
51	4576611	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building B	B8	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003906
52	4576793	D3030	Split System	Condensing Unit/Heat Pump	14 TON	Dorsa Elementary / Building B	Building B	Mitsubishi Electric	PURY-P168TLMU-A	61W00356	2016	19042266
53	4576854	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Dorsa Elementary / Admin Building & K1-K2	Admin Building & K1-K2	Mitsubishi Electric	PURY-P120TLMU-A	62W00498	2016	19003995
54	4576708	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Dorsa Elementary / Building C	Building C	Mitsubishi Electric	PURY-P120TLMU-A	6ZW00480	2016	19003970
55	4576796	D3030	Split System	Condensing Unit/Heat Pump	14 TON	Dorsa Elementary / Building A	Building A	Mitsubishi Electric	PURY-P168TLMU-A	61W00345	2016	19042270
56	4576649	D3030	Split System	Condensing Unit/Heat Pump	15 TON	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	York	YJT15C00A2GEB5	N1G7902217	2017	19042261
57	4576838	D3030	Split System	Condensing Unit/Heat Pump	14 TON	Dorsa Elementary / Building A	Building A	Mitsubishi Electric	PURY-P168TLMU-A	61W0036E	2016	19042273
58	4576850	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Dorsa Elementary / Building C	Building C	Mitsubishi Electric	PURY-P120TLMU-A	6ZW00479	2016	19042275
59	4576734	D3030	Split System	Condensing Unit/Heat Pump	14 TON	Dorsa Elementary / Building B	Building B	Mitsubishi Electric	PURY-P168TLMU-A	61W00359	2016	19042271
60	4576606	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19042267
61	4576832	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003766
62	4576874	D3030	Split System	Fan Coil Unit, DX	15 TON	Dorsa Elementary / Multi Use/Cafeteria Building	Rear room	Mitsubishi Electric	Inaccessible	Inaccessible	2017	19042248
63	4576610	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	K1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003890
64	4576843	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003894
65	4576761	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003979
66	4576855	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi	Inaccessible	Inaccessible	2016	19003971
67	4576859	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003983
68	4576917	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003987
69	4576762	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	K2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003865
70	4576894	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A4	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003896
71	4576668	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003893
72	4576697	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	K2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003866
73	4576901	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Library	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19042243
74	4576922	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19042244

75	4576639	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Library	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19042242	
76	4576715	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	K2	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003864	
77	4576751	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	Inaccessible	
78	4576834	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003986	
79	4576741	D3030	Split System	Fan Coil Unit, DX	14 TON	Dorsa Elementary / Building A	A1	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19003989	
80	4576925	D3030	Split System	Fan Coil Unit, DX	10 TON	Dorsa Elementary / Admin Building & K1-K2	Office	Mitsubishi Electric	Inaccessible	Inaccessible	2016	19042213	
81	4576810	D3030	Split System Ductless	Single Zone	1 TON	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Mitsubishi Electric	PUZ-A12NKA7	76U01813C	2017	19042265	
82	4576698	D3030	Split System Ductless	Single Zone	3 TON	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Mitsubishi Electric	PUZ-A36NKA7	62U01005B	2017	19003881	
83	4576783	D3030	Split System Ductless	Single Zone	1 TON	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Mitsubishi Electric	PUZ-A12NKA7	7YU02164A	2017	19003872	
84	4576706	D3050	Air Handler [AHU1]	Interior AHU, Easy/Moderate Access	6500 CFM	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Dairtech	D-AHU6	D-17-038	2017	19003964	
85	4576833	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM		Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building						
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576593	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	Portables K3 - Preschool - Special Ed & County						5
2	4576807	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Dorsa Elementary / Admin Building & K1-K2	Admin Building & K1-K2						6
3	4576774	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Dorsa Elementary / Dorsa Community Center	Dorsa Community Center						2
4	4576896	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Dorsa Elementary / Building B	Building B						8
5	4576733	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building						6
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576839	D5020	Switchboard	120/208 V	1600 AMP	Dorsa Elementary / Building A	Building A	Industrial Electric	SWBD	029846-001		19042274	
2	4576879	D5020	Switchboard	120/208 V	800 AMP	Dorsa Elementary / Site	P8	Challenger	RUG30W	Inaccessible		19042205	
3	4576877	D5020	Distribution Panel [DPB]	120/208 V	400 AMP	Dorsa Elementary / Building A	Building A	Industrial Electric	SDP	029846-0006		19003988	
4	4576732	D5020	Distribution Panel [DPC]	120/208 V	400 AMP	Dorsa Elementary / Building B	Building B	Industrial Electric	SDP	029846-0009		19003984	
5	4576772	D5020	Distribution Panel [DPE]	120/208 V	400 AMP	Dorsa Elementary / Building C	C	Industrial Electric	SDP	09846-0012		19003763	
6	4576736	D5020	Distribution Panel	120/208 V	400 AMP	Dorsa Elementary / Multi Use/Cafeteria Building	Building exterior	Industrial Electric	SDP	029846-0015		19003871	
7	4576883	D5020	Distribution Panel	120/208 V	400 AMP	Dorsa Elementary / Admin Building & K1-K2	Building exterior	Industrial Electric	SDP	029846-0003		19003874	
8	4576614	D5020	Distribution Panel	120/208 V	200 AMP	Dorsa Elementary / Dorsa Community Center	Dorsa Community Center Square D		QO3OUF	Illegible		19003868	
9	4576694	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	K3	Cutler-Hammer	Br loadcenter				
10	4737918	D5020	Distribution Panel [Panel 1]	120/240 V, 125 AMP	125 AMP	Dorsa Elementary / Modular P1-P2	Modular P1P2	Crouse Hinds	14				

11	4576634	D5020	Distribution Panel [Panel 1]	120/240 V, 125 AMP	125 AMP	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	Portables	Crouse Hinds	14				5
12	4576790	D5020	Distribution Panel [Panel P-3]	120/240 V, 200 AMP	125 AMP	Dorsa Elementary / Modular P3	P3	Square D	QOC40UF	Not applicable			
13	4576789	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Yaskawa	CIMR-ZU2A0024FAA	1W1751519550002	2017	19003999	
14	4576722	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Dorsa Elementary / Dorsa Community Center	Dorsa Community Center						2
15	4576729	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dorsa Elementary / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building						4
16	4576784	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dorsa Elementary / Dorsa Community Center	Dorsa Community Center						2
17	4576777	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dorsa Elementary / Building A	Building A						8
18	4576623	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dorsa Elementary / Building B	Building B						8
19	4576803	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dorsa Elementary / Admin Building & K1-K2	Office						7
20	4576747	D5040	Emergency & Exit Lighting	Exit Sign, LED		Dorsa Elementary / Building C	Building C						4
21	4576750	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Dorsa Elementary / Building C	Building C						8
22	4576815	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Dorsa Elementary / Building B	Building B						12
23	4576738	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Dorsa Elementary / Portable Buildings P4, P5, K3, County, Special Ed	portables						6
24	4576828	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Dorsa Elementary / Building A	Building A						14
25	4737920	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Dorsa Elementary / Modular P1-P2	Modular P1P2						2
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576795	D7050	Fire Alarm Panel	Multiplex		Dorsa Elementary / Building B	Building B	Silent knight	5495	151160B	2002	19042254	
2	4576858	D7050	Fire Alarm Panel [RA]	Fully Addressable		Dorsa Elementary / Admin Building & K1-K2	Admin Building & K1-K2	Harrington Fire System	HS3200	01277		19003978	
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4576825	E1030	Foodservice Equipment [02609]	Food Warmer, Proofing Cabinet on Wheels		Dorsa Elementary / Multi Use/Cafeteria Building	Kitchen	Inaccessible	Inaccessible	Inaccessible		19003817	
2	4576602	E1030	Foodservice Equipment [02611]	Refrigerator, 2-Door Reach-In		Dorsa Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19042214	
3	4576660	E1030	Foodservice Equipment [02612]	Dishwasher Commercial		Dorsa Elementary / Multi Use/Cafeteria Building	Kitchen	Stero	SC-20-1A-M	48616-8-87-W		19042251	
4	4576669	E1030	Foodservice Equipment [1000001915]	Refrigerator, 2-Door Reach-In		Dorsa Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	No tag/plate found	No tag/plate found		19042268	
5	4576645	E1030	Foodservice Equipment [1000064]	Convection Oven, Double		Dorsa Elementary / Multi Use/Cafeteria Building	Kitchen	Montague	No tag/plate found	No tag/plate found		19042269	
6	4576773	E1030	Foodservice Equipment [1001815]	Freezer, 2-Door Reach-In		Dorsa Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19042260	