FACILITY CONDITION ASSESSMENT



prepared for

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



Aptitud Community Academy at Goss 2475 Van Winkle Lane San Jose, California 95116

PREPARED BY:

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ON SITE DATE:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Five Permeants Buidlings + Portables
Main Address	2475 Van Winkle Lane, San Jose California 95116
Site Developed	1961, Renovated 1996
Site Area	6 acres (estimated)
Parking Spaces	46 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	One portable classroom and adjacent yard space leased by daycare provider Kidango
Date(s) of Visit	November 15-16, 2022
Management Point of Contact	LPA, Inc., Ms. Mariana Lavezzo 916.287.2400 mlavazzo@lpadesignstudios.com
On-site Point of Contact (POC)	Arturo Vazquez
Assessment and Report Prepared By	Arthur Balourdas
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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

The school campus was originally constructed in 1961. Portable classrooms were added, and modernization was completed in 2000.

Architectural

The permanent buildings were modernized in 2000, including the exterior and interior finishes and complete roof replacement. Therefore, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated for all the buildings.

Mechanical, Electrical, Plumbing, and Fire (MEPF)

Most MEPF systems and components were replaced during the 2000 modernization and have been well-maintained. All the HVAC components are nearing the end of their anticipated lifecycles.

Site

The parking lot, sports court, and other asphalt paving are generally in poor condition, have developed heavy surface wear, and should be milled and overlaid. In addition, the turf playgrounds are generally in poor condition with large bare areas and should be reseeded.

Recommended Additional Studies

Inadequate electrical capacity and inadequate heating and cooling were reported in the office building.

Professional engineers or consultants must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The costs of these studies are included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.



Facility Condition Index (FCI)

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

FCI Ranges and Description						
0 - 5% In new or well-maintained condition, with little or no visual evidence of wear or defic						
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.					

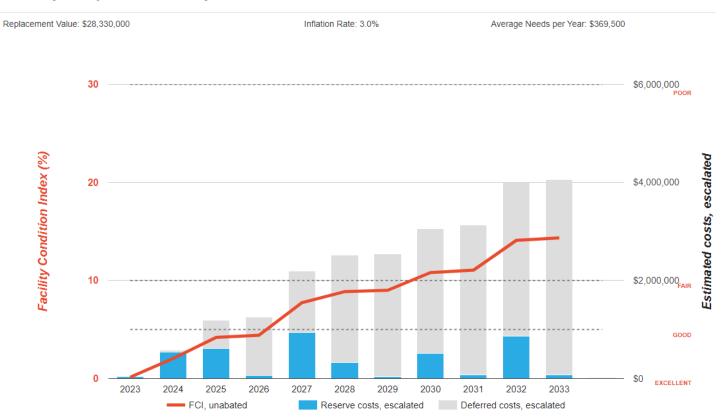
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 overanalyzed 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
Building A	\$790	9,300	\$7,347,000	0.0%	4.3%	7.3%	10.7%
Building_B	\$790	8,600	\$6,794,000	0.4%	4.2%	8.0%	11.6%
Building_C	\$790	4,000	\$3,160,000	0.0%	1.2%	5.7%	10.4%
Building D	\$790	7,500	\$5,925,000	0.0%	0.6%	7.3%	10.9%
Kidango Portable Building	\$550	900	\$495,000	0.0%	2.2%	8.6%	21.3%
Multi Use/Cafeteria Building	\$790	4,500	\$3,555,000	0.0%	4.5%	9.5%	16.1%
Portable Buildings P1-P2	\$550	1,800	\$990,000	0.0%	2.2%	3.5%	21.3%



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: Aptitud Community Academent at Goss





Immediate Needs

Facility/Building	Total Items	Total Cost
Aptitud Community Academent at Goss / Building B	3	\$28,400
Aptitud Community Academent at Goss / Site	2	\$12,900
Total	5	\$41,300

Building B

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4541061	Aptitud Community Academent at Goss / Building B	Building B Roof	D3050	Packaged Unit, RTU, Pad or Roof- Mounted, Replace	Poor	Performance/Integrity	\$13,600
4664530	Aptitud Community Academent at Goss / Building B	Stage	P2030	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	NA	Retrofit/Adaptation	\$6,200
4664529	Aptitud Community Academent at Goss / Building B	Throungout	P2030	Engineering Study, Electrical, General Design, Evaluate	NA	Retrofit/Adaptation	\$8,600
Total (3 items)							\$28,400

Site

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	Cost
4541073	Aptitud Community Academent at Goss / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$10,000
4540924	Aptitud Community Academent at Goss / Site	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	\$2,900
Total (2 items)							\$12,900



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 significant 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	-	\$11,439	\$360,380	\$129,418	\$367,596	\$868,833	
Roofing	-	\$500,354	\$297,703	\$65,282	-	\$863,339	
Interiors	-	\$77,958	\$416,958	\$288,296	\$669,637	\$1,452,849	
Conveying	-	-	-	-	\$31,731	\$31,731	
Plumbing	-	\$10,112	-	\$124,571	\$632,210	\$766,893	
HVAC	\$13,574	\$181,798	\$4,220	\$81,143	\$338,403	\$619,138	
Fire Protection	-	-	\$149,538	\$7,280	\$22,566	\$179,384	
Electrical	-	-	\$17,713	\$270,021	\$1,237,541	\$1,525,275	
Fire Alarm & Electronic Systems	-	-	-	\$37,190	\$365,414	\$402,604	
Equipment & Furnishings	-	\$9,164	\$48,032	\$339,647	\$115,840	\$512,683	
Special Construction & Demo	-	-	-	-	-	-	
Site Pavement	\$9,995	\$80,074	\$11,586	\$32,372	\$33,623	\$167,650	
Site Development	\$2,943	\$278,224	\$15,354	\$176,630	\$398,848	\$871,999	
Site Utilities	-	-	-	-	\$12,322	\$12,322	
Follow-up Studies	\$14,808	-	-	-	-	\$14,808	
TOTALS (3% inflation)	\$41,400	\$1,149,200	\$1,321,500	\$1,551,900	\$4,225,800	\$8,289,800	



System Condition Ratings

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

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

Aptitud at Goss School				
Building Area = 38,000 SF				
FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating		
\$649,578	3.00	\$1,948,733		
\$1,739,925	2.42	\$4,218,460		
\$968,159	2.87	\$2,774,229		
\$20,978	3.00	\$20,978		
\$668,211	3.26	\$2,179,984		
\$422,472	2.15	\$908,619		
\$150,733	2.00	\$301,466		
\$1,239,541	2.99	\$3,708,972		
\$111,122	3.03	\$337,191		
\$706,792	2.26	\$1,593,865		
\$6,677,510	Subtotal	\$17,992,497		
Building Weighted Average Condition	2.69			
Rounded	3			

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

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



Key Findings



Exterior Walls in Poor condition.

any painted surface Portable Buildings P1-P2 Aptitud Community Academent at Goss Building exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2024

Priority Score: **89.7**

Plan Type:

Performance/Integrity

Cost Estimate: \$7,400

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2 portables - AssetCALC ID: 4541018



Exterior Walls in Poor condition.

any painted surface Kidango Portable Building Aptitud Community Academent at Goss Building exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2024

Priority Score: 89.7

Plan Type:

Performance/Integrity

Cost Estimate: \$3,700

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2 portables - AssetCALC ID: 4595056



Furnace in Poor condition.

Gas Multi Use/Cafeteria Building Aptitud Community Academent at Goss Cafeteria

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 86.8

Plan Type:

Performance/Integrity

Cost Estimate: \$24,700

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Replacement needed - AssetCALC ID: 4540977



Furnace in Poor condition.

Gas Multi Use/Cafeteria Building Aptitud Community

Academent at Goss Cafeteria

Uniformat Code: D3020

Recommendation: Replace in 2024

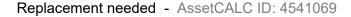
Priority Score: 86.8

Plan Type:

Performance/Integrity

Cost Estimate: \$7,700

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Parking Lots in Poor condition.

Pavement, Asphalt Site Aptitud Community Academent at Goss Site

Uniformat Code: G2020

Recommendation: Seal & Stripe in 2023

Priority Score: **84.9**

Plan Type:

Performance/Integrity

Cost Estimate: \$10,000

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Surface is worn and in need of seal coating. - AssetCALC ID: 4541073



Parking Lots in Poor condition.

Pavement, Asphalt Site Aptitud Community Academent at Goss Site

Uniformat Code: G2020

Recommendation: Mill & Overlay in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$77,700

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Surface is worn and in need of seal coating. - AssetCALC ID: 4664528



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Site Aptitud Community Academent at Goss Site

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 83.8

Plan Type:

Performance/Integrity

Cost Estimate: \$7,400

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Replacement needed - AssetCALC ID: 4541070



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement Site Aptitud Community Academent at Goss Site

Uniformat Code: G2050

Recommendation: Seal & Stripe in 2023

Priority Score: 82.9

Plan Type:

Performance/Integrity

Cost Estimate: \$2,900

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Surface is worn a finish is peeling. - AssetCALC ID: 4540924





Athletic Surfaces & Courts in Marginal condition.

Basketball/General, Asphalt Pavement Site Aptitud Community Academent at Goss Playground-Site

Uniformat Code: G2050

Recommendation: Seal & Stripe in 2024

Priority Score: **82.8**

Plan Type:

Performance/Integrity

Cost Estimate: \$30,000

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Pavement has extensive cracking and is heavily worn. - AssetCALC ID: 4664527



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement Site Aptitud Community Academent at Goss Playground-Site

Uniformat Code: G2050

Recommendation: Mill & Overlay in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$233,200

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Pavement has extensive cracking and is heavily worn. - AssetCALC ID: 4540947



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted Building B Aptitud Community Academent at Goss Building B Roof

Uniformat Code: D3050

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$13,600

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Unit is inoperable according to the onsite staff. Unit serves the office area. - AssetCALC ID: 4541061



Heat Pump in Marginal condition.

Packaged & Wall-Mounted
Building D Aptitud Community Academent at
Goss Building D - Classroom D5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4541064





Packaged & Wall-Mounted Building A Aptitud Community Academent at Goss Building A - Classroom A2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4541015



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building B Aptitud Community Academent at
Goss Building B - Classroom B4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4541037



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B Aptitud Community Academent at Goss Building B - Classroom B5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4540964



Heat Pump in Poor condition.

Packaged & Wall-Mounted Portable Buildings P1-P2 Aptitud Community Academent at Goss Building exterior

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4540960





Packaged & Wall-Mounted Building B Aptitud Community Academent at Goss Building B - Classroom B3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4541001



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building D Aptitud Community Academent at
Goss Building D - Classroom D1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4541040



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Aptitud Community Academent at Goss Building A - Classroom A3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4540958



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building B Aptitud Community Academent at
Goss Building B - Classroom B1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Packaged & Wall-Mounted Kidango Portable Building Aptitud Community Academent at Goss Kidango portable

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4540912



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building B Aptitud Community Academent at
Goss Building B - Classroom B2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4541056



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Aptitud Community Academent at Goss Building A - Classroom A4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4540995



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building A Aptitud Community Academent at
Goss Building A - Classroom A7

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Packaged & Wall-Mounted
Building D Aptitud Community Academent at
Goss Building D - Classroom D3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

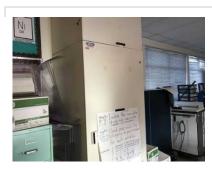
Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4541009



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building A Aptitud Community Academent at
Goss Building A - Classroom A1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4540975



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building D Aptitud Community Academent at
Goss Building D - Classroom D4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4540996



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building D Aptitud Community Academent at
Goss Building D - Classroom D6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4540935





Packaged & Wall-Mounted Portable Buildings P1-P2 Aptitud Community Academent at Goss Building exterior

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4541051



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building D Aptitud Community Academent at
Goss Building D - Classroom D2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4541030



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Aptitud Community Academent at Goss Building A - Classroom A5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,400

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Replacement needed - AssetCALC ID: 4541076



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building A Aptitud Community Academent at
Goss Building A - Classroom A6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement needed - AssetCALC ID: 4541033



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building D Aptitud Community Academent at

Goss Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$27,400

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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: 5301997

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building A Aptitud Community Academent at Goss Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$34,400

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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: 5301994

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Kidango Portable Building Aptitud Community Academent at Goss Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$3,300

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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: 5301998

ID: 5301995

Fire Suppression System

Priority Score: **60.5**

Full System Install/Retrofit, Low

Density/Complexity

Multi Use/Cafeteria Building Aptitud Community

Academent at Goss Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: \$16,700

Uniformat Code: D4010

Recommendation: Install in 2028

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301999

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building C Aptitud Community Academent at Goss Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$14,800

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5301996

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building B Aptitud Community Academent at Goss Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$31,800

\$\$\$\$

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

Recommended Follow-up Study: Mechanical, HVAC Controls / Rebalance

Mechanical, HVAC Controls / Rebalance Building B Aptitud Community Academent at Goss Stage

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$6,200

\$\$\$\$

According to the POC, the office area is inadequately heated and cooled. - AssetCALC ID: 4664530

Recommended Follow-up Study: Electrical, General Design

Electrical, General Design Building B Aptitud Community Academent at Goss Throuhgout

Uniformat Code: P2030

Recommendation: Evaluate in 2023

Priority Score: **54.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$8,600

\$\$\$\$

According to the POC there is Inadequate electrical capacity. - AssetCALC ID: 4664529

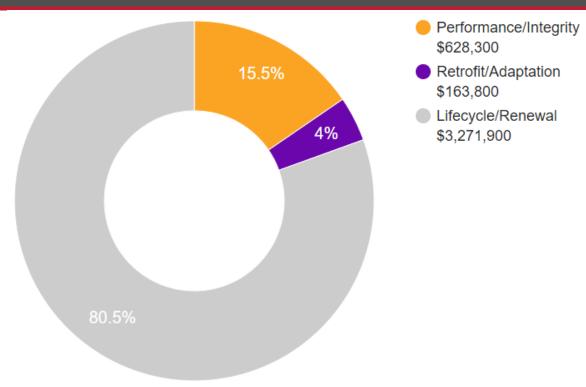


Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,064,000



2. Permanent Buildings





Permanent Buildings:	Systems Summary	
Address	2475 Van Winkle Lane, San Jose, California 95116	
Constructed/Renovated	1961	
Building Size	35,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure and masonry bearing walls over a concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Painted brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift serving cafeteria stage area	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Permanent Buildings: Systems Summary						
HVAC	Non-Central System: Heat pumps Supplemental components: Ductless split systems, gas-fired furnaces	Fair				
Fire Suppression	Fire extinguishers and kitchen hood system	Fair				
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair				
Fire Alarm	Alarm panels with smoke detectors, heat detectors, alarms, strobes, pull stations, backup emergency lights, and exit signs	Fair				
Equipment/Special	Commercial kitchen equipment	Fair				
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	lding. See				
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	Buildings lack fire suppression					
Key Spaces Not Observed	All key areas of the Property were accessible and observed					



Permanent Buildings: Photographic Overview



1 – BUILDINGS EXTERIOR



2 - BUILDINGS EXTERIOR



3 - BUILDINGS EXTERIOR



4 - ROOF





5 - BUILDING INTERIOR





7 - KITCHEN



8 - KITCHEN



9 - MAIN FIRE ALARM PANEL



10 - WATER HEATER









12 - ROOFTOP PACKAGE UNIT

3. Portable Classrooms





Portable Classrooms: Systems Summary					
Address	2475 Van Winkle Lane, San Jose, California 95116				
Constructed/Renovated	2000				
Building Size	2,350				
Number of Stories	One above grade				
System	Description	Condition			
Structure	Pre-engineered structure over crawl space and concrete foundation	Fair			
Façade	Wood siding Windows: Aluminum	Fair			
Roof	Flat construction with metal finish	Fair			
Interiors	Walls: Gypsum wallboard with vinyl finish Floors: Carpet, VCT Ceilings: ACT	Fair			
Elevators	None	Fair			
Plumbing	Distribution: Copper supply and ABS waste and venting Hot Water: Electric tankless water heaters Fixtures: Sinks in all classrooms	Fair			
HVAC	Non-Central System: Heat pumps	Fair			

Portable Classrooms: Systems Summary			
Fire Suppression	Fire extinguishers only	Fair	
Electrical	Source and Distribution: Fed from the main building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair	
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, backup, and emergency lights	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	Buildings lack fire suppression		
Key Spaces Not Observed	All key areas of the Property were accessible and observed.		



Portable Classrooms: Photographic Overview





3 - BUILDING EXTERIOR



2 - BUILDING EXTERIOR



4 - BUILDING EXTERIOR-HEAT PUMP





5 - BUILDING INTERIOR



6 - BUILDING INTERIOR



4. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, and ramps	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with site lights Limited park benches	Fair
Landscaping and Topography	Significant landscaping features, including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	Prefabricated modular buildings	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 the general site at this time.	
Key Issues and Findings	None were observed at the time of assessment.	



Site: Photographic Overview



1 - MAIN PARKING AREA



3 - SIGNAGE



2 - ACCESSIBLE PARKING



4 - PLAY AREA









6 - PLAY AREA



5. Property Space Use and Observed Areas

Areas Observed

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

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



6. 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;
- 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 checklists 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 1961. However, some accessibility improvements appear to have been implemented.

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



7. 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.



8. 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.



9. Certification

LPA, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Aptitud Community Academy at Goss, 2475 Van Winkle Lane, San Jose, California 95116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the Property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Arthur Balourdas

Project Manager

Reviewed by:

Mouaz Alrayes, Program Manager

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10. Appendices

Appendix A: Site Plans and Flood Map 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 and Flood Map



Site Plan

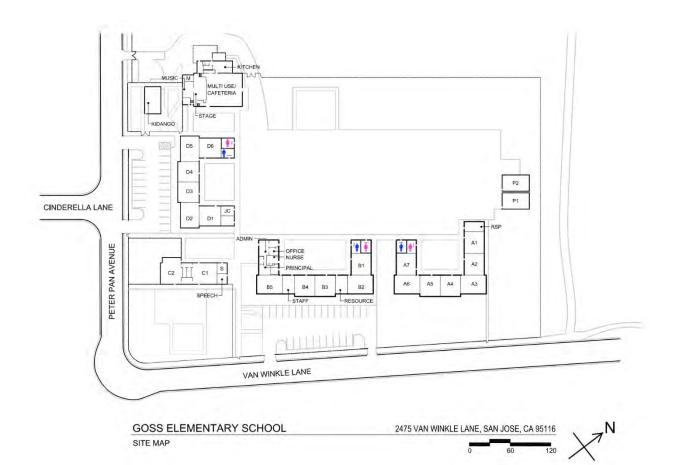




Project Number	Project Name
195228.22R000-020.354	Aptitud Community Academy at Goss
Source	On-Site Date
Google	November 15, 2022



Site Plan

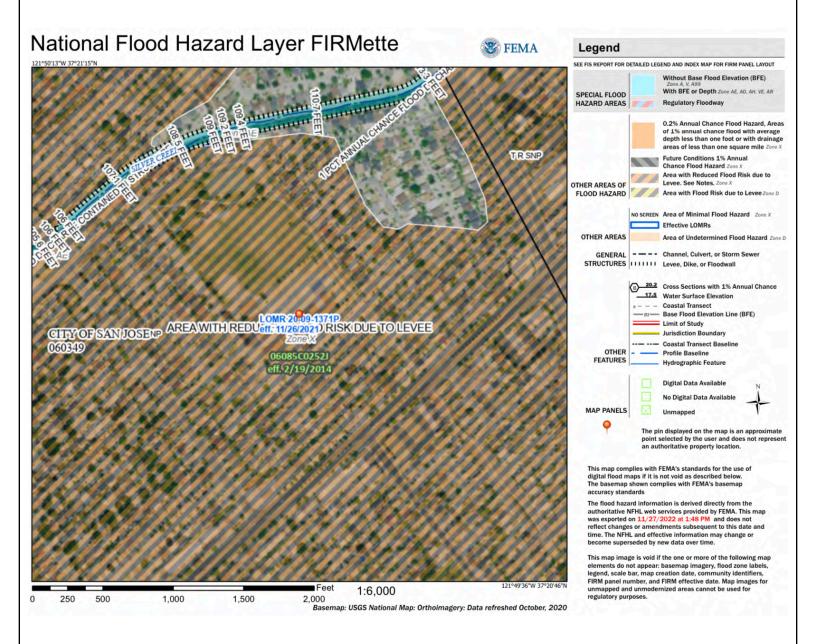




Project Number	Project Name
195228.22R000-020.354	Aptitud Community Academy at Goss
Source	On-Site Date
Client	November 15, 2022



Flood Plain Map



AVUA	Project Name		Project Number	
BURR SAILS SAILS	•	nunity Academy at Goss	159228.22R000-020.354	
1828	Source	Map Date	On-Site Date	
BUREAU FEMA		2020	November 15, 2022	

Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Aptitud Community Academy at Goss

Name of person completing form: Arturo Vazquez

Title / Association w/ property: Operations Manager

Length of time associated w/ property: 10 years

Date Completed: 11/3/2022

Phone Number: 669-263-3476

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview			Response		
1	Year(s) constructed	Constructed 1961	Renovated			
2	Building size in SF	34,920	SF			
			Year	Additional Detail		
		Facade				
		Roof				
		Interiors				
3	3 Major Renovation/Rehabilitation	HVAC				
		Electrical				
		Site Pavement				
		Accessibility				
4	List other significant capital improvements (focus on recent years; provide approximate date).	Shade structure	2022			
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.	Office RTU Inadequare elec	Office RTU Inadequare electrical capacity			

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

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

Ansmm_

Signature of Assessor

At Vny

Signature of POC

Appendix C:
Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Aptitud Community Academy at Goss

BV Project Number: 159228.22R000-020.354

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

Aptitud Community Academy at Goss: Accessibility Issues								
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*				
Parking				×				
Exterior Accessible Route				×				
Building Entrances				×				
Interior Accessible Route				×				
Elevators		NA						
Public Restrooms				×				
Kitchens/Kitchenettes		NA						
Playgrounds & Swimming Pools			Small play structure					
Other		NA						

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

Aptitud Community Academy at Goss: Photographic Overview







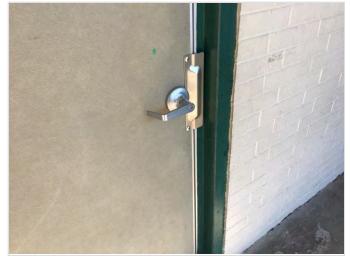






Aptitud Community Academy at Goss: Photographic Overview













Appendix D:
Component Condition Report



Component Condition Report | Aptitud Community Academent at Goss / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	9,300 SF	40	5093348
Facade						
B2010	Building A Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	4	4585632
B2010	Building A Exterior	Adequate	Exterior Walls, Brick	2,000 SF	21	4591706
B2010	Building A Exterior	Adequate	Exterior Walls, Stucco	3,000 SF	19	4592224
B2020	Building A exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	7	4540997
B2020	Building A exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	42	4	4585606
B2050	Building A Exterior	Adequate	Exterior Door, Wood, Solid-Core	10	12	4591703
B2070	Building A Exterior	Adequate	Louvers, Aluminum	10	9	4585641
Roofing						
B3010	Building A Roof	Marginal	Roofing, Built-Up	12,100 SF	2	4591711
B3020	Building A Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	320 LF	9	4591959
B3080	Building A Roof	Marginal	Fascia, Wood	520 SF	3	459247
Interiors						
C1070	Building A Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	9	4585636
C1090	Building A Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	5	9	4591962
C2010	Building A Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	20,600 SF	2	4585622
C2010	Building A Restrooms	Adequate	Wall Finishes, Ceramic Tile	500 SF	19	454091
C2030	Building A Restrooms	Adequate	Flooring, Terrazzo	300 SF	24	459196
C2030	Building A Throughout building	Adequate	Flooring, Carpet, Commercial Standard	8,000 SF	4	4591968
C2030	Building A Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,000 SF	9	4540974
Plumbing						
D2010	Building A Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	13	4592473
D2010	Building A Restrooms	Adequate	Toilet, Commercial Water Closet	5	16	4592476
D2010	Building A Restrooms	Adequate	Urinal, Standard	4	16	459196
D2010	Building A Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,300 SF	29	459222
HVAC						
D3030	Building A - Classroom A6	Poor	Heat Pump, Packaged & Wall-Mounted [A6]	1	1	4541033
D3030	Building A - Classroom A5	Poor	Heat Pump, Packaged & Wall-Mounted [A5]	1	1	4541076
D3030	Building A RSP	Marginal	Split System, Interior & Exterior Component Pairing [No tag/plate found]	1	3	4541068
D3030	Building A - Classroom A1	Poor	Heat Pump, Packaged & Wall-Mounted [A1]	1	1	454097
D3030	Building A - Classroom A7	Poor	Heat Pump, Packaged & Wall-Mounted [A7]	1	1	4540956

Component Condition Report | Aptitud Community Academent at Goss / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building A - Classroom A4	Poor	Heat Pump, Packaged & Wall-Mounted [A4]	1	1	4540995
D3030	Building A - Classroom A3	Poor	Heat Pump, Packaged & Wall-Mounted [A3]	1	1	4540958
D3030	Building A - Classroom A2	Poor	Heat Pump, Packaged & Wall-Mounted [A2]	1	1	4541015
D3050	Building A Classrooms	Adequate	HVAC System, Ductwork, Medium Density	9,300 SF	17	4594788
D3060	Building A Roof	Adequate	Exhaust Fan, Propeller, 1 HP Motor	2	9	4585650
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	9,300 SF	5	5301994
D4030	Building A Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	8	7	4592231
Electrical						
D5020	Building A Throughout building	Adequate	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	9,300 SF	18	4594782
D5020	Building A RSP	Adequate	Distribution Panel, 120/208 V [No tag/plate found]	1	19	4540919
D5040	Building A Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,300 SF	8	4541011
D5040	Building A exterior	Marginal	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	4	4585644
Fire Alarm & Elec	ctronic Systems					
D7050	Building A Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	9,300 SF	11	4592237
Equipment & Fur	nishings					
E2010	Building A - Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	175 LF	7	4541031

Component Condition Report | Aptitud Community Academent at Goss / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	8,600 SF	40	5093349
Facade						
B2010	Building B Exterior	Adequate	Exterior Walls, Stucco, Repair	500 SF	19	4592222
B2010	Building B Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,200 SF	4	4585630
B2010	Building B Exterior	Adequate	Exterior Walls, Brick	2,000 SF	29	4540967
B2020	Building B exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	44	4	4540921
B2020	Building B exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	7	4585599
B2050	Building B Exterior	Adequate	Exterior Door, Wood, Solid-Core	13	12	4591701
B2070	Building B Exterior	Marginal	Louvers, Aluminum	10	4	4585639
Roofing						
B3010	Building B Roof	Marginal	Roofing, Built-Up	10,400 SF	2	4591709
B3020	Building B Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	480 LF	9	4578629
B3080	Building B Roof	Marginal	Fascia, Wood	480 SF	4	4592470

Component Condition Report | Aptitud Community Academent at Goss / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Office	Adequate	Interior Door, Wood, Solid-Core	5	18	4540955
C1070	Building B Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	9	4585634
C1090	Building B Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	7	9	4591960
C2010	Building B Restrooms	Adequate	Wall Finishes, Ceramic Tile	420 SF	19	4585614
C2010	Building B Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	19,200 SF	3	4585620
C2030	Building B Throughout building	Adequate	Flooring, Carpet, Commercial Standard	7,000 SF	4	4591966
C2030	Building B Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,000 SF	9	4540991
C2030	Office	Adequate	Flooring, Carpet, Commercial Tile	500 SF	4	4540931
C2030	Building B Restrooms	Adequate	Flooring, Terrazzo	300 SF	24	4591970
C2050	Office	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	5,000 SF	4	4541027
Plumbing						
D2010	Office	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	24	4541007
D2010	Building B Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,600 SF	17	4592226
D2010	Office	Excellent	Water Heater, Electric, Residential [No tag/plate found]	1	14	4540930
D2010	Office Restroom	Good	Toilet, Commercial Water Closet	1	24	4541081
D2010	Building B Restrooms	Adequate	Toilet, Commercial Water Closet	7	19	4540984
D2010	Building B Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	7	4540968
D2010	Building B Restrooms	Adequate	Urinal, Standard	4	19	4541055
HVAC						
D3030	Building B - Classroom B2	Poor	Heat Pump, Packaged & Wall-Mounted [B2]	1	1	4541056
D3030	Building B - Classroom B1	Poor	Heat Pump, Packaged & Wall-Mounted [B1]	1	1	4540920
D3030	Building B - Classroom B3	Poor	Heat Pump, Packaged & Wall-Mounted [B3]	1	1	4541001
D3030	Building B - Classroom B5	Poor	Heat Pump, Packaged & Wall-Mounted [B5]	1	1	4540964
D3030	Building B - Classroom B4	Poor	Heat Pump, Packaged & Wall-Mounted [B4]	1	1	4541037
D3050	Building B Classrooms	Adequate	HVAC System, Ductwork, Medium Density	8,600 SF	19	4594789
D3050	Building B Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	4541061
D3060	Building B Roof	Adequate	Exhaust Fan, Propeller, 1 HP Motor	2	9	4585648
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	8,600 SF	5	5301995
D4030	Building B Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	8	7	4592229
Electrical						
D5020	Building B Throughout building	Adequate	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	8,600 SF	19	4594783
D5040	Building B exterior	Marginal	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	4	4585646

Component Condition Report | Aptitud Community Academent at Goss / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building B Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,600 SF	9	4594448
Fire Alarm & Elec	ctronic Systems					
D7050	Building B Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	8,600 SF	14	4592234
D7050	Office	Adequate	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	9	4541034
Equipment & Fur	nishings					
E2010	Building B - Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	125 LF	7	4594441
E2010	Throughout	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	14	4540987
Follow-up Studie	s					
P2030	Throuhgout	NA	Engineering Study, Electrical, General Design, Evaluate	1	0	4664529
P2030	Stage	NA	Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	1	0	4664530

Component Condition Report | Aptitud Community Academent at Goss / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093350
Facade						
B2010	Building C Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	4	4541028
B2010	Building C Exterior	Adequate	Exterior Walls, Stucco, Repair	100 SF	17	4540965
B2020	Building C exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	12	4	4585605
B2020	Building C exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	6	7	4585602
B2050	Building C Exterior	Adequate	Exterior Door, Wood, Solid-Core	6	12	4541072
B2070	Building C Exterior	Marginal	Louvers, Aluminum	4	4	4541019
Roofing						
B3010	Building C Roof	Marginal	Roofing, Built-Up	4,300 SF	5	4540953
B3020	Building C Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	9	4541020
B3080	Building C Roof	Marginal	Fascia, Wood	125 SF	4	4592239
Interiors						
C1070	Building C Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,500 SF	9	4540915
C2010	Building C Restrooms	Adequate	Wall Finishes, Ceramic Tile	120 SF	19	4585613
C2010	Building C Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	9,100 SF	2	4540944
C2030	Building C Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	4,000 SF	9	4585568
Plumbing						
D2010	Building C Kindergarten	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	9	4540937
D2010	Building C Restrooms	Adequate	Toilet, Commercial Water Closet	5	19	4592474

Component Condition Report | Aptitud Community Academent at Goss / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building C Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,000 SF	17	4592225
D2010	Building C Kindergarten	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	9	4541025
HVAC						
D3030	Building C - Classroom C1	Marginal	Heat Pump, Packaged & Wall-Mounted [C1]	1	2	4540939
D3030	Building C - Classroom C2	Marginal	Heat Pump, Packaged & Wall-Mounted [C2]	1	2	4541054
D3030	Building C Speech	Marginal	Split System, Interior & Exterior Component Pairing [No tag/plate found]	1	2	4540914
D3050	Building C - Classrooms	Adequate	HVAC System, Ductwork, Medium Density	3,500 SF	16	4594790
D3060	Building C Roof	Adequate	Exhaust Fan, Propeller, 1 HP Motor	2	9	4540959
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,000 SF	5	5301996
D4030	Building C Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	7	4540941
Electrical						
D5020	Building C Throughout building	Adequate	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,000 SF	19	4594784
D5040	Building C Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	9	4594446
D5040	Building C exterior	Marginal	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	4	4585643
Fire Alarm & Elec	tronic Systems					
D7050	Building C Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	4,000 SF	14	4541038
Equipment & Furn	nishings					
E2010	Building C - Kindergarten	Adequate	Casework, Cabinetry, Hardwood Standard	100 LF	7	4594442

Component Condition Report | Aptitud Community Academent at Goss / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093351
Facade						
B2010	Building D Exterior	Adequate	Exterior Walls, Brick	1,800 SF	24	4591707
B2010	Building D Exterior	Adequate	Exterior Walls, Stucco, Repair	400 SF	18	4591973
B2010	Building D Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,600 SF	5	4585627
B2020	Building D exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	30	4	4585608
B2020	Building D exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	7	4578632
B2050	Building D Exterior	Adequate	Exterior Door, Wood, Solid-Core	10	12	4591699
B2070	Building D Exterior	Marginal	Louvers, Aluminum	10	4	4585638
Roofing						
B3010	Building D Roof	Marginal	Roofing, Built-Up	8,400 SF	4	4591708

Component Condition Report | Aptitud Community Academent at Goss / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Building D Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	210 LF	8	4578630
B3080	Building D Roof	Marginal	Fascia, Wood	120 SF	4	4540982
Interiors						
C1070	Building D Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	9	4585635
C1090	Building D Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	7	9	4540993
C2010	Building D Restrooms	Adequate	Wall Finishes, Ceramic Tile	500 SF	19	4585615
C2010	Building D Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	16,300 SF	5	4585621
C2030	Building D Throughout building	Adequate	Flooring, Carpet, Commercial Standard	7,000 SF	4	4575900
C2030	Building D Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	900 SF	9	4585566
C2030	Building D Restrooms	Adequate	Flooring, Terrazzo	300 SF	24	4540989
Plumbing						
D2010	Building D Janitor	Excellent	Water Heater, Electric, Residential [Inaccessible]	1	14	4540973
D2010	Building D Restrooms	Adequate	Urinal, Standard	4	19	4591963
D2010	Building D Restrooms	Adequate	Toilet, Commercial Water Closet	7	15	4592477
D2010	Building D Janitor	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	8	4541003
D2010	Building D Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	8	19	4591971
D2010	Building D Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,400 SF	17	4540988
HVAC						
D3030	Building D - Classroom D2	Poor	Heat Pump, Packaged & Wall-Mounted [D2]	1	1	4541030
D3030	Building D - Classroom D6	Poor	Heat Pump, Packaged & Wall-Mounted [D6]	1	1	4540935
D3030	Building D - Classroom D4	Poor	Heat Pump, Packaged & Wall-Mounted [D4]	1	1	4540996
D3030	Building D - Classroom D3	Poor	Heat Pump, Packaged & Wall-Mounted [D3]	1	1	4541009
D3030	Building D - Classroom D5	Marginal	Heat Pump, Packaged & Wall-Mounted [D5]	1	1	4541064
D3030	Building D - Classroom D1	Poor	Heat Pump, Packaged & Wall-Mounted [D1]	1	1	4541040
D3050	Building D Classrooms	Adequate	HVAC System, Ductwork, Medium Density	7,000 SF	19	4594791
D3060	Building D Roof	Adequate	Exhaust Fan, Propeller, 1 HP Motor	2	9	4585649
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	7,400 SF	5	5301997
D4030	Building D Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	8	7	4592230
Electrical						
D5020	Building D Storage	Adequate	Distribution Panel, 120/208 V [D]	1	19	4540936
D5030	Building D Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,400 SF	18	4594785
D5040	Building D exterior	Marginal	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	4	4585645
D5040	Building D Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,400 SF	9	4594445

Component Condition Report | Aptitud Community Academent at Goss / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID				
D5040	Building D Storage	Adequate	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	9	4541002				
Fire Alarm & Electronic Systems										
D7050	Building D Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	7,400 SF	14	4592235				
Equipment & Furnishings										
E2010	Building D - Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	150 LF	7	4594443				

Component Condition Report | Aptitud Community Academent at Goss / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	5093352
Facade						
B2010	Multi Use/Cafeteria Building Exterior	Marginal	Exterior Walls, Stucco, Rapier	350 SF	4	4592223
B2010	Multi Use/Cafeteria Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	4	4585631
B2020	Cafeteria	Adequate	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	9	4540932
B2020	Multi Use/Cafeteria Building exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	7	4585603
B2020	Cafeteria	Adequate	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	9	4541084
B2020	Multi Use/Cafeteria Building exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	5	4	4585604
B2050	Multi Use/Cafeteria Building Exterior	Adequate	Exterior Door, Wood, Solid-Core	8	12	4591702
B2070	Multi Use/Cafeteria Building Exterior	Marginal	Louvers, Aluminum	2	4	4585640
Roofing						
B3010	Multi Use/Cafeteria Building Roof	Marginal	Roofing, Built-Up	4,800 SF	2	4591710
B3020	Multi Use/Cafeteria Building Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	9	4591958
B3060	Multi Use/Cafeteria Building Roof	Adequate	Roof Hatch, Metal	1	7	4541077
B3080	Multi Use/Cafeteria Building Roof	Marginal	Fascia, Wood	270 SF	4	4592471
Interiors						
C1030	Cafeteria	Adequate	Interior Door, Wood, Solid-Core	7	9	4540940
C1070	Multi Use/Cafeteria Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	9	4585637
C2010	Mulit Use/Cafeteria Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	10,000 SF	2	4585624
C2010	Multi Use/Cafeteria Building	Marginal	Wall Finishes, Acoustical Tile (ACT), Standard	4,000 SF	4	4540946
C2010	Multi Use/Cafeteria Building	Marginal	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	500 SF	4	4540933
C2030	Multi Use/Cafeteria Building	Adequate	Flooring, Wood, Strip, Refinish	1,200 SF	3	4541004
C2030	Multi Use/Cafeteria Building Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,000 SF	9	4585570
C2030	Kitchen	Adequate	Flooring, Vinyl Sheeting	300 SF	5	4540918
Conveying						

Component Condition Report | Aptitud Community Academent at Goss / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Cafeteria	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	14	4540978
Plumbing						
D2010	Cafeteria	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	9	4541008
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	19	4540998
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	19	4541074
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	19	4541041
D2010	Cafeteria	Marginal	Water Heater, Gas, Residential [No tag/plate found]	1	2	4540950
D2010	Multi Use/Cafeteria Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,500 SF	29	4592227
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	14	4540949
D2010	Cafeteria	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	19	4540948
HVAC						
D3020	Cafeteria	Poor	Furnace, Gas [No tag/plate found]	1	1	4541069
D3020	Cafeteria	Poor	Furnace, Gas [No tag/plate found]	1	1	4540977
D3050	Multi Use/Cafeteria Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,500 SF	19	4594792
D3050	Kitchen	Adequate	Make-Up Air Unit, MUA or MAU [No tag/plate found]	1	9	4541067
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,500 SF	5	5301999
D4010	Kitchen	Adequate	Fire Suppression System, Commercial Kitchen, per LF of Hood	16 LF	14	4541014
D4030	Multi Use/Cafeteria Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	7	4592232
Electrical						
D5020	Multi Use/Cafeteria Building Throughout building	Adequate	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,500 SF	18	4594786
D5020	Cafeteria	Adequate	Distribution Panel, 120/208 V [No tag/plate found]	1	15	4540945
D5040	Multi Use/Cafeteria Building exterior	Marginal	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	4	4541066
D5040	Cafeteria	Marginal	Standard Fixture w/ Lamp, Stage fixture, w/ LED Replacement	9	4	4541000
D5040	Multi Use/Cafeteria Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,500 SF	9	4594447
D5040	Cafeteria	Adequate	Emergency & Exit Lighting, Exit Sign, LED	2	4	4540951
Fire Alarm & Ele	ectronic Systems					
D7050	Multi Use/Cafeteria Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	4,500 SF	11	4592238
Equipment & Fu	urnishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	4540943
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	4541006
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	4540985
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [No tag/plate found]	1	7	4541058
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1	12	4541083

Component Condition Report | Aptitud Community Academent at Goss / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	12	4541052
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	11	4541047
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [No tag/plate found]	1	4	4540929
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Refrigerator	1	7	4541032
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In	1	9	4540972
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4540938
E1030	Kitchen	Adequate	Foodservice Equipment, Garbage Disposal, 1 to 3 HP [No tag/plate found]	1	9	4540928
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, Undercounter 2-Door [No tag/plate found]	1	7	4541075
E1030	Kitchen	Marginal	Foodservice Equipment, Steamer, Tabletop [No tag/plate found]	1	2	4541026
E1070	Cafeteria	Adequate	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	4	4540976

Component Condition Report | Aptitud Community Academent at Goss / Kidango Portable Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	1	4595056
B2010	Building exterior	Adequate	Exterior Walls, Plywood/OSB	1,000 SF	9	4595055
B2020	Building exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	1	19	4595065
B2050	Building exterior	Adequate	Exterior Door, Wood, Solid-Core	1	9	4595054
Roofing						
B3010	Roof	Marginal	Roofing, Metal	1,000 SF	4	4595062
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	14	4595063
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	1,000 SF	4	4595064
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	900 SF	4	4595059
Plumbing						
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, High Density (includes fixtures)	900 SF	9	4595076
D2010	Throughout building	Adequate	Sink/Lavatory, Drop-In Style, Stainless Steel	1	19	4595074
HVAC						
D3030	Kidango portable	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4540912
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	900 SF	19	4595060
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	900 SF	5	5301998
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	1	4	4595058
Electrical						

Component Condition Report | Aptitud Community Academent at Goss / Kidango Portable Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID				
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	900 SF	17	4595053				
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	900 SF	9	4595061				
Fire Alarm & Electr	onic Systems									
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	900 SF	9	4595057				
Equipment & Furni	Equipment & Furnishings									
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	20 LF	9	4595052				

Component Condition Report | Aptitud Community Academent at Goss / Portable Buildings P1-P2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Adequate	Exterior Walls, Plywood/OSB	2,000 SF	9	4541053
B2010	Building exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	1	4541018
B2020	Building exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	2	19	4540980
B2050	Building exterior	Adequate	Exterior Door, Wood, Solid-Core	2	9	4540923
Roofing						
B3010	Roof	Adequate	Roofing, Metal	2,000 SF	10	4595051
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,800 SF	14	4541071
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	2,000 SF	7	4540952
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,800 SF	4	4540925
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Drop-In Style, Stainless Steel	2	19	4595073
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, High Density (includes fixtures)	1,800 SF	9	4595075
HVAC						
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted [P-2]	1	1	4541051
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted [P-1]	1	1	4540960
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	1,800 SF	19	4540926
Fire Protection						
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	2	4	4540962
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,800 SF	29	4541039
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,800 SF	9	4541045
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,800 SF	9	4541024

Component Condition Report | Aptitud Community Academent at Goss / Portable Buildings P1-P2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furn	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	40 LF	9	4541057

Component Condition Report | Aptitud Community Academent at Goss / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Poor	Drinking Fountain, Wall-Mounted, Single-Level	5	1	4541070
D2010	Site	Adequate	Backflow Preventer, Domestic Water [No tag/plate found]	1	9	4540983
D2010	Site	Marginal	Sink/Lavatory, Service Sink, Floor	1	6	4540934
D2010	Site	Adequate	Backflow Preventer, Domestic Water [No tag/plate found]	1	9	4541016
HVAC						
D3010	Site	Adequate	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	1	9	4541044
Electrical						
D5020	Site	Adequate	Switchboard, 120/208 V [No tag/plate found]	1	16	4541036
Special Construct	tion & Demo					
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	800 SF	28	4541049
Pedestrian Plazas	& Walkways					
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	18,000 SF	1	4664528
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	18,000 SF	0	4541073
G2020	Site	Adequate	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	48	7	4541012
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,800 SF	44	4541005
Athletic, Recreation	onal & Playfield Areas					
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5,300 SF	0	4540924
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	4540970
G2050	Site	Adequate	Play Structure, Multipurpose, Large	1	11	4541062
G2050	Site	Adequate	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	14	4541013
G2050	Site	Adequate	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	50	9	4540963
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	7	4540992
G2050	Playground-Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	54,000 SF	1	4664527
G2050	Playground-Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	54,000 SF	1	4540947
G2050	Site	Adequate	Playfield Surfaces, Chips Wood, 6" Depth	2,800 SF	1	4540971
Sitework						
G2060	Site	Good	Fences & Gates, Fence, any Painted Surface, Prep & Paint	14,000 SF	7	4541078
G2060	Site	Adequate	Signage, Property, Monument, Replace/Install	1	7	4540916

Component Condition Report | Aptitud Community Academent at Goss / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Marginal	Signage, Property, Monument, Replace/Install	1	4	4541059
G2060	Site	Adequate	Flagpole, Metal	1	11	4541065
G2060	Site	Marginal	Fences & Gates, Fence, Chain Link 4'	100 LF	7	4541060
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 4'	1,000 LF	19	4540922
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	1,000 LF	34	4541021
G2060	Site	Good	Park Bench, Metal Powder-Coated	6	14	4541010
G2080	Site	Adequate	Irrigation System, Control Panel	1	9	4541085
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	13	4541017

Appendix E:
Replacement Reserves



BUREAU VERITAS

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Aptitud Community Academent at Goss / Building A	\$0	\$41,944	\$262,223	\$14,388	\$180,749	\$39,912	\$0	\$97,282	\$65,420	\$85,222	\$0	\$95,314	\$66,681	\$16,310	\$139,990	\$0	\$21,584	\$78,321	\$260,563	\$164,451	\$0	\$1,630,353
Aptitud Community Academent at Goss / Building B	\$28,382	\$30,759	\$190,612	\$38,835	\$216,179	\$36,908	\$0	\$88,176	\$0	\$156,291	\$0	\$0	\$16,010	\$52,191	\$266,168	\$0	\$0	\$195,395	\$7,353	\$383,560	\$24,516	\$1,731,335
Aptitud Community Academent at Goss / Building C	\$0	\$0	\$36,368	\$0	\$39,434	\$103,285	\$0	\$52,359	\$0	\$98,554	\$0	\$0	\$31,405	\$0	\$57,116	\$0	\$27,723	\$101,430	\$0	\$131,258	\$0	\$678,932
Aptitud Community Academent at Goss / Building D	\$0	\$36,351	\$0	\$0	\$307,275	\$86,476	\$0	\$85,900	\$5,143	\$122,093	\$0	\$0	\$12,316	\$0	\$182,081	\$91,032	\$0	\$168,472	\$218,904	\$130,695	\$0	\$1,446,738
Aptitud Community Academent at Goss / Kidango Portable Building	\$0	\$10,804	\$0	\$0	\$27,986	\$3,862	\$0	\$0	\$0	\$62,713	\$0	\$5,124	\$0	\$0	\$6,160	\$0	\$0	\$23,863	\$0	\$28,238	\$0	\$168,750
Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	\$0	\$33,301	\$119,264	\$6,472	\$144,006	\$35,907	\$0	\$50,994	\$0	\$183,550	\$0	\$50,732	\$61,579	\$8,698	\$84,069	\$29,799	\$0	\$5,099	\$122,897	\$91,530	\$4,680	\$1,032,576
Aptitud Community Academent at Goss / Portable Buildings P1-P2	\$0	\$21,607	\$0	\$0	\$12,917	\$0	\$0	\$7,588	\$0	\$125,426	\$43,118	\$10,249	\$0	\$0	\$12,319	\$0	\$0	\$0	\$0	\$45,657	\$0	\$278,881
Aptitud Community Academent at Goss / Site	\$12,938	\$365,927	\$0	\$0	\$11,944	\$14,999	\$36,984	\$128,819	\$0	\$29,626	\$26,675	\$105,563	\$66,857	\$22,471	\$10,453	\$20,158	\$308,714	\$85,664	\$0	\$51,066	\$23,368	\$1,322,227
Grand Total	\$41,320	\$540,692	\$608,467	\$59,695	\$940,489	\$321,350	\$36,984	\$511,119	\$70,563	\$863,475	\$69,793	\$266,983	\$254,847	\$99,669	\$758,355	\$140,989	\$358,022	\$658,245	\$609,716	\$1,026,454	\$52,565	\$8,289,793

2010 2010 2020	4585632 Exterior Walls, any painted surface, Prep & Paint	40																							
2020		10	6	4	5000	SF		\$18,510				\$18,510								\$18,510					\$37,02
	4592224 Exterior Walls, Stucco, Replace	50	31	19	3000	SF	\$24.68	\$74,040																\$74,040	\$74,04
1000	4585606 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	42	EA	\$1,542.50	\$64,785				\$64,785													\$64,78
2020	4540997 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	16	EA	\$802.10	\$12,834						\$12,834											\$12,83
2050	4591703 Exterior Door, Wood, Solid-Core, Replace	25	13	12	10	EA	\$863.80	\$8,638										\$8,638							\$8,63
2070	4585641 Louvers, Aluminum, Replace	40	31	9	10	EA	\$1,196.98	\$11,970								\$11,970									\$11,97
3010	4591711 Roofing, Built-Up, Replace	25	23	2	12100	SF	\$17.28	\$209,040		\$209,040															\$209,04
3020	4591959 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	320	LF	\$11.1	1 \$3,554								\$3,554									\$3,55
3080	4592472 Fascia, Wood, Replace	20	17	3	520	SF	\$17.89	\$9,304			\$9,304														\$9,30
1070	4585636 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	8000	SF	\$4.32	2 \$34,552								\$34,552									\$34,55
1090	4591962 Toilet Partitions, Plastic/Laminate, Replace	20	11	9	5	EA	\$925.50	\$4,628								\$4,628									\$4,62
2010	4540917 Wall Finishes, Ceramic Tile, Replace	40	21	19	500	SF	\$22.2	1 \$11,106																\$11,106	\$11,10
2010	4585622 Wall Finishes, any surface, Prep & Paint	10	8	2	20600	SF	\$1.8	5 \$38,131		\$38,131							\$	38,131							\$76,26
2030	4540974 Flooring, Vinyl Tile (VCT), Replace	15	6	9	1000	SF	\$6.17	\$6,170								\$6,170									\$6,17
2030	4591968 Flooring, Carpet, Commercial Standard, Replace	10	6	4	8000	SF	\$9.26	\$74,040				\$74,040								\$74,040					\$148,08
2010	4592473 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	6	EA	\$1,851.00	\$11,106										\$	11,106						\$11,10
2010	4592476 Toilet, Commercial Water Closet, Replace	30	14	16	5	EA	\$1,604.20	\$8,021													\$8	8,021			\$8,02
2010	4591965 Urinal, Standard, Replace	30	14	16	4	EA	\$1,357.40	\$5,430													\$5	5,430			\$5,43
3030	4541033 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00	\$6,787	\$6,78	37															\$6,78
3030	4541076 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,43	30															\$5,43
3030	4540975 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,43	30															\$5,43
3030	4540956 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,43	30															\$5,43
3030	4540995 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,43	30															\$5,43
3030	4540958 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00	\$6,787	\$6,78	37															\$6,78
3030	4541015 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,43	30															\$5,43
3030	4541068 Split System, Interior & Exterior Component Pairing, Replace	15	12	3	1	EA	\$3,862.42	2 \$3,862			\$3,862												\$3,862		\$7,72
3050	4594788 HVAC System, Ductwork, Medium Density, Replace	30	13	17	9300	SF	\$4.94	\$45,905														\$45,905	5		\$45,90
3060	4585650 Exhaust Fan, Propeller, 1 HP Motor, Replace	20	11	9	2	EA	\$2,221.20	\$4,442								\$4,442									\$4,44
4010	5301994 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	9300	SF	\$3.70	\$34,429				:	\$34,429												\$34,42
4030	4592231 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	8	EA	\$185.10	\$1,481						\$1,481								\$1,481	1		\$2,96
5020	4594782 Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	e 40	22	18	9300	SF	\$16.04	\$149,191															\$149,191		\$149,19
5020	4540919 Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$8,638.00	\$8,638																\$8,638	\$8,63
5040	4585644 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	12	EA	\$271.48	3 \$3,258				\$3,258													\$3,25
5040	4541011 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	9300	SF	\$5.5	5 \$51,643							\$51,643										\$51,64
7050	4592237 Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	20	9	11	9300	SF	\$7.40	\$68,857									\$68,857								\$68,85
2010	4541031 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	175	LF	\$370.20	\$64,785						\$64,785											\$64,78

B U R E A U VERITAS

Uniformat Cod	eID Cost Description	Lifespan (EUL)	EAge I	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023 202	4 2025	2026 2	27 20	028 2029	2030	2031	2032	2033 203	4 2035 2036	2037		39 2040	2041		Deficiency Repair Estimate
Totals, Escala	ed (3.0% inflation, compounded annually)								\$0 \$41,94	\$262,223 \$	\$14,388 \$180,7	49 \$39,9	12 \$0	\$97,282	\$65,420	\$85,222	\$0 \$95,314	4 \$66,681 \$16,310	\$139,990	\$0 \$21,5	\$78,321 \$2	260,563	\$164,451 \$0	\$1,630,353
Aptitud Comm Uniformat Cod	unity Academent at Goss / Building B	Lifespan (EUL)	EAge I	RUL	Quantity	Unit	Unit Cost	* Subtotal	1 2023 203	24 2025	2026 2	027 2	2028 2029	9 2030	2031	2032	2033 20	034 2035 203	36 2037	7 2038 :	2039 204	0 204 ⁻	1 2042 204	3Deficiency Repair Estimate
B2010	4585630 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5200	SF	1	0 \$19,25			\$19,								\$19,250					\$38,501
B2010	4592222 Exterior Walls, Stucco, Repair	50	31	19	500	SF	\$24.68	8 \$12,34	0														\$12,340	\$12,340
B2020	4540921 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	44	EA	\$1,542.50	0 \$67,87	0		\$67,	370												\$67,870
B2020	4585599 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	16	EA	\$802.10	0 \$12,83	4					\$12,834										\$12,834
B2050	4591701 Exterior Door, Wood, Solid-Core, Replace	25	13	12	13	EA	\$863.80	0 \$11,22	9									\$11,229						\$11,229
B2070	4585639 Louvers, Aluminum, Replace	40	36	4	10	EA	\$1,196.98	8 \$11,97	0		\$11,	970												\$11,970
B3010	4591709 Roofing, Built-Up, Replace	25	23	2	10400	SF	\$17.28	8 \$179,67	0	\$179,670														\$179,670
B3020	4578629 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	480	LF	\$11.1	1 \$5,33	1							\$5,331								\$5,331
B3080	4592470 Fascia, Wood, Replace	20	16	4	480	SF	\$17.8	9 \$8,58	9		\$8,	589												\$8,589
C1030	4540955 Interior Door, Wood, Solid-Core, Replace	40	22	18	5	EA	\$863.80	0 \$4,31	9													\$4,319		\$4,319
C1070	4585634 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	7200	SF	\$4.3	2 \$31,09	7							\$31,097								\$31,097
C1090	4591960 Toilet Partitions, Plastic/Laminate, Replace	20	11	9	7	EA	\$925.50	0 \$6,47	9							\$6,479								\$6,479
C2010	4585614 Wall Finishes, Ceramic Tile, Replace	40	21	19	420	SF	\$22.2	1 \$9,32	9														\$9,329	\$9,329
C2010	4585620 Wall Finishes, any surface, Prep & Paint	10	7	3	19200	SF	\$1.8	5 \$35,53	9	:	\$35,539							\$35,53	19					\$71,078
C2030	4540991 Flooring, Vinyl Tile (VCT), Replace	15	6	9	1000	SF	\$6.1	7 \$6,17	0							\$6,170								\$6,170
C2030	4591966 Flooring, Carpet, Commercial Standard, Replace	10	6	4	7000	SF	\$9.20	6 \$64,78	5		\$64,	785							\$64,785	5				\$129,570
C2030	4540931 Flooring, Carpet, Commercial Tile, Replace	10	6	4	500	SF	\$8.0	2 \$4,01	1		\$4	011							\$4,011	1				\$8,021
C2050	4541027 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	5000	SF	\$2.4	7 \$12,34	0		\$12,	340							\$12,340)				\$24,680
D2010	4540930 Water Heater, Electric, Residential, Replace	15	1	14	1	EA	\$802.10	0 \$80	2										\$802	2				\$802
D2010	4592226 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	8600	SF	\$13.5°	7 \$116,73	6												\$116,736	3		\$116,736
D2010	4540968 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	6	EA	\$1,851.00	0 \$11,10	6					\$11,106										\$11,106
D2010	4540984 Toilet, Commercial Water Closet, Replace	30	11	19	7	EA	\$1,604.20	0 \$11,22	9														\$11,229	\$11,229
D2010	4541055 Urinal, Standard, Replace	30	11	19	4	EA	\$1,357.40	0 \$5,43	0														\$5,430	\$5,430
D3030	4541056 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00	0 \$6,78	7 \$6,78	7														\$6,787
D3030	4540920 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	0 \$5,43	0 \$5,43	0														\$5,430
D3030	4541001 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	0 \$5,43	0 \$5,43	0														\$5,430
D3030	4540964 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00	0 \$6,78	7 \$6,78	7														\$6,787
D3030	4541037 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	0 \$5,43	0 \$5,43	0														\$5,430
D3050	4541061 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$13,574.00	0 \$13,57	4 \$13,574														\$13,574	4 \$27,148
D3050	4594789 HVAC System, Ductwork, Medium Density, Replace	30	11	19	8600	SF	\$4.94	4 \$42,45	0														\$42,450	\$42,450
D3060	4585648 Exhaust Fan, Propeller, 1 HP Motor, Replace	20	11	9	2	EA	\$2,221.20	0 \$4,44	2							\$4,442								\$4,442
D4010	5301995 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	8600	SF	\$3.70	0 \$31,83	7			\$31,8	837											\$31,837
D4030	4592229 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	8	EA	\$185.10	0 \$1,48	1					\$1,481							\$1,481	1		\$2,962
D5020	4594783 Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	e 40	21	19	8600	SF	\$16.0	4 \$137,96	1														\$137,961	\$137,961
D5040	4585646 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	12	EA	\$271.4	8 \$3,25	8		\$3,	258												\$3,258
D5040	4594448 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	8600	SF	\$5.5	5 \$47,75	6							\$47,756								\$47,756
D7050	4541034 Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$18,510.00	0 \$18,51	0							\$18,510								\$18,510
D7050	4592234 Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	20	6	14	8600	SF	\$7.40	0 \$63,67	4										\$63,674	1				\$63,674
E2010	4594441 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	125	LF	\$370.20	0 \$46,27	5					\$46,275										\$46,275
E2010	4540987 Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	30	LF	\$370.20	0 \$11,10	6										\$11,106	3				\$11,106
P2030	4664529 Engineering Study, Electrical, General Design, Evaluate	0	0	0	1	EA	\$8,638.00	0 \$8,63	8 \$8,638															\$8,638
P2030	4664530 Engineering Study, Mechanical, HVAC Controls / Rebalance, Evaluate/Report	0	0	0	1	EA	\$6,170.00	0 \$6,17	0 \$6,170															\$6,170
Totals, Unesca	lated								\$28,382 \$29,86	3 \$179,670	\$35,539 \$192,	072 \$31,8	837 \$0	\$71,695	\$0	\$119,784	\$0	\$0 \$11,229 \$35,53	9 \$175,968	\$0	\$0 \$118,21	7 \$4,319	\$218,739 \$13,57	\$1,266,430
Totals, Escala	ed (3.0% inflation, compounded annually)								\$28,382 \$30,75	9 \$190,612	\$38,835 \$216,	179 \$36,9	908 \$0	\$88,176	\$0	\$156,291	\$0	\$0 \$16,010 \$52,19	1 \$266,168	3 \$0	\$0 \$195,39!	5 \$7,353	\$383,560 \$24,510	6 \$1,731,335

B U R E A U VERITAS

Uniformat Co	delD Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	yUnit	Unit Cost *Subtotal 2023	2024 2025	2026 2027	2028	2029	2030	2031 2032	2033	2034 2035	2036 2037	2038 203	9 2040	2041 204	2043Deficie	ncy Repair Estima
B2010	4541028 Exterior Walls, any painted surface, Prep & Paint	10	6	4	2200	SF	\$3.70 \$8,144		\$8,144							\$8,144					\$16,2
B2010	4540965 Exterior Walls, Stucco, Repair	50	33	17	100	SF	\$24.68 \$2,468											\$2,468			\$2,4
B2020	4585605 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	12	EA	\$1,542.50 \$18,510		\$18,510												\$18,5°
B2020	4585602 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	6	EA	\$802.10 \$4,813					\$4,813									\$4,8
B2050	4541072 Exterior Door, Wood, Solid-Core, Replace	25	13	12	6	EA	\$863.80 \$5,183								\$5,183						\$5,18
B2070	4541019 Louvers, Aluminum, Replace	40	36	4	4	EA	\$1,196.98 \$4,788		\$4,788												\$4,78
B3010	4540953 Roofing, Built-Up, Replace	25	20	5	4300	SF	\$17.28 \$74,287			\$74,287											\$74,28
B3020	4541020 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	240	LF	\$11.11 \$2,665						\$2,665								\$2,66
B3080	4592239 Fascia, Wood, Replace	20	16	4	125	SF	\$17.89 \$2,237		\$2,237												\$2,23
C1070	4540915 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	3500	SF	\$4.32 \$15,117						\$15,117								\$15,11
C2010	4585613 Wall Finishes, Ceramic Tile, Replace	40	21	19	120	SF	\$22.21 \$2,665												\$2,665		\$2,66
C2010	4540944 Wall Finishes, any surface, Prep & Paint	10	8	2	9100	SF	\$1.85 \$16,844	\$16,844							\$16,844						\$33,68
C2030	4585568 Flooring, Vinyl Tile (VCT), Replace	15	6	9	4000	SF	\$6.17 \$24,680						\$24,680								\$24,68
D2010	4592225 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	4000	SF	\$13.57 \$54,296											\$54,296			\$54,29
D2010	4540937 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	2	EA	\$1,851.00 \$3,702						\$3,702								\$3,70
D2010	4541025 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	21	9	2	EA	\$1,357.40 \$2,715						\$2,715								\$2,71
D2010	4592474 Toilet, Commercial Water Closet, Replace	30	11	19	5	EA	\$1,604.20 \$8,021												\$8,021		\$8,02
D3030	4540939 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787	\$6,787													\$6,78
D3030	4541054 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787	\$6,787													\$6,78
D3030	4540914 Split System, Interior & Exterior Component Pairing, Replace	15	13	2	1	EA	\$3,862.42 \$3,862	\$3,862										\$3,862			\$7,72
D3050	4594790 HVAC System, Ductwork, Medium Density, Replace	30	14	16	3500	SF	\$4.94 \$17,276										\$17,276	3			\$17,27
D3060	4540959 Exhaust Fan, Propeller, 1 HP Motor, Replace	20	11	9	2	EA	\$2,221.20 \$4,442						\$4,442								\$4,44
D4010	5301996 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	4000	SF	\$3.70 \$14,808			\$14,808											\$14,80
D4030	4540941 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	\$185.10 \$740					\$740						\$740			\$1,48
D5020	4594784 Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	ce 40	21	19	4000	SF	\$16.04 \$64,168												\$64,168		\$64,16
D5040	4585643 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	5	EA	\$271.48 \$1,357		\$1,357												\$1,3
D5040	4594446 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	4000	SF	\$5.55 \$22,212						\$22,212								\$22,2
D7050	4541038 Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	20	6	14	4000	SF	\$7.40 \$29,616									\$29,616					\$29,6
E2010	4594442 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	100	LF	\$370.20 \$37,020					\$37,020									\$37,02
Totals, Unesc	alated							\$0 \$0 \$34,281	\$0 \$35,036	\$89,095	\$0	\$42,573	\$0 \$75,533	\$0	\$0 \$22,027	\$0 \$37,760	\$0 \$17,270	\$61,367	\$0 \$74,854	\$0	\$489,80
,	atted (3.0% inflation, compounded annually)							\$0 \$0 \$36,368	\$0 \$39,434			\$52,359	\$0 \$98,554	\$0	\$0 \$31,405	\$0 \$57,116	\$0 \$27,72		\$0 \$131,258		\$678,93

Aptitud	Community	Academent at	Goss /	Building D

Uniformat Code	eID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit	Unit Cost	t *Subte	otal 2023	2024	2025 2	2026 202	7 2028	2029	2030	2031	2032	2033	2034 203	2036	2037 2038	2039 2040 20	41 20	42 2043Deficiency Repair Estima
B2010	458562	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4600	SF	\$3.7	0 \$17	,029				\$17,029								\$17,029			\$34,05
B2010	4591973	3 Exterior Walls, Stucco, Repair	50	32	18	400	SF	\$24.6	8 \$9	,872													\$9,8	72	\$9,87
B2020	4585608	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	30	EA	\$1,542.5	50 \$46	,275			\$46,27	5											\$46,27
B2020	4578632	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	16	EA	\$802.1	0 \$12	,834					\$	2,834									\$12,83
B2050	4591699	9 Exterior Door, Wood, Solid-Core, Replace	25	13	12	10	EA	\$863.8	80 \$8	,638										\$8,638					\$8,63
B2070	4585638	Louvers, Aluminum, Replace	40	36	4	10	EA	\$1,196.9	8 \$11	,970			\$11,97	0											\$11,97
B3010	4591708	Roofing, Built-Up, Replace	25	21	4	8400	SF	\$17.2	8 \$145	5,118			\$145,11	3											\$145,11
B3020	4578630	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	210	LF	\$11.1	11 \$2	,332							\$2,332								\$2,33
B3080	4540982	Fascia, Wood, Replace	20	16	4	120	SF	\$17.8	9 \$2	,147			\$2,14	7											\$2,14
C1070	458563	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	7000	SF	\$4.3	32 \$30	,233							\$	30,233							\$30,23
C1090	4540993	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	7	EA	\$925.5	50 \$6	,479								\$6,479							\$6,47
C2010	458561	5 Wall Finishes, Ceramic Tile, Replace	40	21	19	500	SF	\$22.2	1 \$11	,106														\$11,10	96 \$11,10
C2010	458562	Wall Finishes, any surface, Prep & Paint	10	5	5	16300	SF	\$1.8	\$30	,171				\$30,171								\$30,171			\$60,34
C2030	4585566	Flooring, Vinyl Tile (VCT), Replace	15	6	9	900	SF	\$6.1	7 \$5	,553								\$5,553							\$5,55
C2030	4575900	Flooring, Carpet, Commercial Standard, Replace	10	6	4	7000	SF	\$9.2	6 \$64	,785			\$64,78	5								\$64,785			\$129,57
D2010	4540973	Water Heater, Electric, Residential, Replace	15	1	14	1	EA	\$802.1	0 9	\$802												\$802			\$80

BUREAU VERITAS

2/18/2023

Uniformat Codel	Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal	2023	2024 2025	2026	2027	2028	2029	2030 203	1 2032	2033	2034	2035 2	036 2037	2038	2039 2040	2041 2042	2043Deficien	ncy Repair Estimate
D2010 4	540988 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	7400	SF	\$13.5	7 \$100,44	8													\$100,448			\$100,448
D2010 4	541003 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	\$1,727.6	0 \$1,72	8						\$1,728	3									\$1,728
D2010 4	592477 Toilet, Commercial Water Closet, Replace	30	15	15	7	EA	\$1,604.2	0 \$11,22	9												\$11,229				\$11,229
D2010 4	591963 Urinal, Standard, Replace	30	11	19	4	EA	\$1,357.4	0 \$5,43	0														\$5,430		\$5,430
D2010 4	591971 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	8	EA	\$1,851.0	0 \$14,80	8														\$14,808		\$14,808
D3030 4	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	0 \$6,78	7 \$6	787															\$6,787
D3030 4	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.6	0 \$5,43	0 \$5	430															\$5,430
D3030 4	1540996 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.6	0 \$5,43	0 \$5	430															\$5,430
D3030 4	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.6	0 \$5,43	0 \$5	430															\$5,430
D3030 4	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	0 \$6,78	7 \$6	787															\$6,787
D3030 4	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.6	0 \$5,43	0 \$5	430															\$5,430
D3050 4	HVAC System, Ductwork, Medium Density, Replace	30	11	19	7000	SF	\$4.9	4 \$34,55	2														\$34,552		\$34,552
D3060 4	Exhaust Fan, Propeller, 1 HP Motor, Replace	20	11	9	2	EA	\$2,221.2	0 \$4,44	2							\$4,442									\$4,442
D4010 5	i301997 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Instal	II 40	35	5	7400	SF	\$3.7	0 \$27,39	5				\$27,395												\$27,395
D4030 4	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	8	EA	\$185.1	0 \$1,48	1					\$	51,481							\$1,481			\$2,962
D5020 4	540936 Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	\$8,638.0	0 \$8,63	8														\$8,638		\$8,638
D5030 4	1594785 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	7400	SF	\$16.0	4 \$118,71	1													\$118	,711		\$118,711
D5040 4	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	e 20	11	9	1	EA	\$5,775.1	2 \$5,77	5							\$5,775									\$5,775
D5040 4	585645 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	10	EA	\$271.4	8 \$2,71	5			\$2,715													\$2,715
D5040 4	1594445 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	11	9	7400	SF	\$5.5	5 \$41,09	2							\$41,092									\$41,092
D7050 4	1592235 Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Install	20	6	14	7400	SF	\$7.4	0 \$54,79	0											\$54,790					\$54,790
E2010 4	1594443 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	150	LF	\$370.2	0 \$55,53	0					\$5	55,530										\$55,530
Totals, Unescala	ted								\$0 \$35	292 \$0	\$0 \$	\$273,010	\$74,595	\$0 \$6	9,844 \$4,060	\$93,574	\$0	\$0 \$	3,638	\$0 \$120,377	\$58,430	\$0 \$101,928 \$128	583 \$74,534	\$0	\$1,042,866
Totals, Escalated	I (3.0% inflation, compounded annually)								\$0 \$36	351 \$0	\$0 \$	307,275	\$86,476	\$0 \$8	5,900 \$5,143	\$122,093	\$0	\$0 \$1:	2,316	\$0 \$182,081	\$91,032	\$0 \$168,472 \$218	904 \$130,695	\$0	\$1,446,738

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Uniformat CodeID	Cost Description	Lifespan (EUL))EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2023	3 20	24 202	5 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 2040	2041 2042	2043Defic	iency Repair Estimate
B2010 4595	5056 Exterior Walls, any painted surface, Prep & Paint	10	9	1	1000	SF	\$3.70 \$3,702	\$3,7)2									\$3,702								\$7,404
B2010 4595	5055 Exterior Walls, Plywood/OSB, Replace	20	11	9	1000	SF	\$9.26 \$9,255								\$	9,255										\$9,255
B2020 4595	5065 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	11	19	1	EA	\$1,542.50 \$1,543																	\$1,543		\$1,543
B2050 4595	5054 Exterior Door, Wood, Solid-Core, Replace	25	16	9	1	EA	\$863.80 \$864									\$864										\$864
B3010 4595	5062 Roofing, Metal, Replace	40	36	4	1000	SF	\$16.04 \$16,042				\$16,042															\$16,042
C1070 4595	5063 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	900	SF	\$4.32 \$3,887														\$3,887					\$3,887
C2010 4595	5064 Wall Finishes, Vinyl, Replace	15	11	4	1000	SF	\$3.09 \$3,085				\$3,085													\$3,085		\$6,170
C2030 4595	5059 Flooring, Vinyl Tile (VCT), Replace	15	11	4	900	SF	\$6.17 \$5,553				\$5,553													\$5,553		\$11,106
D2010 4595	5076 Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	31	9	900	SF	\$24.68 \$22,212								\$2	2,212										\$22,212
D2010 4595	5074 Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	11	19	1	EA	\$1,480.80 \$1,481																	\$1,481		\$1,481
D3030 4540	0912 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,7	37																	\$6,787
D3050 4595	5060 HVAC System, Ductwork, Medium Density, Replace	30	11	19	900	SF	\$4.94 \$4,442																	\$4,442		\$4,442
D4010 5301	1998 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Instal	II 40	35	5	900	SF	\$3.70 \$3,332					\$3,332														\$3,332
D4030 4595	5058 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	1	EA	\$185.10 \$185				\$185										\$185					\$370
D5030 4595	5053 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	900	SF	\$16.04 \$14,438																\$14,438			\$14,438
D5040 4595	5061 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	11	9	900	SF	\$5.55 \$4,998								\$	4,998										\$4,998
D7050 4595	5057 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	900	SF	\$3.70 \$3,332								\$	3,332										\$3,332
E2010 4595	5052 Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	20	LF	\$370.20 \$7,404								\$	7,404										\$7,404
Totals, Unescalated								\$0 \$10,4	89 \$0	\$0	\$24,865	\$3,332	\$0	\$0	\$0 \$4	8,064	\$0	\$3,702	\$0	\$0	\$4,072	\$0	\$0 \$14,438	\$0 \$16,104	\$0	\$125,066
Totals, Escalated (3.	0% inflation, compounded annually)							\$0 \$10,8)4 \$f	\$0	\$27,986	\$3,862	\$0	\$0	\$0 \$6	2,713	\$0	\$5,124	\$0	\$0	\$6,160	\$0	\$0 \$23,863	\$0 \$28,238	\$0	\$168,750

Aptitud Community Academent at Goss / Multi Use/Cafeteria Building

B U R E A U VERITAS

2/18/2023																						
Uniformat CodeID Cost Description	Lifespan (EU	JL)EAge	RUL	Quantit	-		* Subtotal 2023	202	4 2025	2026 20		28 202	9 2030 2	2031 2032	2033 2034	2035	2036 2037	2038 2	039 2040	2041	2042 2043D	eficiency Repair Estimate
B2010 4592223 Exterior Walls, Stucco, Rapier	50	46	4	350	SF	\$24.6	8 \$8,638			\$8,63												\$8,638
B2010 4585631 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3200	SF	\$3.7	70 \$11,846			\$11,84	46						\$11,846					\$23,693
B2020 4585604 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	5	EA	\$1,542.5	\$7,713			\$7,7	13											\$7,713
B2020 4585603 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	16	EA	\$802.1	0 \$12,834						\$12,834									\$12,834
B2020 4540932 Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	\$1,480.8	\$1,481							\$1,481								\$1,481
B2020 4541084 Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	11	9	1	EA	\$2,468.0	00 \$2,468							\$2,468								\$2,468
B2050 4591702 Exterior Door, Wood, Solid-Core, Replace	25	13	12	8	EA	\$863.8	\$6,910									\$6,910						\$6,910
B2070 4585640 Louvers, Aluminum, Replace	40	36	4	2	EA	\$1,196.9	8 \$2,394			\$2,39	94											\$2,394
B3010 4591710 Roofing, Built-Up, Replace	25	23	2	4800	SF	\$17.2	8 \$82,925		\$82,925													\$82,925
B3020 4591958 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	150	LF	\$11.1	1 \$1,666							\$1,666								\$1,660
B3060 4541077 Roof Hatch, Metal, Replace	30	23	7	1	EA	\$1,604.2	\$1,604						\$1,604									\$1,60
B3080 4592471 Fascia, Wood, Replace	20	16	4	270	SF	\$17.8	9 \$4,831			\$4,83	31											\$4,83
C1030 4540940 Interior Door, Wood, Solid-Core, Replace	40	31	9	7	EA	\$863.8	\$6,047							\$6,047								\$6,04
C1070 4585637 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4500	SF	\$4.3	\$19,436							\$19,436								\$19,43
C2010 4540933 Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	26	4	500	SF	\$34.5	55 \$17,276			\$17,27	76											\$17,270
C2010 4585624 Wall Finishes, any surface, Prep & Paint	10	8	2	10000	SF	\$1.8	5 \$18,510		\$18,510							\$18,510						\$37,020
C2010 4540946 Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	21	4	4000	SF	\$9.8	37 \$39,488			\$39,48	88											\$39,48
C2030 4541004 Flooring, Wood, Strip, Refinish	10	7	3	1200	SF	\$4.9	94 \$5,923			55,923							\$5,923					\$11,84
C2030 4540918 Flooring, Vinyl Sheeting, Replace	15	10	5	300	SF	\$8.6	\$4 \$2,591				\$2,59	1									\$2,591	\$5,18
C2030 4585570 Flooring, Vinyl Tile (VCT), Replace	15	6	9	3000	SF	\$6.1	7 \$18,510							\$18,510								\$18,510
D1010 4540978 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	11	14	1	EA	\$20,978.0	0 \$20,978										\$20,978					\$20,978
D2010 4540950 Water Heater, Gas, Residential, Replace	15	13	2	1	EA	-	0 \$2,345		\$2,345										\$2,345			\$4,68
D2010 4541008 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA		0 \$1,481		1-7-7-					\$1,481					*=,			\$1,48
D2010 4540949 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	16	14	1	EA		0 \$2,591							\$1,101			\$2,591					\$2,59
D2010 4540998 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	11	19	1	EA	-	0 \$1,974										7-,			\$1	974	\$1,974
D2010 4541074 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	11	19	2	EA		0 \$5,183														183	\$5,18
D2010 4541041 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	11	19	1	EA		0 \$1,974														974	\$1,97
D2010 4540948 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	11	19	1	EA		0 \$1,974														974	\$1,97
, , , , , , , , , , , , , , , , , , ,		19	19	'				\$7.6E	4											Φ1	,974	
D3020 4541069 Furnace, Gas, Replace	20		1	1	EA	-	\$0 \$7,651	\$7,65														\$7,65
D3020 4540977 Furnace, Gas, Replace	20	19	1	1		\$24,680.0		\$24,680	J					040.400								\$24,680
D3050 4541067 Make-Up Air Unit, MUA or MAU, Replace	20	11	9	1	_	\$43,190.0								\$43,190								\$43,190
D3050 4594792 HVAC System, Ductwork, Medium Density, Replace	30	11	19	4500			94 \$22,212													\$22	212	\$22,212
D4010 5301999 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, In		35	5	4500	_		0 \$16,659				\$16,659	9										\$16,659
D4010 4541014 Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	6	14	16	LF		50 \$7,898										\$7,898					\$7,898
D4030 4592232 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	\$185.1	0 \$740						\$740						\$740			\$1,48
D5020 4540945 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA		0 \$7,404											\$7,404				\$7,404
D5020 4594786 Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Re	eplace 40	22	18	4500	SF	\$16.0	4 \$72,189												\$7	72,189		\$72,189
D5040 4541066 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	8	EA	\$271.4	8 \$2,172			\$2,17												\$2,172
D5040 4541000 Standard Fixture w/ Lamp, Stage fixture, w/ LED Replacement, Replace	20	16	4	9	EA	\$271.4	8 \$2,443			\$2,44	43											\$2,443
D5040 4540951 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	2	EA	\$271.4	8 \$543			\$54	43						\$543					\$1,086
D5040 4594447 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Rep	olace 20	11	9	4500	SF	\$5.5	\$24,989							\$24,989								\$24,989
D7050 4592238 Fire Alarm System, Full System Upgrade, Advanced Addressable, Upgrade/Instal	II 20	9	11	4500	SF	\$7.4	0 \$33,318								\$33,318							\$33,318
E1030 4541026 Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1	EA	\$8,638.0	0 \$8,638		\$8,638							\$8,638						\$17,276
E1030 4540929 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	\$7,774.2	\$7,774			\$7,77	74									\$7	774	\$15,548
E1030 4540938 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.0	0 \$11,723			\$11,72	23						\$11,723					\$23,440
E1030 4541006 Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$11,723.0	00 \$11,723				\$11,723	3						\$11,723				\$23,44
E1030 4541058 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	8	7	1	EA	\$5,676.4	0 \$5,676						\$5,676									\$5,670
E1030 4541032 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	\$18,510.0	0 \$18,510						\$18,510									\$18,51
E1030 4541075 Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	8	7	1	EA	\$2,097.8	\$2,098						\$2,098									\$2,098
E1030 4540943 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$2,097.8	0 \$2,098							\$2,098								\$2,098

B U R E A U VERITAS

2/18/2023

Uniformat Co	deID Cost Description	Lifespan (EUL))EAge	RUL	Quantit	yUnit	Unit Cos	t * Subto	al 2023 2	024 202	25 2026	2027 202	28 20	29 2030	2031	1 2032	2033	2034	2035	2036 2037 2038	2039	2040	2041	2042	2043Defic	iency Repair Estimate
E1030	4540985 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	\$8,329.	50 \$8,3	30							\$8,330										\$8,330
E1030	4540972 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$6,293.	40 \$6,2	93							\$6,293										\$6,293
E1030	4540928 Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	6	9	1	EA	\$4,689.	20 \$4,6	39							\$4,689										\$4,689
E1030	4541047 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	4	11	1	EA	\$3,331.	80 \$3,3	32								,	\$3,332								\$3,332
E1030	4541083 Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	3	12	1	EA	\$5,799.	80 \$5,8	00									\$	5,800							\$5,800
E1030	4541052 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	\$3,331.	80 \$3,3	32									\$	3,332							\$3,332
E1070	4540976 Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	600	SF	\$18.	51 \$11,1	06			\$11,106												\$11,106		\$22,212
Totals, Unes	calated								\$0 \$32,	31 \$112,41	7 \$5,923	\$127,947 \$30,97	3 \$	\$0 \$41,462	\$0	\$140,676	\$0 \$:	36,650 \$4	3,190	\$5,923 \$55,579 \$19,127	\$0	\$3,085	\$72,189	\$52,198	\$2,591	\$782,263
Totals, Escal	ated (3.0% inflation, compounded annually)								\$0 \$33,	\$119,26	4 \$6,472	\$144,006 \$35,90	7 \$	\$0 \$50,994	\$0	\$183,550	\$0 \$	50,732 \$6	1,579	\$8,698 \$84,069 \$29,799	\$0	\$5,099	\$122,897	\$91,530	\$4,680	\$1,032,576

Aptitud Community Academent at Goss / Portable Buildings P1-P2

Uniformat CodeID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2023	202	4 2025	2026	2027	2028	2029 2030	2031	2032	2033	2034	2035	2036 2037	2038	2039	2040 2	041 2042	2043D	eficiency Repair Estimate
B2010 45	11018 Exterior Walls, any painted surface, Prep & Paint	10	9	1	2000	SF	\$3.70 \$7,404	\$7,404									\$7,404								\$14,808
B2010 45	11053 Exterior Walls, Plywood/OSB, Replace	20	11	9	2000	SF	\$9.26 \$18,510							\$1	18,510										\$18,510
B2020 45	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	11	19	2	EA	\$1,542.50 \$3,085																\$3,085		\$3,085
B2050 45	40923 Exterior Door, Wood, Solid-Core, Replace	25	16	9	2	EA	\$863.80 \$1,728							5	\$1,728										\$1,728
B3010 45	Roofing, Metal, Replace	40	30	10	2000	SF	\$16.04 \$32,084								\$	32,084									\$32,084
C1070 45	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	1800	SF	\$4.32 \$7,774												\$7,774						\$7,774
C2010 45	10952 Wall Finishes, Vinyl, Replace	15	8	7	2000	SF	\$3.09 \$6,170						\$6,170												\$6,170
C2030 45	10925 Flooring, Vinyl Tile (VCT), Replace	15	11	4	1800	SF	\$6.17 \$11,106				\$11,106												\$11,106		\$22,212
D2010 45	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	31	9	1800	SF	\$24.68 \$44,424							\$4	44,424										\$44,424
D2010 45	95073 Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	11	19	2	EA	\$1,480.80 \$2,962																\$2,962		\$2,962
D3030 45	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787																	\$6,787
D3030 45	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787	•																\$6,787
D3050 45	HVAC System, Ductwork, Medium Density, Replace	30	11	19	1800	SF	\$4.94 \$8,885																\$8,885		\$8,885
D4030 45	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	2	EA	\$185.10 \$370				\$370								\$370						\$740
D5040 45	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	ce 20	11	9	1800	SF	\$5.55 \$9,995							(\$9,995										\$9,995
D7050 45	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	1800	SF	\$3.70 \$6,664							5	\$6,664										\$6,664
E2010 45	1057 Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	40	LF	\$370.20 \$14,808							\$	14,808										\$14,808
Totals, Unescalate	d							\$0 \$20,978	\$0	\$0	\$11,476	\$0	\$0 \$6,170	\$0 \$9	96,129 \$	32,084	\$7,404	\$0	\$0 \$8,144	\$0	\$0	\$0	\$0 \$26,037	\$0	\$208,423
Totals, Escalated (3.0% inflation, compounded annually)							\$0 \$21,607	\$0	\$0	\$12,917	\$0	\$0 \$7,588	\$0 \$12	25,426 \$	43,118	\$10,249	\$0	\$0 \$12,319	\$0	\$0	\$0	\$0 \$45,657	\$0	\$278,881

Aptitud Community Academent at Goss / Site

Uniformat Codeil	,	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yonit	Unit Cost	Suptotal	2023 202	4 202	5 2026	2027	2028	029	2030	2031 20	32 2033 2	2034 2	035 2	036 20	37 20	38 2039	2040 20	J41 2042 204	SDeficiency Repair Estima
D2010 4	1540983	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	\$3,948.8	\$3,94	9							\$3,9	19								\$3,94
D2010 4	1541016	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	\$3,948.8	30 \$3,94	9							\$3,9	19								\$3,94
D2010 4	1541070	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	5	EA	\$1,480.8	\$7,40	4 \$7,40	4												\$7,404			\$14,80
D2010 4	1540934	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$987.2	98	7				\$	987											\$98
D3010 4	1541044	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	20	11	9	1	EA	\$1,234.0	0 \$1,23	4							\$1,2	34								\$1,23
D5020 4	1541036	Switchboard, 120/208 V, Replace	40	24	16	1	EA	\$148,080.0	0 \$148,08	0													\$148,080			\$148,08
G2020 4	1541073	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	18000	SF	\$0.5	6 \$9,99	5 \$9,995				\$9,995				\$9,995				\$9,99	95		\$9,99	5 \$49,97
G2020 4	1664528	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	18000	SF	\$4.3	\$77,74	2 \$77,742	2															\$77,74
G2020 4	1541012	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	18	7	48	EA	\$320.8	\$15,40	0					\$1	5,400										\$15,40
G2050 4	1540924	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	5300	SF	\$0.5	6 \$2,94	3 \$2,943				\$2,943				\$2,943				\$2,94	13		\$2,94	3 \$14,71
G2050 4	1664527	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	54000	SF	\$0.5	66 \$29,98	6 \$29,980	6			\$29,	986			\$29,	986				\$29,986			\$119,94
G2050 4	1540947	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	24	1	54000	SF	\$4.3	2 \$233,22	\$233,220	6															\$233,22
G2050 4	1540963	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	16	9	50	EA	\$148.0	8 \$7,40	4							\$7,4)4								\$7,40
G2050 4	1540970	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	4	EA	\$11,723.0	946,89	2									\$46,8	392						\$46,89
G2050 4	1541013	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	6	14	1	EA	\$1,727.6	50 \$1,72	8											\$1,72	28				\$1,72
G2050 4	1540971	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	2	1	2800	SF	\$2.4	7 \$6,91	0 \$6,910	0		\$6,910		\$	6,910		\$6,910		\$6,9	910		\$6,910		\$6,910	\$48,37

Replacement Reserves Report

BUREAU VERITAS

Uniformat Co	delD Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subto	otal 2023	2024	2025	2026	2027	2028 2029	2030	0 203	31 203	2 203	3 203	4 203	5 203	6 203	7 203	8 203	9 20)40 2041	2042 204	3Deficiency Repair Estimate
G2050	4540992 Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	\$24,680.00 \$24	1,680						\$24,680)												\$24,680
G2050	4541062 Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$43,190.00 \$43	3,190										\$43,19	ס								\$43,190
G2060	4541078 Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	3	7	14000	SF	\$3.70 \$51	1,828						\$51,828	3									\$51,8	28		\$103,656
G2060	4541060 Fences & Gates, Fence, Chain Link 4', Replace	40	33	7	100	LF	\$22.21 \$2	2,221						\$2,221													\$2,221
G2060	4541010 Park Bench, Metal Powder-Coated, Replace	20	6	14	6	EA	\$863.80 \$5	5,183													\$5,18	3					\$5,183
G2060	4540922 Fences & Gates, Fence, Chain Link 4', Replace	40	21	19	1000	LF	\$22.21 \$22	2,212																		\$22,212	\$22,212
G2060	4541059 Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,702.00 \$3	3,702			\$	3,702															\$3,702
G2060	4540916 Signage, Property, Monument, Replace/Install	20	13	7	1	EA	\$3,702.00 \$3	3,702						\$3,702	2												\$3,702
G2060	4541065 Flagpole, Metal, Replace	30	19	11	1	EA	\$3,085.00 \$3	3,085										\$3,08	5								\$3,085
G2080	4541085 Irrigation System, Control Panel, Replace	15	6	9	1	EA	\$6,170.00 \$6	5,170								\$6,17	0										\$6,170
G4050	4541017 Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Insta	all 20	7	13	1	EA	\$8,391.20 \$8	3,391												\$8,39	1						\$8,391
Totals, Unesc	alated							\$12,938	\$355,269	\$0	\$0 \$1	0,612 \$12	2,938 \$30,973	\$104,742	2 \$0	0 \$22,70	6 \$19,849	\$76,26	1 \$46,89	2 \$15,302	\$6,91	0 \$12,938	\$192,38°	1 \$51,8	28 \$0	\$29,122 \$12,93	8 \$1,014,601
Totals, Escal	ated (3.0% inflation, compounded annually)							\$12,938	\$365,927	\$0	\$0 \$1	1,944 \$14	4,999 \$36,984	\$128,819	\$(0 \$29,62	6 \$26,675	\$105,56	3 \$66,85	7 \$22,471	1 \$10,45	3 \$20,158	\$308,714	4 \$85,6	64 \$0	\$51,066 \$23,36	8 \$1,322,227

Appendix F:
Equipment Inventory List



D10 Convey	ing												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4540978	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria	The National Wheel-O- Vator Company	HBC42	54006		19042794	
D20 Plumbir	ng												
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4540973	D2010	Water Heater	Electric, Residential	20 GAL	Aptitud Community Academent at Goss / Building D	Building D Janitor	Rheem	Inaccessible	Inaccessible	2022		
	4540930	D2010	Water Heater	Electric, Residential	20 GAL	Aptitud Community Academent at Goss / Building B	Office	Rheem	XE20P06PU20U0	M392201695	2022		
	4540950	D2010	Water Heater	Gas, Residential	60 GAL	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria		SG60T12YXS10	GEUN0910U05853	2010		
	4540983	D2010	Backflow Preventer	Domestic Water	2 IN	Aptitud Community Academent at Goss / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found		19042820	
	4541016	D2010	Backflow Preventer	Domestic Water	2 IN	Aptitud Community Academent at Goss / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found		19042817	
030 HVAC													
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4541069	D3020	Furnace	Gas	150 MBH	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria	Reznor	CAUA150	AZE31X2N07758	2000	19042743	
	4540977	D3020	Furnace	Gas	350 MBH	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria	Reznor	CAUA350	AZE31X3N07759	2000	19042744	
	4540975	D3030	Heat Pump [A1]	Packaged & Wall-Mounted	3 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A1	Airedale	СМН-3	PA1781-U8625	2000	19042905	
	4541015	D3030	Heat Pump [A2]	Packaged & Wall-Mounted	3 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A2	Airedale	СМН-3	PA1781-U8623	2000	19042839	
	4540958	D3030	Heat Pump [A3]	Packaged & Wall-Mounted	4 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A3	Airedale	CMH-4	PA1781-U8637	2000	19042896	
	4540995	D3030	Heat Pump [A4]	Packaged & Wall-Mounted	3 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A4	Airedale	СМН-3	PA1781-U8627	2000	19042832	
	4541076	D3030	Heat Pump [A5]	Packaged & Wall-Mounted	3 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A5	Airedale	СМН-3	PA1781-U8622	2000	19042828	
	4541033	D3030	Heat Pump [A6]	Packaged & Wall-Mounted	4 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A6	Airedale	CMH-4	PA1781-U8634	2000	19042821	
	4540956	D3030	Heat Pump [A7]	Packaged & Wall-Mounted	3 TON	Aptitud Community Academent at Goss / Building A	Building A - Classroom A7	Airedale	СМН-3	PA1781-U8626	2000	19042858	
	4540920	D3030	Heat Pump [B1]	Packaged & Wall-Mounted	3 TON	Aptitud Community Academent at Goss / Building B	Building B - Classroom B1	Airedale	СМН-3	PA1781-U8618	2000	19042847	

Part													
Part	11	4541056	D3030	Heat Pump [B2]	Packaged & Wall-Mounted	4 TON	Academent at Goss /		Airedale	CMH-4	PA1781-U8636	2000	19042906
Second Part	12	4541001	D3030	Heat Pump [B3]	Packaged & Wall-Mounted	3 TON	Academent at Goss /		Airedale	CMH-3	PA1781-U8619	2000	19042875
March 1970	13	4541037	D3030	Heat Pump [B4]	Packaged & Wall-Mounted	3 TON	Academent at Goss /	-	Airedale	СМН-3	PA1781-U8628	2000	19042812
	14	4540964	D3030	Heat Pump [B5]	Packaged & Wall-Mounted	4 TON	Academent at Goss /		Airedale	CMH-4	PA1781-U8633	2000	19042861
March Marc	15	4540939	D3030	Heat Pump [C1]	Packaged & Wall-Mounted	4 TON	Academent at Goss /	-	Airedale	CMH-4	PA1781-U8630	2000	19042910
Processed Averland Processed Averland State	16	4541054	D3030	Heat Pump [C2]	Packaged & Wall-Mounted	4 TON	Academent at Goss /		Airedale	CMH-4	PA1781-U8635	2000	19042844
Part	17	4541040	D3030	Heat Pump [D1]	Packaged & Wall-Mounted	3 TON	Academent at Goss /	-	Airedale	CMH-3	PA1781-U8629	2000	19042790
Parameter Para	18	4541030	D3030	Heat Pump [D2]	Packaged & Wall-Mounted	4 TON	Academent at Goss /		Airedale	CMH-4	PA1781-U8631	2000	19042891
Part	19	4541009	D3030	Heat Pump [D3]	Packaged & Wall-Mounted	3 TON	Academent at Goss /	-	Airedale	CMH-3	PA1781-U8624	2000	19042866
21 4541064 20300 Heat Pump [D6] Packaged & Wall-Mounted 1 TON Packaged & Wall-Mounted 2 TON Packaged & Wall-Mounted 3 TON	20	4540996	D3030	Heat Pump [D4]	Packaged & Wall-Mounted	3 TON	Academent at Goss /	-	Airedale	CMH-3	PA1781-U8620	2000	19042841
Packaged & Wall-Mounted Packaged & Wall-	21	4541064	D3030	Heat Pump [D5]	Packaged & Wall-Mounted	4 TON	Academent at Goss /	-	Airedale	CMH-4	PA1781-U8632	2000	19042833
23 4540912 20300 46at Pump Packaged & Wall-Mounted 25 TON Academent at Goss / Kidango portable Ridding Activities Ridding portable Ridding Activities Riddi	22	4540935	D3030	Heat Pump [D6]	Packaged & Wall-Mounted	3 TON	Academent at Goss /	-	Airedale	CMH-3	PA1781-U8621	2000	19042833
Addement at Goos / Portable Buildings Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Building exterior Pri-P2 Aptitud Community Academent at Goos / Portable Forting Bard Pri-P2 Aptitud Community Academent at Goos / Portable Forting Bard Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Aptitud Community Academent at Goos / Portable Forting Pri-P2 Apt	23	4540912	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Academent at Goss / Kidango Portable	Kidango portable	Bard	42WH1-A08CDU04	126H920728817-1	1992	19042895
Academent at Goss / Portable Bulidings P1- P2 Aptitud Community Academent at Goss / Pairing State of Component 2 TON Academent at Goss / Pairing State of Component 2 TON Academent at Goss / Building A RSP Building A RSP Building A RSP Building A RSP Building C Speech Sanyo C1822 0006701 2000 19042745 Aptitud Community Academent at Goss / Building C Speech Sanyo C1822 0006701 2000 19042745 Aptitud Community Academent at Goss / Building C Speech Sanyo C1822 0006701 2000 19042747 Aptitud Community Academent at Goss / Building C Speech Sanyo C1822 0006701 2000 19042747 Aptitud Community Academent at Goss / Building C Speech Sanyo C1822 0006701 2000 19042747 Aptitud Community Academent at Goss / Multi Use/Cafeteria Building C Speech Sullding Speech Sullding Speech Sullding Speech Sullding Speech Speech Sullding Speech Speech Sullding Speech Speech Speech Sullding Speech S	24	4540960	D3030	Heat Pump [P-1]	Packaged & Wall-Mounted	3.5 TON	Academent at Goss / Portable Buildings P1-	Building exterior	Bard	WH421LAOBUX1XXX	126J991370205-02	1999	19042742
Academent at Goss / Building A RSP Sanyo CH1822 0023102 2000 19042745 4540914 D3030 Split System Interior & Exterior Component 2 TON Academent at Goss / Building A RSP Building A RSP Sanyo CH1822 0023102 2000 19042745 Aptitud Community Academent at Goss / Building C Speech Sanyo C1822 0006701 2000 19042747 Building C Speech Suliding C Speech Sulidin	25	4541051	D3030	Heat Pump [P-2]	Packaged & Wall-Mounted	3.5 TON	Academent at Goss / Portable Buildings P1-	Building exterior	Bard	WH421-A1OUX4XXX	126J971136001-02	1997	19042900
27 4540914 D3030 Split System Pairing 1 TON	26	4541068	D3030	Split System	Interior & Exterior Component Pairing	^t 2 TON	Aptitud Community Academent at Goss /	Building A RSP	Sanyo	CH1822	0023102	2000	19042745
Academent at Goss / Multi Use/Cafeteria Building 4541067 D3050 Make-Up Air Unit MUA or MAU Academent at Goss / Multi Use/Cafeteria Building Academent at Goss / Multi Use/Cafeteria Building Aptitud Community Academent at Goss / Multi Use/Cafeteria Building Aptitud Community Academent at Goss / Multi Use/Cafeteria Building Aptitud Community Academent at Goss / Building B Roof Academent at Goss / Building B	27	4540914	D3030	Split System	Interior & Exterior Component Pairing	^t 1 TON	Academent at Goss /	Building C Speech	Sanyo	C1822	0006701	2000	19042747
4541061 D3050 Packaged Unit RTU, Pad or Roof-Mounted 5 TON Academent at Goss / Building B Roof Rheem Illegible Illegible 19042851	28	4541067	D3050	Make-Up Air Unit	MUA or MAU		Academent at Goss / Multi Use/Cafeteria	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		
Dullulily D	29	4541061	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON		Building B Roof	Rheem	Illegible	Illegible		19042851

0	4585649	D3060	Exhaust Fan	Propeller, 1 HP Motor	10000 CFM	Aptitud Community Academent at Goss / Building D	Building D Roof						2
	4585650	D3060	Exhaust Fan	Propeller, 1 HP Motor	10000 CFM	Aptitud Community Academent at Goss / Building A	Building A Roof						2
2	4585648	D3060	Exhaust Fan	Propeller, 1 HP Motor	10000 CFM	Aptitud Community Academent at Goss / Building B	Building B Roof						2
3	4540959	D3060	Exhaust Fan	Propeller, 1 HP Motor	10000 CFM	Aptitud Community Academent at Goss / Building C	Building C Roof						2
40 Fire Pro	tection												
ıdex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4541014	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen						16
	4592231	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Building A	Building A Throughout building						8
	4592232	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Multi Use/Cafeteria Throughout building						4
	4592229	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Building B	Building B Throughout building						8
	4592230	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Building D	Building D Throughout building						8
	4540941	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Building C	Building C Throughout building						4
	4540962	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Portable Buildings P1- P2	Throughout building						2
	4595058	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Aptitud Community Academent at Goss / Kidango Portable Building	Throughout building						
D50 Electric	al												
dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4541036	D5020	Switchboard	120/208 V	2000 AMP	Aptitud Community Academent at Goss / Site	Site	Siemens	SB	19-38851-C10		19042836	
	4540936	D5020	Distribution Panel [D]	120/208 V	600 AMP	Aptitud Community Academent at Goss / Building D	Building D Storage	Siemens	S4C75LX600ETF	17-38851-A00		19042885	
	4540919	D5020	Distribution Panel	120/208 V	600 AMP	Aptitud Community Academent at Goss / Building A	Building A RSP	Siemens	S4C75LX600ETS	17-38851-A00			
	4540945	D5020	Distribution Panel	120/208 V	400 AMP	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria	Siemens	S4C75JX400ETS	17-38851-A00		19042792	
	4540951	D5040	Emergency & Exit Lighting	Exit Sign, LED		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria						2

3	4541066	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building exterior						8
	4585645	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Aptitud Community Academent at Goss / Building D	Building D exterior						10
	4585644	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Aptitud Community Academent at Goss / Building A	Building A exterior						12
	4585643	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Aptitud Community Academent at Goss / Building C	Building C exterior						5
0	4585646	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Aptitud Community Academent at Goss / Building B	Building B exterior						12
1	4541000	D5040	Standard Fixture w/ Lamp	Stage fixture, w/ LED Replacement	250 W	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Cafeteria						9
ว70 Electronic	Safety & Security												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4541034	D7050	Fire Alarm Panel	Fully Addressable		Aptitud Community Academent at Goss / Building B	Office	Fire Control Instrumer	nts 7200 Series	No tag/plate found		19042882	
10 Equipmen	t												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4540938	E1030	Foodservice Equipment	Convection Oven, Double		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen	Montague	Inaccessible	Inaccessible		19042746	
	4540985	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen						
	4540943	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen	Metro				19042748	
	4540972	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible			19042741	
	4541032	E1030	Foodservice Equipment	Walk-In, Refrigerator		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen					19042791	
	4541006	E1030	Foodservice Equipment	Convection Oven, Double		Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Kitchen	Royalton	SS2RRH-8135-C4W	06W1392		19042749	
	4540928	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Aptitud Community Academent at Goss / Multi Use/Cafeteria	Kitchen	InsinkErator	SS150	No tag/plate found		19042806	
			=qa.po			Building							

)	4541052	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Beverage-Air Corporation	SM58HC-W	13403964	19042793
0	4541047	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Beverage-Air Corporation	SM58N	No tag/plate found	19042824
11	4541075	E1030	Foodservice Equipment	Refrigerator, Undercounter 2- Door	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Randell	No tag/plate found	W000006309	19042887
12	4541026	E1030	Foodservice Equipment	Steamer, Tabletop	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	No tag/plate found	No tag/plate found	No tag/plate found	
13	4540929	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	No tag/plate found	No tag/plate found	No tag/plate found	19042888
4	4541058	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Aptitud Community Academent at Goss / Multi Use/Cafeteria Building	Vollrath	KR-750	Illegible	