FACILITY CONDITION ASSESSMENT



prepared for

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



Chavez Elementary 2000 Kammerer Avenue San Jose, California 95116

PREPARED BY:

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January 4, 2023 ON SITE DATE:

December 19-20, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	9
Main Address	2000 Kammerer Avenue, San Jose, California 95116
Site Developed	1945 Construction 1993 Renovation
Site Area	15.53 acres (estimated)
Parking Spaces	75 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	Classrooms leased to Kidango. Building 18 – 23 leased to Family Resource Center.
Date(s) of Visit	December 19-20, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Pedro Griego, Head Custodian 831.801.4707
Assessment and Report Prepared By	Henry Guo
Reviewed By	James Bryant, Technical Report Reviewer for Mouaz Alrayes, Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x 7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The campus was originally developed in 1945 and renovated in 1992. The facilities are reported to be consistently occupied and in use. Main accesses to the property are Kammerer Avenue to the northwest and South Sunset Avenue to the northwest.

Architectural

Buildings have painted stucco walls. Windows are wood, steel and aluminum. Roofs consist of clay tile, built-up, modified bitumen and metal. Building exterior finishes are mostly original and are in fair general condition. Steel windows have single pane glass. The interior finishes have been periodically replaced as needed over the years. Some of the interior carpet finishes are very old and damaged. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated during the twenty-year reserve period.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings have packaged roof-top units, unit ventilators, packaged terminal air conditioners, and window air conditioning units. The MEPF and fire alarm and protection infrastructure is generally in fair condition. Equipment has been replaced as needed over the years. Some equipment is getting old and should be replaced soon. Equipment replacements are budgeted over the reserve period of twenty years.

Site

Site has asphalt parking lots and playground, concrete pavement, sidewalks, ramps and curbs. Some areas of site landscaping are depleted of grass. Asphalt playgrounds have many large cracks and should be milled and overlaid soon.

Recommended Additional Studies

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



Facility Condition Index (FCI)

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

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

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

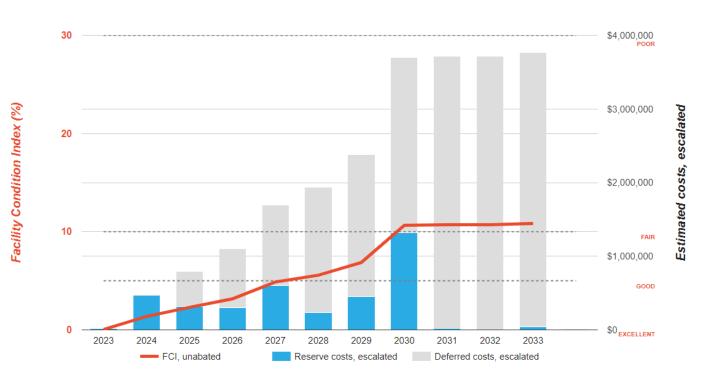
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Chavez Elementary / Admin Building & K1-K2 (1945)	\$790	9,496	\$7,501,840	0.0%	0.5%	2.8%	10.0%
Chavez Elementary / Building 10 to 15 (1945)	\$850	7,223	\$6,139,550	0.0%	1.6%	4.0%	10.8%
Chavez Elementary / Building 18 to 23 (1975)	\$850	7,214	\$6,131,900	0.2%	1.4%	2.8%	5.3%
Chavez Elementary / Building 4 to 9 (1945)	\$850	7,223	\$6,139,550	0.0%	1.0%	4.1%	9.3%
Chavez Elementary / Modular Buildings 24 to 32 (1997)	\$690	9,027	\$6,228,630	0.0%	1.4%	2.6%	3.3%
Chavez Elementary / Multi Use/Cafeteria (1945)	\$910	4,856	\$4,418,960	0.0%	0.1%	1.5%	5.6%
Chavez Elementary / Portable Buildings 3 & 4 (1945)	\$690	5,166	\$1,384,140	0.0%	8.6%	12.8%	14.3%
Chavez Elementary / Portable Buildings 33 & 34 (1997)	\$550	2,006	\$1,634,600	0.0%	2.2%	2.3%	2.6%
Chavez Elementary / Pre School 1 &2 (1997)	\$550	2,972	\$1,634,600	0.0%	1.1%	2.4%	3.9%

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Chavez Elementary

Replacement Value: \$34,750,000 Inflation Rate: 3.0% Average Needs per Year: \$342,200





Immediate Needs

Facility/Building	Total Items	Total Cost
Chavez Elementary / Admin Building & K1-K2	1	\$1,500
Chavez Elementary / Building 10 to 15	1	\$3,000
Chavez Elementary / Building 18 to 23	1	\$9,300
Total	3	\$13,800

Admin Building & K1-K2

<u>ID</u>	Location	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4736917	Chavez Elementary / Admin Building & K1-K2	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$1,500
Total (1 items)							\$1,500

Building 10 to 15

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4736935	Chavez Elementary / Building 10 to 15	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$3,000
Total (1 items)							\$3,000

Building 18 to 23

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4737314	Chavez Elementary / Building 18 to 23	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Retrofit/Adaptation	\$9,300
Total (1 items)							\$9,300



Systems Expenditure Forecast

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

System Expenditure Forecast								
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL		
Facade	-	\$9,658	\$223,057	\$1,168,071	\$712,959	\$2,113,745		
Roofing	-	-	-	\$128,226	\$1,117,653	\$1,245,879		
Interiors	-	\$103,717	\$427,470	\$136,075	\$1,826,160	\$2,493,422		
Conveying	-	-	-	-	\$29,038	\$29,038		
Plumbing	\$4,441	-	\$1,805	\$124,965	\$391,829	\$523,040		
HVAC	-	\$209,558	\$308,158	-	\$628,615	\$1,146,331		
Fire Protection	-	-	-	-	\$15,012	\$15,012		
Electrical	-	\$30,432	\$10,065	-	\$865,806	\$906,303		
Fire Alarm & Electronic Systems	-	-	\$11,115	\$56,506	\$97,357	\$164,978		
Equipment & Furnishings	-	-	\$13,194	\$37,860	\$350,815	\$401,869		
Site Utilities	-	-	-	\$49,500	\$54,660	\$104,160		
Site Development	-	\$411,819	\$140,954	\$107,389	\$255,864	\$916,026		
Site Pavement	-	\$18,556	-	\$21,511	\$278,712	\$318,779		
Accessibility	\$9,255	-	-	-	-	\$9,255		
TOTALS (3% inflation)	\$13,700	\$783,800	\$1,135,900	\$1,830,200	\$6,624,500	\$10,388,100		



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.

Chavez Elementary School							
	Building Area = 55,183SF						
FTA Primary Level	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating				
Substructure	\$948,067	4.00	\$3,792,270				
Shell	\$2,623,264	2.94	\$7,724,860				
Interiors	\$1,683,881	2.99	\$5,032,828				
Conveyance	\$20,978	3.00	\$20,978				
Plumbing	\$377,735	2.91	\$1,099,886				
HVAC	\$614,512	2.55	\$1,566,380				
Fire Protection Electrical	\$10,846 \$749,992	3.00 2.94	\$32,537 \$2,207,591				
Equipment	\$61,947	3.00	\$185,840				
Site	\$1,103,059	2.71	\$2,993,574				
Total Building	\$8,194,281	Subtotal	\$24,656,745				
	Building Weighted Average Condition	3.01					
	Rounded	3					

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

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



Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window



Exterior Walls in Marginal condition.

Wood Siding
Pre School 1 &2 Chavez Elementary Building
Exterior

Uniformat Code: B2010

Recommendation: Replace in 2024

Priority Score: 89.8

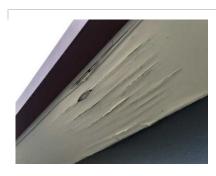
Plan Type:

Performance/Integrity

Cost Estimate: \$3,100

\$\$\$\$

Loose panels - AssetCALC ID: 4737629



Exterior Walls in Marginal condition.

any painted surface Building 10 to 15 Chavez Elementary Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2024

Priority Score: 89.7

Plan Type:

Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Damaged eave board - AssetCALC ID: 4736950



Exterior Walls in Marginal condition.

any painted surface Multi Use/Cafeteria Chavez Elementary Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2024

Priority Score: 89.7

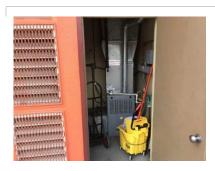
Plan Type:

Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Pealed and damaged painting - AssetCALC ID: 4737573



Furnace in Marginal condition.

Gas
Building 18 to 23 Chavez Elementary Mechanical

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 86.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Functional unit uses phased out R-22 refrigerant - AssetCALC ID: 4737303





Furnace in Marginal condition.

Gas
Building 18 to 23 Chavez Elementary Mechanical

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 86.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Functional unit uses phased out R-22 refrigerant - AssetCALC ID: 4737327



Furnace in Marginal condition.

Gas
Building 18 to 23 Chavez Elementary Mechanical

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 86.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Functional unit uses phased out R-22 refrigerant - AssetCALC ID: 4737313



Furnace in Marginal condition.

Gas Building 18 to 23 Chavez Elementary Mechanical room

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 86.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Functional unit uses phased out R-22 refrigerant - AssetCALC ID: 4737317



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Admin Building & K1-K2 Chavez Elementary Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2023

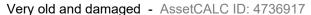
Priority Score: 83.9

Plan Type:

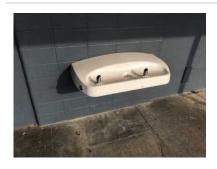
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$







Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Building 10 to 15 Chavez Elementary Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Very old and damaged - AssetCALC ID: 4736935



Athletic Surfaces & Courts in Marginal condition.

Basketball/General, Asphalt Pavement Site Chavez Elementary Site

Uniformat Code: G2050

Recommendation: Mill & Overlay in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$384,400

\$\$\$\$

Many cracks - AssetCALC ID: 4737653



Split System in Marginal condition.

Condensing Unit/Heat Pump Building 18 to 23 Chavez Elementary Roof

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$8,800

\$\$\$\$

Functional unit uses phased out R-22 refrigerant - AssetCALC ID: 4737329



Split System in Marginal condition.

Condensing Unit/Heat Pump Building 18 to 23 Chavez Elementary Roof

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$8,800

\$\$\$\$

Functional unit using phased-out R-22 refrigerant - AssetCALC ID: 4737301





Split System in Marginal condition.

Condensing Unit/Heat Pump Building 18 to 23 Chavez Elementary Roof

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$8,800

\$\$\$\$

Functional unit uses phased out R-22 refrigerant - AssetCALC ID: 4737307



Suspended Ceilings in Marginal condition.

Acoustical Tile (ACT)
Pre School 1 &2 Chavez Elementary Throughout
building

Uniformat Code: C1070

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Water stained - AssetCALC ID: 4737644



Split System in Marginal condition.

Condensing Unit/Heat Pump Building 18 to 23 Chavez Elementary Roof

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$8,800

\$\$\$\$

Functional unit using phased-out R-22 refrigerant - AssetCALC ID: 4737308



ADA Miscellaneous

Level III Study, Includes Measurements Building 18 to 23 Chavez Elementary Throughout building

Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$9,300

\$\$\$\$

Restrooms not accessible - AssetCALC ID: 4737314

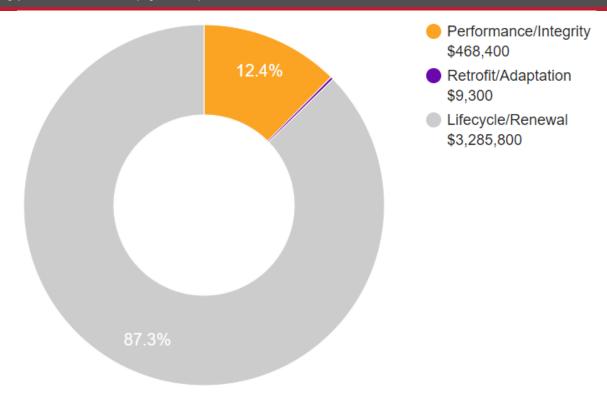


Plan Types

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 **Environmental** from the building or site. Components, systems, or spaces recommended for upgrades in in order to meet Retrofit/Adaptation current standards, facility usage, or client/occupant needs. Any component or system that is not currently deficient or problematic but for Lifecycle/Renewal which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,763,500



2. Admin Building and K1-K2





Address	2000 Kammerer Avenue, San Jose, California 95116	
Constructed/Renovated	1945 / 1992	
Building Size	9,496 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Steel	Fair
Roof	Gable construction with clay tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, glued hard tiles	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, unit ventilators, window air conditioners	Fair
Fire Suppression	Fire extinguishers only	Fair



Admin Building & K1	– K2: Systems Summary	
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Exterior drinking fountains are very old and damaged.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Admin Building and K1 – K2: Photographic Overview



1 - LEFT ELEVATION



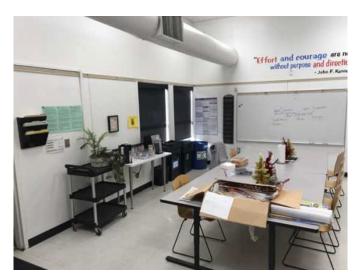
2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - ROOFING



5 - OFFICE



6 - CASEWORK





7 - RESTROOM



9 - PACKAGED UNIT



11 - DRINKING FOUNTAIN



8 - UNIT VENTILATOR



10 - WINDOW AIR CONDITIONER



12 - ELECTRIC DISTRIBUTION PANEL



3. Building 4 to 9 and Building 10 to 15



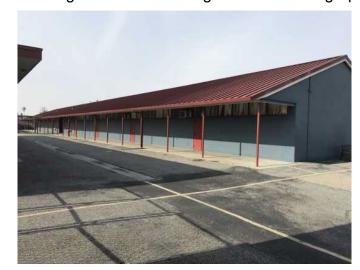


Building 4 to 9 & Building 10 to 15: Systems Summary		
Address	2000 Kammerer Avenue, San Jose, California 95116	
Constructed/Renovated	1945	
Building Size	Building 4 to 9: 7,223 SF Building 10 to 15: 7,223 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Steel	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, glued hard tiles	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric tank-less water heaters Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Unit ventilators, window air conditioners	Fair
Fire Suppression	Fire extinguishers only	Fair

Building 4 to 9 & Building 10 to 15: Systems Summary			
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair	
Equipment/Special	None		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See	
Additional Studies	No additional studies are recommended for this building/site at this time.		
Key Issues and Findings	Some eave boards are damaged. Very old and damaged exterior drinking fountains.		
Key Spaces Not Observed	All key areas of the property were accessible and observed.		



Building 4 to 9 and Building 10 to 15: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOOR



6 - WINDOW





7 - ROOFING



8 - CASEWORK



9 - CLASSROOM



10 - WINDOW AIR CONDITIONER



11 - UNIT VENTILATOR



12 - DISTRIBUTION PANEL



4. Building 18 to 23 - Family Resource Center





Address	2000 Kammerer Avenue, San Jose, California 95116	
Constructed/Renovated	1975	
Building Size	7,214 SF	
Number of Stories	One	
System	Description	Condition
Structure	Steel frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair



Building 18 to 23 – Family Resource Center: Systems Summary			
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair	
Equipment/Special	None		
Accessibility	Potential moderate/major issues have been identified at this building and a accessibility study is recommended. See Appendix D.	detailed	
Additional Studies	Beyond the accessibility study recommended above, no additional recommended for this building/site at this time.	studies are	
Key Issues and Findings	Furnaces and condensing units use phased-out R-22 refrigerant.		
Key Spaces Not Observed	All key areas of the property were accessible and observed.		



Building 18 to 23 - Family Resource Center: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - WINDOW



6 - ROOFING





7 - OFFICE



9 - SPLIT SYSTEM CONDENSER



11 - WATER HEATER



8 - FURNACE



10 - SWITCHBOARD



12 - FIRE ALARM SYSTEM



5. Modulars 24 to 32, Portables 33 and 34, Pre School 1 and 2





Address	2000 Kammerer Avenue, San Jose, California 95116	
Constructed/Renovated	1997	
Building Size	Modular Buildings 24 to 32: 9,027 SF Portable Buildings 33 and 34: 2,006 SF Pre School 1 and 2: 2,972 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional steel frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: FRP wall panels Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric tank-less water heaters Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged Terminal Air Conditioners (PTAC units)	Fair
Fire Suppression	Fire extinguishers only	Fair



Modulars 24 to 32, Portables 33 & 34, Pre School 1 & 2: Systems Summary			
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair	
Equipment/Special	None		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See	
Additional Studies	No additional studies are recommended for this building/site at this time.		
Key Issues and Findings	None observed at time of assessment.		
Key Spaces Not Observed	All key areas of the property were accessible and observed.		



Modulars 24 to 32, Portables 33 and 34, Pre School 1 and 2: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOOR



6 - WINDOW





7 - ROOFING





9 - INTERIOR OVERVIEW



10 - OFFICE



11 - PACKAGED TERMINAL AIR CONDITIONER



12 - DISTRIBUTION PANEL



6. Multi Use / Cafeteria





Multi Use / Cafeteria: Systems Summary		
Address	2000 Kammerer Avenue, San Jose, California 95116	
Constructed/Renovated	1945	
Building Size	4,856 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional steel frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Painted stucco Windows: Steel	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, vinyl sheeting, wood strip Ceilings: Painted gypsum board, glued hard tile	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair



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



Multi Use / Cafeteria: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOORS



6 - ROOFING





7 - FOODSERVICE EQUIPMENT



9 - UNIT HEATER



11 - DISTRIBUTION PANEL



8 - LAVATORY



10 - WATER HEATER



12 - FIRE ALARM SYSTEM



7. Portable Buildings 3 and 4





Portable Buildings 3 & 4: Systems Summary		
Address	2000 Kammerer Avenue, San Jose, California 95116	
Constructed/Renovated	1945	
Building Size	5,166 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional steel frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, glued hard tile	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Window air conditioners	Fair
Fire Suppression	Fire extinguishers only	Fair



Portable Buildings 3 & 4: Systems Summary			
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair	
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair	
Equipment/Special	None		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See	
Additional Studies	No additional studies are recommended for this building/site at this time.		
Key Issues and Findings	Rooftop packaged units are very old.		
Key Spaces Not Observed	All key areas of the property were accessible and observed.		



Portable Buildings 3 and 4: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - WINDOW





7 - EXTERIOR DOORS



8 - CASEWORK



9 - AIR CONDITIONER



10 - PACKAGED UNIT



11 - WATER HEATER



12 - DISTRIBUTION PANEL



8. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and metal tube fencing Playgrounds and sports fields and courts with fencing and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS, CFL	Fair
Ancillary Structures	Shading structures	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. D.	See Appendix
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	Asphalt playgrounds have many large cracks.	



Site: Photographic Overview



1 - SIGNAGE



2 - PLAYGROUND



3 - SIDEWALK



4 - IRRIGATION SYSTEM CONTROLS



5 - FENCES



6 - PARKING LOT



9. Property Space Use and Observed Areas

Areas Observed

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

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



10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1945 with additional buildings added and renovated in phases over time.



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

Campus: Accessibility Summary	У		
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	1945	No	No
Admin Building & K1-K2	1945 / 1992	No	No
Building 10 to 15	1945	No	No
Building 18 to 23	1975	No	Yes
Building 4 to 9	1945	No	No
Modular Buildings 24 to 32	1997	No	No
Multi Use / Cafeteria	1945	No	No
Portable Buildings 3 & 4	1945	No	No
Portable Building 33 & 34	1997	No	No
Pre School 1 & 2	1996	No	No

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

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



11. 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.



12. 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.



13. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Chavez Elementary, 2000 Kammerer Avenue, San Jose, California 95116, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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14. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



Appendix A: Site Plans



Site Plan

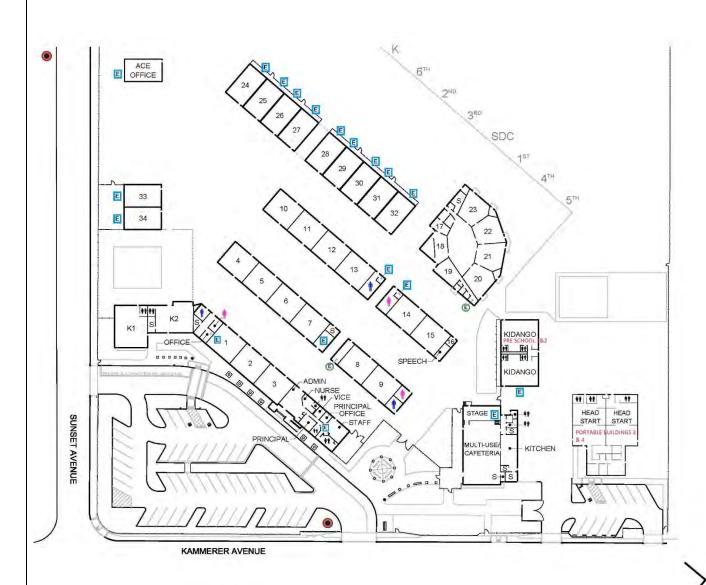




Project Number	Project Name
159228.22R000-001.354	Chavez Elementary
Source	On-Site Date
Google	December 19-20, 2022

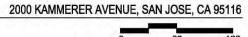


Site Plan



CHAVEZ ELEMENTARY SCHOOL

EQUIPMENT MAP





Project Number	Project Name
450229 22D000 004 254	Chavez Elementary
159228.22R000-001.354	Alum Rock Unified School District
Source	On-Site Date
Google	December 19-20, 2022



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Chavez Elementary

Name of person completing form: Pedro Griego

Title / Association w/ property: Head Custodian

Length of time associated w/ property: 35 years

Date Completed: 12/19/2022

Phone Number: 831.801.4707

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview			Response
1	Year(s) constructed	Constructed 1945	Renovated 1992	Kidango renovated many buildings in July of 2022.
2	Building size in SF	55,183	3 SF	
			Year	Additional Detail
		Facade		
		Roof	2000	
		Interiors	2022	
3	Major Renovation/Rehabilitation	HVAC	2022	
		Electrical	1993	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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?		×			
14	Is the electrical service outdated, undersized, or problematic?		×			
15	Are there any problems or inadequacies with exterior lighting?		×			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		×			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		×			
18	ADA: Has an accessibility study been previously performed? If so, when?		×			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		×			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		×			
21	Are any areas of the property leased to outside occupants?		×			

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Appendix C:
Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Chavez Elementary

BV Project Number: 159228.22R000 - 001.354

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

Chavez Elementary: Accessibility Issues								
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*				
Parking				X				
Exterior Accessible Route				X				
Building Entrances				×				
Interior Accessible Route			Knob door hardwares in FRC					
Elevators				X				
Public Restrooms				X				
Kitchens/Kitchenettes				X				
Playgrounds & Swimming Pools				X				
Other	Family resource center restrooms are not accessible							

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

Chavez Elementary: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA



ACCESSIBLE RAMP



ACCESSIBLE PATH

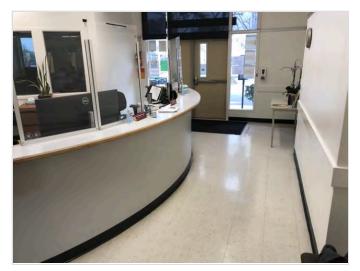


ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

Chavez Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Chavez Elementary: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND



RESTROOM NOT ACCESSIBLE



RESTROOM NOT ACCESSIBLE

Appendix D:
Component Condition Report



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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	9,496 SF	35	5141741
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	10,740 SF	4	4736927
B2020	Building Exterior	Adequate	Window, Steel, 28-40 SF	118	7	4736905
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	13	7	4736901
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	4	13	4736922
Roofing						
B3010	Roof	Adequate	Roofing, Clay/Concrete Tile	14,574 SF	27	4736904
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	14	11	4736923
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,496 SF	11	4736916
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	11	4736899
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	18,800 SF	4	4736924
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	500 SF	21	4736900
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	7,122 SF	4	4736913
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,974 SF	6	4736915
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	400 SF	21	4736903
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	4	4736906
Plumbing						
D2010	Utility closet	Adequate	Water Heater, Electric, Commercial (12 kW)	1	10	4736912
D2010	Restrooms	Adequate	Urinal, Standard	1	7	4736918
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,496 SF	11	4736926
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	0	4736917
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	13	7	4736920
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	13	7	4736925
HVAC						
D3030	Classrooms	Adequate	Unit Ventilator, approx/nominal 3 Ton	5	11	4736914
D3030	Classrooms	Marginal	Air Conditioner, Window/Thru-Wall	5	2	4736911
D3050	Site	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	4736907
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	2,896 SF	14	4736921
Electrical						
D5020	Office #104	Marginal	Distribution Panel, 120/208 V [Panel A]	1	5	4736909

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,496 SF	14	4736902
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,496 SF	11	4736908
Fire Alarm & Electr	onic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,496 SF	10	4736910
Equipment & Furni	shings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	90 LF	11	4736919

Component Condition Report | Chavez Elementary / Building 10 to 15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	7,223 SF	35	5141742
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	500 SF	1	4736950
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	8,505 SF	4	4736947
B2020	Building Exterior	Adequate	Window, Steel, 28-40 SF	96	7	4736936
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	16	7	4736943
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	488 SF	11	4736951
B3010	Roof	Adequate	Roofing, Metal	8,726 SF	14	4736930
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,023 SF	14	4736928
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	500 SF	21	4736934
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	14,400 SF	4	4736942
C2030	Classrooms	Marginal	Flooring, Carpet, Commercial Standard	5,056 SF	2	4736941
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	400 SF	21	4736938
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,767 SF	6	4736937
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	4	4736944
Plumbing						
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	2	0	4736935
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	8	6	4736933
D2010	Restrooms	Marginal	Toilet, Commercial Water Closet	6	6	4736932
HVAC						
D3030	Classrooms	Marginal	Air Conditioner, Window/Thru-Wall	6	2	4736945
D3030	Classrooms	Adequate	Unit Ventilator, approx/nominal 3 Ton	6	5	4736946

Component Condition Report | Chavez Elementary / Building 10 to 15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [Panel D]	1	11	4736931
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,223 SF	14	4736940
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,223 SF	11	4736949
Fire Alarm & Electr	onic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,223 SF	7	4736948
Equipment & Furni	shings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	90 LF	11	4736939
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	6	4736929

Component Condition Report | Chavez Elementary / Building 18 to 23

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	7,221 SF	40	5141743
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,380 SF	3	4737315
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	7	4737304
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	214 SF	11	4737316
B3010	Roof	Adequate	Roofing, Modified Bitumen	8,449 SF	7	4737321
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	18	14	4737324
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,414 SF	11	4737300
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	14,400 SF	4	4737326
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	7,214 SF	5	4737323
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,800 SF	4	4737305
Plumbing						
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,214 SF	14	4737319
D2010	Mechanical room	Adequate	Water Heater, Electric, Residential	1	6	4737318
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	2	11	4737310
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	4737320
HVAC						
D3020	Mechanical room	Marginal	Furnace, Gas [#1]	1	1	4737317

Component Condition Report | Chavez Elementary / Building 18 to 23

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical room	Marginal	Furnace, Gas [#2]	1	1	4737313
D3020	Mechanical room	Marginal	Furnace, Gas [#3]	1	1	4737327
D3020	Mechanical room	Marginal	Furnace, Gas [#4]	1	1	4737303
D3030	Roof	Marginal	Split System, Condensing Unit/Heat Pump	1	1	4737308
D3030	Roof	Marginal	Split System, Condensing Unit/Heat Pump	1	1	4737307
D3030	Roof	Marginal	Split System, Condensing Unit/Heat Pump	1	1	4737301
D3030	Roof	Marginal	Split System, Condensing Unit/Heat Pump	1	1	4737329
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	7,214 SF	18	4737309
Fire Protection						
D4010	Throughout library building	Adequate	Fire Suppression System, Existing Sprinkler Heads, by SF	8,214 SF	11	4737328
Electrical						
D5020	Electrical room	Adequate	Switchboard, 120/208 V	1	14	4737322
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,214 SF	14	4737302
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,214 SF	11	4737325
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,214 SF	11	4737311
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	105 LF	11	4737312
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	6	4737306
Accessibility						
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4737314

Component Condition Report | Chavez Elementary / Building 4 to 9

Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Throughout	Good	Slab-on-Grade, Concrete	7,223 SF	40	5141744
Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	8,505 SF	4	4737351
Building Exterior	Adequate	Window, Steel, 16-25 SF	96	7	4737342
Building Exterior	Marginal	Exterior Door, Steel, Standard	17	7	4737349
Roof	Adequate	Roofing, Metal	8,726 SF	11	4737334
Roof	Adequate	Roofing, Built-Up	536 SF	11	4737350
	Throughout Building Exterior Building Exterior Building Exterior Roof	Throughout Good Building Exterior Adequate Building Exterior Adequate Building Exterior Marginal Roof Adequate	Throughout Good Slab-on-Grade, Concrete Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint Building Exterior Adequate Window, Steel, 16-25 SF Building Exterior Marginal Exterior Door, Steel, Standard Roof Adequate Roofing, Metal	Throughout Good Slab-on-Grade, Concrete 7,223 SF Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint 8,505 SF Building Exterior Adequate Window, Steel, 16-25 SF 96 Building Exterior Marginal Exterior Door, Steel, Standard 17 Roof Adequate Roofing, Metal 8,726 SF	Throughout Good Slab-on-Grade, Concrete 7,223 SF 40 Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint 8,505 SF 4 Building Exterior Adequate Window, Steel, 16-25 SF 96 7 Building Exterior Marginal Exterior Door, Steel, Standard 17 7 Roof Adequate Roofing, Metal 8,726 SF 11

Component Condition Report | Chavez Elementary / Building 4 to 9

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,023 SF	11	4737340
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	300 SF	21	4737348
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	14,400 SF	4	4737345
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	5,417 SF	2	4737341
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,556 SF	6	4737331
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	250 SF	21	4737346
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	4	4737344
Plumbing						
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	12	13	4737330
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	4	7	4737353
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	7	4737335
HVAC						
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall	6	4	4737332
D3030	Classrooms	Adequate	Unit Ventilator, approx/nominal 3 Ton	6	5	4737343
Electrical						
D5020	Electrical room	Adequate	Switchboard, 120/208 V	1	14	4737339
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,223 SF	14	4737338
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,223 SF	11	4737347
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,223 SF	7	4737337
D7050	Electrical room	Marginal	Fire Alarm Panel, Multiplex	1	3	4737352
Equipment & Furn	ishings					,
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	90 LF	11	4737336
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	6	4737333

Component Condition Report | Chavez Elementary / Modular Buildings 24 to 32

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	9,027 SF	35	5141745
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Wood Siding	6,800 SF	11	4737522
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	6,800 SF	4	4737531

Component Condition Report | Chavez Elementary / Modular Buildings 24 to 32

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	18	11	4737539
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	14	4737525
Roofing						
B3010	Roof	Adequate	Roofing, Metal	10,478 SF	14	4737521
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	9	17	4737526
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	9,027 SF	11	4737524
C2010	Throughout building	Adequate	Wall Finishes, Laminated Paneling (FRP)	18,956 SF	15	4737517
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,527 SF	4	4737533
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	4,500 SF	6	4737537
HVAC						
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 24]	1	3	4737512
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 28]	1	3	4737541
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 26]	1	3	4737532
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 27]	1	3	4737538
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 32]	1	2	4737528
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 30]	1	3	4737515
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 31]	1	3	4737535
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 29]	1	3	4737516
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 25]	1	3	4737527
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 31]	1	11	4737536
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 24]	1	11	4737518
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 26]	1	11	4737514
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 25]	1	11	4737529
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 29]	1	11	4737542
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 32]	1	11	4737520
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 27]	1	11	4737511
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 30]	1	11	4737513
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 28]	1	11	4737530
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,027 SF	11	4737540
Fire Alarm & Elect	onic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,027 SF	11	4737523
Equipment & Furn	shinas					

Component Condition Report | Chavez Elementary / Modular Buildings 24 to 32

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	135 LF	11	4737534
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	6	4737519

Component Condition Report | Chavez Elementary / Multi Use/Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	4,856 SF	40	5141746
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,208 SF	4	4737544
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	1	4737573
B2020	Building Exterior	Marginal	Window, Steel, 28-40 SF	32	6	4737552
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	7	11	4737570
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	2,957 SF	11	4737565
B3010	Roof	Adequate	Roofing, Metal	4,755 SF	11	4737560
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	11	4737549
C1030	Throughout building	Adequate	Interior Door, Steel, Standard	3	11	4737561
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,406 SF	11	4737576
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	8,600 SF	4	4737546
C2030	Stage	Adequate	Flooring, Wood, Strip, Refinish	800 SF	4	4737557
C2030	Restrooms	Adequate	Flooring, Vinyl Sheeting	350 SF	6	4737568
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,706 SF	6	4737575
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,450 SF	4	4737553
Conveying						
D1010	Stage	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	11	4737577
Plumbing						
D2010	Utility closet	Adequate	Water Heater, Gas, Commercial (125 MBH)	1	11	4737567
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,856 SF	11	4737551
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	1	11	4737556
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	4737550
HVAC						
D3020	Cafeteria	Adequate	Unit Heater, Electric	1	11	4737554

Component Condition Report | Chavez Elementary / Multi Use/Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	11	4737559
Electrical						
D5020	Hallway	Adequate	Distribution Panel, 120/208 V [Panel F]	1	11	4737571
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,856 SF	11	4737545
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,856 SF	11	4737562
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,856 SF	11	4737558
Equipment & Furn	nishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	6	4737555
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4737543
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	4737548
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4737564
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Refrigerator	1	11	4737574
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4737547
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4737569
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4737566
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	4737563
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	4737572

Component Condition Report | Chavez Elementary / Pre School 1 &2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	2,972 SF	35	5141747
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,540 SF	4	4737627
B2010	Building Exterior	Adequate	Exterior Walls, Wood Siding	3,290 SF	17	4737637
B2010	Building Exterior	Marginal	Exterior Walls, Wood Siding	250 SF	1	4737629
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, up to 15 SF	4	3	4757753
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	3	11	4737640
Roofing						
B3010	Roof	Adequate	Roofing, Metal	3,324 SF	11	4737634
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	4	14	4737628

Component Condition Report | Chavez Elementary / Pre School 1 &2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	200 SF	1	4737644
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,772 SF	14	4737635
C2010	Throughout building	Adequate	Wall Finishes, Laminated Paneling (FRP)	4,500 SF	17	4737645
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,972 SF	6	4737638
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	11	4737631
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	4	11	4737636
HVAC						
D3030	Building exterior	Good	Packaged Terminal Air Conditioner, PTAC	1	12	4737642
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC	1	2	4737641
Electrical						
D5020	Classrooms	Adequate	Distribution Panel, 120/240 V, Residential Style	1	11	4737632
D5020	Classrooms	Marginal	Distribution Panel, 120/240 V, Residential Style	1	3	4737630
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,972 SF	14	4737626
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,972 SF	11	4737646
Fire Alarm & Elect	ronic Systems					
D7050	Classrooms	Adequate	Fire Alarm Panel, Multiplex	1	5	4737643
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,972 SF	11	4737633
Equipment & Furn	ishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	11	4737647
Sitework						_
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	6	4737639

Component Condition Report | Chavez Elementary / Portable Buildings 3 & 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Wood Siding	4,728 SF	17	4737598
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,728 SF	4	4737607
B2020	Building Exterior	Adequate	Window, Wood, 28-40 SF	24	11	4737605
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	8	7	4737580
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	7,203 SF	11	4737583
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	13	11	4737578

Component Condition Report | Chavez Elementary / Portable Buildings 3 & 4

UF L3 Code

Facade

Location

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Utility closet	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,916 SF	11	4737581
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	11	4737600
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	10,200 SF	4	4737593
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	350 SF	21	4737599
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,766 SF	3	4737602
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	300 SF	21	4737588
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,100 SF	6	4737594
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,250 SF	4	4737604
Plumbing						
D2010	Janitors closet	Adequate	Sink/Lavatory, Service Sink, Floor	1	14	4737603
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	4	11	4737585
D2010	Utility closet	Adequate	Water Heater, Gas, Residential	1	4	4737589
D2010	Restrooms	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	11	4737579
HVAC						_
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	3	4	4737586
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	4737595
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	4737596
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	4737582
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	5,166 SF	11	4737584
D3060	Roof	Marginal	Exhaust Fan, Centrifugal, 12" Damper	4	3	4737606
Electrical						_
D5020	Electrical room	Adequate	Distribution Panel, 120/208 V [Panel A]	1	11	4737590
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,166 SF	14	4737587
D5040		Marginal	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,166 SF	2	4737597
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,166 SF	11	4737601
Equipment & Furi	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	11	4737591
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	4737592

Quantity

RUL

ID

Asset/Component/Repair

Condition

Component Condition Report | Chavez Elementary / Portable Buildings 33 & 34

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	1	4	4737609
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	2	11	4737620
Roofing						
B3010	Roof	Adequate	Roofing, Metal	2,273 SF	14	4737615
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	2	14	4737618
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,006 SF	14	4737623
C2010	Throughout building	Good	Wall Finishes, Laminated Paneling (FRP)	4,000 SF	21	4737624
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	406 SF	6	4737617
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	1,600 SF	3	4737611
Plumbing						
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	2	11	4737616
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	11	4737614
HVAC						
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 34]	1	3	4737612
D3030	Building exterior	Marginal	Packaged Terminal Air Conditioner, PTAC [Room 33]	1	2	4737610
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 34]	1	11	4737621
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room 33]	1	11	4737619
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,006 SF	11	4737608
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,006 SF	11	4737625
Equipment & Furn	ishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	11	4737613
Sitework						_
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	6	4737622

Component Condition Report | Chavez Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas	s & Walkways					
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Seal & Stripe	31,500 SF	2	4737648
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	31,500 SF	17	4737651
G2030	Site	Adequate	Sidewalk, Concrete, Small Areas/Sections	7,350 SF	24	4737657
Athletic Beeresti	ional & Playfield Are	••				

Athletic, Recreational & Playfield Areas

Component Condition Report | Chavez Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	89,000 SF	1	4737653
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	3	6	4737658
G2050	Site	Good	Playfield Surfaces, Chips Wood, 6" Depth	6,072 SF	2	4737649
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	14	4737656
Sitework						
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	19	4737660
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 8'	382 LF	17	4737650
G2060	Site	Adequate	Picnic Table, Wood/Composite/Fiberglass	12	11	4737659
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 4'	490 LF	14	4737652
G2060	Site	Adequate	Flagpole, Metal	1	17	4737661
G2080	Site	Marginal	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	91,650 SF	3	4737654
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	11	4737655

Appendix E: Replacement Reserves



BURE

2/4/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Chavez Elementary / Admin Building & K1-K2	\$1,481	\$0	\$36,656	\$0	\$166,436	\$8,583	\$14,543	\$480,644	\$0	\$0	\$44,186	\$460,728	\$49,263	\$5,437	\$278,799	\$2,307	\$0	\$0	\$0	\$0	\$0	\$1,549,063
Chavez Elementary / Building 10 to 15	\$2,962	\$1,907	\$93,630	\$0	\$68,770	\$77,249	\$51,623	\$366,113	\$0	\$0	\$0	\$126,122	\$125,831	\$0	\$377,210	\$4,614	\$0	\$0	\$0	\$0	\$0	\$1,296,031
Chavez Elementary / Building 18 to 23	\$9,255	\$57,450	\$0	\$17,718	\$35,000	\$51,600	\$7,220	\$144,011	\$0	\$0	\$0	\$187,756	\$0	\$23,812	\$246,205	\$0	\$56,238	\$0	\$30,310	\$0	\$80,391	\$946,966
Chavez Elementary / Building 4 to 9	\$0	\$0	\$53,188	\$5,394	\$115,437	\$77,249	\$20,894	\$296,604	\$0	\$0	\$0	\$344,236	\$71,480	\$26,095	\$338,165	\$0	\$0	\$0	\$8,403	\$0	\$0	\$1,357,143
Chavez Elementary / Modular Buildings 24 to 32	\$0	\$0	\$9,426	\$77,669	\$75,489	\$0	\$43,762	\$0	\$0	\$0	\$0	\$387,162	\$0	\$0	\$365,778	\$583,096	\$0	\$27,535	\$121,006	\$0	\$0	\$1,690,924
Chavez Elementary / Multi Use/Cafeteria	\$0	\$4,576	\$0	\$0	\$61,283	\$0	\$181,943	\$0	\$0	\$0	\$0	\$435,389	\$0	\$0	\$82,359	\$0	\$0	\$0	\$0	\$0	\$0	\$765,549
Chavez Elementary / Portable Buildings 3 & 4	\$0	\$0	\$73,636	\$45,637	\$58,311	\$0	\$12,819	\$7,285	\$0	\$0	\$0	\$319,165	\$0	\$51,185	\$101,538	\$0	\$0	\$96,433	\$0	\$2,813	\$0	\$768,821
Chavez Elementary / Portable Buildings 33 & 34	\$0	\$0	\$9,426	\$25,890	\$1,736	\$0	\$5,349	\$0	\$0	\$0	\$0	\$49,256	\$0	\$21,746	\$70,872	\$0	\$0	\$14,685	\$15,126	\$0	\$0	\$214,086
Chavez Elementary / Pre School 1 &2	\$0	\$4,067	\$9,426	\$4,989	\$14,750	\$5,722	\$24,253	\$0	\$0	\$0	\$0	\$139,631	\$12,668	\$0	\$57,026	\$0	\$0	\$228,641	\$0	\$0	\$8,915	\$510,088
Chavez Elementary / Site	\$0	\$395,923	\$34,456	\$123,583	\$0	\$17,373	\$88,408	\$21,513	\$18,983	\$0	\$0	\$87,703	\$24,939	\$0	\$92,326	\$0	\$0	\$303,125	\$0	\$54,096	\$27,066	\$1,289,493
Grand Total	\$13,697	\$463,922	\$319,843	\$300,881	\$597,211	\$237,776	\$450,813	\$1,316,170	\$18,983	\$0	\$44,186	\$2,537,146	\$284,181	\$128,274	\$2,010,280	\$590,017	\$56,238	\$670,419	\$174,846	\$56,909	\$116,371	\$10,388,165

32010	4736927	Exterior Walls, any painted surface, Prep & Paint	10	6	4	10740	SF	\$3.7	70 \$39	759		\$39,759								\$39,759						\$79,519
32020	4736905	Window, Steel, 28-40 SF, Replace	30	23	7	118	EA	\$2,838.2	20 \$334	908					\$334,908											\$334,908
32050	4736901	Exterior Door, Steel, Standard, Replace	40	33	7	13	EA	\$740.4	40 \$9	625					\$9,625											\$9,625
32050	4736922	Exterior Door, Fiberglass, Replace	25	12	13	4	EA	\$925.5	50 \$3	702									\$3,702	2						\$3,702
C1030	4736923	Interior Door, Wood, Solid-Core, Replace	40	29	11	14	EA	\$863.8	80 \$12	093								\$12,093	3							\$12,093
C1070	4736916	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	6496	SF	\$4.0	32 \$28	056								\$28,056	3							\$28,056
C1090	4736899	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	4	EA	\$925.5	50 \$3	702								\$3,702	2							\$3,702
C2010	4736924	Wall Finishes, any surface, Prep & Paint	10	6	4	18800	SF	\$1.8	85 \$34	799		\$34,799								\$34,799						\$69,598
C2030	4736915	Flooring, Vinyl Tile (VCT), Replace	15	9	6	1974	SF	\$6.	17 \$12	180			\$1	12,180												\$12,180
C2030	4736913	Flooring, Carpet, Commercial Standard, Replace	10	6	4	7122	SF	\$9.2	26 \$65	914		\$65,914								\$65,914						\$131,828
C2050	4736906	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3000	SF	\$2.4	47 \$7	404		\$7,404								\$7,404						\$14,808
D2010	4736912	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	\$15,301.6	60 \$15	302							\$15,302									\$15,302
D2010	4736926	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	29	11	9496	SF	\$13.5	57 \$128	899								\$128,899)							\$128,899
D2010	4736917	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	\$1,480.8	80 \$1	481 \$1,481											\$1,481					\$2,962
D2010	4736918	Urinal, Standard, Replace	30	23	7	1	EA	\$1,357.4	40 \$1	357					\$1,357											\$1,357
D2010	4736920	Toilet, Commercial Water Closet, Replace	30	23	7	13	EA	\$1,604.2	20 \$20	855					\$20,855											\$20,855
D2010	4736925	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	13	EA	\$1,851.0	00 \$24	063					\$24,063											\$24,063
D3030	4736911	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	5	EA	\$6,910.4	40 \$34	552	\$34,552								\$34,552							\$69,104
D3030	4736914	Unit Ventilator, approx/nominal 3 Ton, Replace	20	9	11	5	EA	\$11,106.0	00 \$55	530								\$55,530								\$55,530
D3050	4736907	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	\$18,510.0	00 \$18	510								\$18,510								\$18,510
D3050	4736921	HVAC System, Ductwork, Low Density, Replace	30	16	14	2896	SF	\$2.4	47 \$7	147										\$7,147						\$7,147
D5020	4736909	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,404.0	00 \$7	404		9	57,404													\$7,404
D5030	4736902	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	9496	SF	\$3.0	09 \$29	295										\$29,295						\$29,295
D5040	4736908	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	9496	SF	\$5.5	55 \$52	731								\$52,731								\$52,731
D7050	4736910	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	9496	SF	\$1.8	85 \$17	577							\$17,577									\$17,577
≣2010	4736919	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	90	LF	\$370.2	20 \$33	318								\$33,318	3							\$33,318
	calated									\$1,481	\$0 \$34,552	\$0 \$147,876 \$	7 404 64	40.400	¢200 000	\$0	£0 £22 070	£222 020	\$34,552 \$3,702	£404 240	£4 404	\$0	\$0	60	\$0 \$0	\$1,184,072

Uniformat Cod	eID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	yUnit	Unit Cost * Subto	tal 202	23 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 2	037	2038	2039	2040	2041	2042	2043Deficiency	Repair Estimate
B2010	4736950 Exterior Walls, any painted surface, Prep & Paint	10	9	1	500	SF	\$3.70 \$1,8	851	\$1,851										\$1,851										\$3,702
B2010	4736947 Exterior Walls, any painted surface, Prep & Paint	10	6	4	8505	SF	\$3.70 \$31,4	486			\$3	,486									\$31,	486							\$62,971
B2020	4736936 Window, Steel, 28-40 SF, Replace	30	23	7	96	EA	\$2,838.20 \$272,4	467						\$2	72,467														\$272,467
B2050	4736943 Exterior Door, Steel, Standard, Replace	40	33	7	16	EA	\$740.40 \$11,8	846						\$	11,846														\$11,846
B3010	4736930 Roofing, Metal, Replace	40	26	14	8726	SF	\$16.04 \$139,9	982													\$139,	982							\$139,982

B U R E A U VERITAS

\$38,871

2/4/2023

E2010

4737312 Casework, Cabinetry, Hardwood Standard, Replace

Uniformat Code	ID Cost Description	Lifespan (EUL))EAge	RUL	Quantit	yUnit	Unit Cost * Subtotal	2023	2024 2	025 2	2026 202	7 202	8 2029	2030	2031	2032	2033 2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B3010	4736951 Roofing, Built-Up, Replace	25	14	11	488	SF	\$17.28 \$8,43	1									\$8,431										\$8,431
C1070	4736928 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	11	14	6023	SF	\$4.32 \$26,013	3											\$	26,013							\$26,013
C2010	4736942 Wall Finishes, any surface, Prep & Paint	10	6	4	14400	SF	\$1.85 \$26,654	1			\$26,65	4							\$	26,654							\$53,309
C2030	4736937 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1767	SF	\$6.17 \$10,902	2					\$10,902														\$10,902
C2030	4736941 Flooring, Carpet, Commercial Standard, Replace	10	8	2	5056	SF	\$9.26 \$46,793	3	\$46,	793								\$46,793									\$93,587
C2050	4736944 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1200	SF	\$2.47 \$2,962	2			\$2,96	2								\$2,962							\$5,923
D2010	4736935 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	2	EA	\$1,480.80 \$2,962	2 \$2,962													\$2,962						\$5,923
D2010	4736933 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	8	EA	\$1,851.00 \$14,808	3					\$14,808														\$14,808
D2010	4736932 Toilet, Commercial Water Closet, Replace	30	24	6	6	EA	\$1,604.20 \$9,625	5					\$9,625														\$9,625
D3030	4736945 Air Conditioner, Window/Thru-Wall, Replace	10	8	2	6	EA	\$6,910.40 \$41,462	2	\$41,4	462								\$41,462									\$82,925
D3030	4736946 Unit Ventilator, approx/nominal 3 Ton, Replace	20	15	5	6	EA	\$11,106.00 \$66,636	6				\$66,636	6														\$66,636
D5020	4736931 Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$7,404.00 \$7,404	1									\$7,404										\$7,404
D5030	4736940 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	7223	SF	\$3.09 \$22,283	3											\$	22,283							\$22,283
D5040	4736949 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	7223	SF	\$5.55 \$40,109	9									\$40,109										\$40,109
D7050	4736948 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	7223	SF	\$1.85 \$13,370)						\$13,370													\$13,370
E2010	4736939 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	90	LF	\$370.20 \$33,318	3									\$33,318										\$33,318
G4050	4736929 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	16	EA	\$493.60 \$7,898	3					\$7,898														\$7,898
Totals, Unesca	ated							\$2,962	\$1,851 \$88,2	256	\$0 \$61,10	2 \$66,636	\$43,233 \$	297,683	\$0	\$0	\$0 \$91,113	\$88,256	\$0 \$2	49,380	\$2,962	\$0	\$0	\$0	\$0	\$0	\$993,433
Totals, Escalat	ed (3.0% inflation, compounded annually)							\$2,962	\$1,907 \$93,0	630	\$0 \$68,77	\$77,249	\$51,623 \$	366,113	\$0	\$0	\$0 \$126,122 \$	125,831	\$0 \$3	77,210	\$4,614	\$0	\$0	\$0	\$0	\$0	\$1,296,031

Uniformat Code		Lifespan (EUL))⊏Age	RUL	Quantity	Unit		Subtotal 2023	2024	2025 2026	2027 2028	2029 2030	2031	2032 203	3 2034 2		38 2039 2	040 2041	2042 2043Deficie	ency Repair Estimate
B2010	4737315 Exterior Walls, any painted surface, Prep & Paint	10	7	3	4380	SF	\$3.70	\$16,215		\$16,215						\$16,215				\$32,43
B2020	4737304 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	16	EA	\$802.10	\$12,834				\$12,834								\$12,83
B3010	4737321 Roofing, Modified Bitumen, Replace	20	13	7	8449	SF	\$12.34	\$104,261				\$104,261								\$104,26
B3010	4737316 Roofing, Built-Up, Replace	25	14	11	214	SF	\$17.28	\$3,697							\$3,697					\$3,69
C1030	4737324 Interior Door, Wood, Solid-Core, Replace	40	26	14	18	EA	\$863.80	\$15,548								\$15,548				\$15,54
C1070	4737300 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	5414	SF	\$4.32	2 \$23,383							\$23,383					\$23,38
C2010	4737326 Wall Finishes, any surface, Prep & Paint	10	6	4	14400	SF	\$1.88	\$26,654			\$26,654					\$26,654				\$53,30
C2030	4737323 Flooring, Vinyl Tile (VCT), Replace	15	10	5	7214	SF	\$6.17	7 \$44,510			\$44,510								\$44,510	\$89,02
C2050	4737305 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1800	SF	\$2.47	\$4,442			\$4,442					\$4,442				\$8,88
D2010	4737318 Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$1,110.60	\$1,111				\$1,111								\$1,11
D2010	4737319 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	26	14	7214	SF	\$6.17	7 \$44,510								\$44,510				\$44,51
D2010	4737310 Toilet, Residential Water Closet, Replace	30	19	11	2	EA	\$863.80	\$1,728							\$1,728					\$1,72
D2010	4737320 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	2	EA	\$1,851.00	\$3,702							\$3,702					\$3,70
D3020	4737317 Furnace, Gas, Replace	20	19	1	1	EA	\$5,182.80	\$5,183	\$5,183											\$5,18
D3020	4737313 Furnace, Gas, Replace	20	19	1	1	EA	\$5,182.80	\$5,183	\$5,183											\$5,18
D3020	4737327 Furnace, Gas, Replace	20	19	1	1	EA	\$5,182.80	\$5,183	\$5,183											\$5,18
D3020	4737303 Furnace, Gas, Replace	20	19	1	1	EA	\$5,182.80	\$5,183	\$5,183											\$5,18
D3030	4737308 Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$8,761.40	\$8,761	\$8,761								\$8,761			\$17,52
D3030	4737307 Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$8,761.40	\$8,761	\$8,761								\$8,761			\$17,52
D3030	4737301 Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$8,761.40	\$8,761	\$8,761								\$8,761			\$17,52
D3030	4737329 Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$8,761.40	\$8,761	\$8,761								\$8,761			\$17,52
D3050	4737309 HVAC System, Ductwork, Low Density, Replace	30	12	18	7214	SF	\$2.47	7 \$17,804										\$17,804		\$17,80
D4010	4737328 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	8214	SF	\$1.32	2 \$10,846							\$10,846					\$10,84
D5020	4737322 Switchboard, 120/208 V, Replace	40	26	14	1	EA	\$49,360.00	\$49,360								\$49,360				\$49,36
D5030	4737302 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	7214	SF	\$3.09	9 \$22,255								\$22,255				\$22,25
D5040	4737325 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	7214	SF	\$5.5	\$40,059							\$40,059					\$40,059
D7050	4737311 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	7214	SF	\$1.8	5 \$13,353							\$13,353					\$13,353

9 11 105 LF \$370.20 \$38,871

\$38,871

BUREAU VERITAS

2/4/2023

Uniformat Cod	leID Cost Description	Lifespan (EUI	L)EAge	RUL	Quantit	tyUnit	Unit Cost *	Subtotal	2023 2	2024	2025	2026	2027 20	28 2	2029 203	30 203	1 2032	2 2033	2034	2035	2036	2037 2	2038 20	39 20	40 20	41 204	2 2043	Deficiency Repair Estimate
G4050	4737306 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	10	EA	\$493.60	\$4,936						\$4,9	936													\$4,936
Y1090	4737314 ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,255.00	\$9,255	\$9,255																			\$9,255
Totals, Unesc	alated								\$9,255 \$55,	777	\$0 \$	16,215 \$3	1,097 \$44,5	10 \$6,0	047 \$117,09	94 \$	0 \$0	\$0 \$	135,639	\$0	\$16,215 \$162	2,771	\$0 \$35,0	46 \$	0 \$17,80	4 \$0	\$44,510	\$691,979
Totals, Escala	ted (3.0% inflation, compounded annually)								\$9,255 \$57,	450	\$0 \$	17,718 \$3	5,000 \$51,6	00 \$7,2	220 \$144,01	11 \$	0 \$0	\$0 \$	\$187,756	\$0	\$23,812 \$240	,205	\$0 \$56,2	38 \$	\$30,31	0 \$0	\$80,391	\$946,966

Chavez Elementary / Building 4 to 9

Uniformat Co	entary / Building 4 to 9 delD Cost Description	Lifespan (EUI	L)EAge	RUL	Quanti	tyUnit	Unit Cost	* Subtotal 2023	2024 2	025 2026 203	27 2028 20	29 2030	2031	1 2032 20	33 20	034 203	35 2036	2037	2038	2039	2040	2041	2042 2	043Deficiency	Repair Estimate
B2010	4737351 Exterior Walls, any painted surface, Prep & Paint	10	6	4	8505	SF	\$3.7	0 \$31,486		\$31,48	6							\$31,486							\$62,971
B2020	4737342 Window, Steel, 16-25 SF, Replace	30	23	7	96	EA	\$2,097.8	0 \$201,389				\$201,389													\$201,389
B2050	4737349 Exterior Door, Steel, Standard, Replace	40	33	7	17	EA	\$740.4	0 \$12,587				\$12,587													\$12,587
B3010	4737334 Roofing, Metal, Replace	40	29	11	8726	SF	\$16.0	4 \$139,982							\$139,9	982									\$139,982
B3010	4737350 Roofing, Built-Up, Replace	25	14	11	536	SF	\$17.2	8 \$9,260							\$9,2	260									\$9,260
C1070	4737340 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	6023	SF	\$4.3	2 \$26,013							\$26,0)13									\$26,013
C2010	4737345 Wall Finishes, any surface, Prep & Paint	10	6	4	14400) SF	\$1.8	5 \$26,654		\$26,65	i4							\$26,654							\$53,309
C2030	4737331 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1556	SF	\$6.1	7 \$9,601			\$9,60)1													\$9,601
C2030	4737341 Flooring, Carpet, Commercial Standard, Replace	10	8	2	5417	SF	\$9.2	6 \$50,134	\$50,1	34						\$50,13	34								\$100,269
C2050	4737344 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1200	SF	\$2.4	7 \$2,962		\$2,96	2							\$2,962							\$5,923
D2010	4737353 Toilet, Commercial Water Closet, Replace	30	23	7	4	EA	\$1,604.2	0 \$6,417				\$6,417													\$6,417
D2010	4737335 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	4	EA	\$1,851.0	0 \$7,404				\$7,404													\$7,404
D2010	4737330 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	12	EA	\$1,480.8	0 \$17,770									\$17,770								\$17,770
D3030	4737332 Air Conditioner, Window/Thru-Wall, Replace	10	6	4	6	EA	\$6,910.4	0 \$41,462		\$41,46	52							\$41,462							\$82,925
D3030	4737343 Unit Ventilator, approx/nominal 3 Ton, Replace	20	15	5	6	EA	\$11,106.0	0 \$66,636			\$66,636														\$66,636
D5020	4737339 Switchboard, 120/208 V, Replace	40	26	14	1	EA	\$98,720.0	0 \$98,720										\$98,720							\$98,720
D5030	4737338 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	7223	SF	\$3.0	9 \$22,283										\$22,283							\$22,283
D5040	4737347 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	ce 20	9	11	7223	SF	\$5.5	5 \$40,109							\$40,1	09									\$40,109
D7050	4737352 Fire Alarm Panel, Multiplex, Replace	15	12	3	1	EA	\$4,936.0	0 \$4,936		\$4,936											\$4	,936			\$9,872
D7050	4737337 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	7223	SF	\$1.8	5 \$13,370				\$13,370													\$13,370
E2010	4737336 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	90	LF	\$370.2	0 \$33,318							\$33,3	318									\$33,318
G4050	4737333 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	16	EA	\$493.6	0 \$7,898			\$7,89	98													\$7,898
Totals, Uneso	alated								\$0 \$0 \$50,1	34 \$4,936 \$102,56	4 \$66,636 \$17,49	8 \$241,166	\$0	\$0 \$	\$0 \$248,6	\$50,13	\$4 \$17,770	\$223,567	\$0	\$0	\$0 \$4	,936	\$0	\$0	\$1,028,024
Totals, Escala	ated (3.0% inflation, compounded annually)								\$0 \$0 \$53,1	88 \$5,394 \$115,43	7 \$77,249 \$20,89	\$296,604	\$0	\$0 \$	\$0 \$344,2	36 \$71,48	\$26,095	\$338,165	\$0	\$0	\$0 \$8	,403	\$0	\$0	\$1,357,143

Chavez Elementary / Modular Buildings 24 to 32

Uniformat CodeID	Cost Description	Lifespan (EUL)	EAge R	UL	QuantityU	nit Unit Cost *Subtotal 2023	2024	2025	2026 2027	2028	2029 203	0 2031 2032	203	3 2034 2	2035 20	36 203	7 2038	2039 204	0 2041 2042	2043Deficiency Repair Estimate
B2010 4737	7531 Exterior Walls, any painted surface, Prep & Paint	10	6	4	6800	SF \$3.70 \$25,174			\$25,174							\$25,174	1			\$50,347
B2010 4737	7522 Exterior Walls, Wood Siding, Replace	30	19	11	6800	SF \$12.34 \$83,912								\$83,912						\$83,912
B2020 4737	7539 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	19	11	18	EA \$1,542.50 \$27,765								\$27,765						\$27,765
B2050 4737	7525 Exterior Door, Steel, Standard, Replace	40	26	14	9	EA \$740.40 \$6,664										\$6,664	1			\$6,664
B3010 4737	7521 Roofing, Metal, Replace	40	26	14	10478	SF \$16.04 \$168,088										\$168,088	3			\$168,088
C1030 4737	7526 Interior Door, Wood, Solid-Core, Replace	40	23	17	9	EA \$863.80 \$7,774												\$7,77	4	\$7,774
C1070 4737	7524 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	9027	SF \$4.32 \$38,988								\$38,988						\$38,988
C2010 4737	7517 Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	18956	SF \$19.74 \$374,267											\$374,267			\$374,267
C2030 4737	7537 Flooring, Vinyl Tile (VCT), Replace	15	9	6	4500	SF \$6.17 \$27,765				\$27	765									\$27,765
C2030 4737	7533 Flooring, Carpet, Commercial Standard, Replace	10	6	4	4527	SF \$9.26 \$41,897			\$41,897							\$41,897	7			\$83,795
D3030 4737	7528 Packaged Terminal Air Conditioner, PTAC, Replace	15	13	2	1	EA \$8,884.80 \$8,885		\$8,885										\$8,88	5	\$17,770
D3030 4737	7512 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA \$8,884.80 \$8,885			\$8,885										\$8,885	\$17,770
D3030 4737	7541 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA \$8,884.80 \$8,885			\$8,885										\$8,885	\$17,770
D3030 4737	7532 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA \$8,884.80 \$8,885			\$8,885										\$8,885	\$17,770
D3030 4737	7538 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA \$8,884.80 \$8,885			\$8,885										\$8,885	\$17,770
D3030 4737	7515 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA \$8,884.80 \$8,885			\$8,885										\$8,885	\$17,770

B U R E A U VERITAS

\$2,098

\$6,293

2/4/2023

E1030

E1030

4737543 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace

4737548 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace

Uniformat Co	deID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit Cost	*Subtotal	2023	2024 2	2025 2	2026 20:	7 2028	2029 2	2030	2031	2032	2033 203	4 2035	2036	2037 20	38 203	39 2040 204 ⁻	1 2042	2 2043D	eficiency Repair Estimate
D3030	4737535 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA	\$8,884.80	\$8,885			\$8,	,885											\$8,885	,		\$17,770
D3030	4737516 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA	\$8,884.80	\$8,885			\$8,	,885											\$8,885	j		\$17,770
D3030	4737527 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA	\$8,884.80	\$8,885			\$8,	,885											\$8,885	j		\$17,770
D5020	4737536 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737518 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737514 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737529 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737542 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737520 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737511 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737513 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5020	4737530 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40	\$1,357										\$1,35	7							\$1,357
D5040	4737540 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	9027	SF	\$5.55	\$50,127										\$50,12	7							\$50,127
D7050	4737523 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	9027	SF	\$1.85	\$16,709										\$16,70	9							\$16,709
E2010	4737534 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	135	LF	\$370.20	\$49,977										\$49,97	7							\$49,977
G4050	4737519 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	18	EA	\$493.60	\$8,885						\$8,885												\$8,885
Totals, Unesc	alated								\$0	\$0 \$8,8	,885 \$71,	,078 \$67,07	1 \$0 \$:	36,650	\$0	\$0	\$0	\$0 \$279,69	\$0	\$0 \$24	1,823 \$374,2	67 \$	\$0 \$16,659 \$71,078	3 \$0	\$0	\$1,167,205
Totals, Escal	ated (3.0% inflation, compounded annually)								\$0	\$0 \$9,4	,426 \$77,	,669 \$75,48	9 \$0 \$4	13,762	\$0	\$0	\$0	\$0 \$387,16	2 \$0	\$0 \$36	5,778 \$583,0	96 \$	\$0 \$27,535 \$121,006	\$ \$0	\$0	\$1,690,924

Uniformat C		Lifespan (EUL	, ,		Quantity		Unit Cost * Subtotal 2023		2025 202	5 2027	2028		2030 2031 2032			2000 2007			20-12 20-10	Deficiency Repair Estimate
B2010	4737573 Exterior Walls, any painted surface, Prep & Paint	10	9	1	1200	SF	\$3.70 \$4,442	\$4,442						\$4,4	42					\$8,885
B2010	4737544 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5208	SF	\$3.70 \$19,280			\$19,280						\$19,280				\$38,560
B2020	4737552 Window, Steel, 28-40 SF, Replace	30	24	6	32	EA	\$2,838.20 \$90,822				\$9	90,822								\$90,822
B2050	4737570 Exterior Door, Steel, Standard, Replace	40	29	11	7	EA	\$740.40 \$5,183							\$5,1	83					\$5,183
B3010	4737560 Roofing, Metal, Replace	40	29	11	4755	SF	\$16.04 \$76,280							\$76,2	80					\$76,280
B3010	4737565 Roofing, Built-Up, Replace	25	14	11	2957	SF	\$17.28 \$51,085							\$51,0	85					\$51,085
C1030	4737549 Interior Door, Wood, Solid-Core, Replace	40	29	11	6	EA	\$863.80 \$5,183							\$5,	83					\$5,183
C1030	4737561 Interior Door, Steel, Standard, Replace	40	29	11	3	EA	\$740.40 \$2,221							\$2,2	21					\$2,221
C1070	4737576 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	3406	SF	\$4.32 \$14,711							\$14,7	'11					\$14,711
C2010	4737546 Wall Finishes, any surface, Prep & Paint	10	6	4	8600	SF	\$1.85 \$15,919			\$15,919						\$15,919				\$31,837
C2030	4737557 Flooring, Wood, Strip, Refinish	10	6	4	800	SF	\$4.94 \$3,949			\$3,949						\$3,949				\$7,898
C2030	4737568 Flooring, Vinyl Sheeting, Replace	15	9	6	350	SF	\$8.64 \$3,023				\$	3,023								\$3,023
C2030	4737575 Flooring, Vinyl Tile (VCT), Replace	15	9	6	3706	SF	\$6.17 \$22,866				\$2	22,866								\$22,866
C2050	4737553 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1450	SF	\$2.47 \$3,579			\$3,579						\$3,579				\$7,157
D1010	4737577 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	14	11	1	EA	\$20,978.00 \$20,978							\$20,9	78					\$20,978
D2010	4737567 Water Heater, Gas, Commercial (125 MBH), Replace	20	9	11	1	EA	\$15,301.60 \$15,302							\$15,3	02					\$15,302
D2010	4737551 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	4856	SF	\$6.17 \$29,962							\$29,9	62					\$29,962
D2010	4737556 Toilet, Residential Water Closet, Replace	30	19	11	1	EA	\$863.80 \$864							\$8	64					\$864
D2010	4737550 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	\$1,851.00 \$1,851							\$1,8	51					\$1,851
D3020	4737554 Unit Heater, Electric, Replace	20	9	11	1	EA	\$2,714.80 \$2,715							\$2,7	15					\$2,715
D3060	4737559 Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	9	11	1	EA	\$6,910.40 \$6,910							\$6,9	10					\$6,910
D5020	4737571 Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$7,404.00 \$7,404							\$7,4	04					\$7,404
D5030	4737545 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	4856	SF	\$3.09 \$14,981							\$14,9	81					\$14,981
D5040	4737562 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	4856	SF	\$5.55 \$26,965							\$26,9	65					\$26,965
D7050	4737558 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	4856	SF	\$1.85 \$8,988							\$8,9	88					\$8,988
E1030	4737569 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1		\$11,723.00 \$11,723			\$11,723						\$11,723				\$23,446
E1030	4737555 Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	9	6	1	EA	\$9,008.20 \$9,008			· ·	ď	\$9,008					+	+		\$9,008

\$2,098

\$6,293

9 6 1 EA \$2,097.80 \$2,098

9 6 1 EA \$6,293.40 \$6,293

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2/4/2023

Uniformat C	odelD Cost Description	Lifespan (EUI	L)EAge	RUL	Quantit	tyUnit	Unit Cost	* Subtotal 202	23 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 2037	2038	2039	2040	2041	2042	2043De	ficiency Repair Estimate
E1030	4737564 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.8	\$3,332					\$	3,332														\$3,332
E1030	4737547 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.8	\$2,098					\$	2,098														\$2,098
E1030	4737566 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.8	\$3,332					\$	3,332														\$3,332
E1030	4737563 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$5,553.0	0 \$5,553					\$	5,553														\$5,553
E1030	4737574 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	9	11	1	EA	\$18,510.0	0 \$18,510										\$1	18,510									\$18,510
G4050	4737572 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	\$493.6	\$3,949					\$	3,949														\$3,949
Totals, Une	scalated								\$0 \$4,442	\$0	\$0	\$54,449	\$0 \$15	2,374	\$0	\$0	\$0	\$0 \$31	14,534	\$0	\$0 \$54,449	\$0	\$0	\$0	\$0	\$0	\$0	\$580,249
Totals, Esc	alated (3.0% inflation, compounded annually)								\$0 \$4,576	\$0	\$0	\$61,283	\$0 \$18	1,943	\$0	\$0	\$0	\$0 \$43	35,389	\$0	\$0 \$82,359	\$0	\$0	\$0	\$0	\$0	\$0	\$765,549

Uniformat CodeID	Cost Description	Lifespan (EUL)EAge	RUL (QuantityU	Init	Unit Cost * Subtotal 202	23	2024 20	025	2026 2027	2028	2029	2030	2031 2	32 203	3 2034	4 2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estima
B2010 473760	7 Exterior Walls, any painted surface, Prep & Paint	10	6	4	4728	SF	\$3.70 \$17,503				\$17,503									\$17,503						\$35,00
B2010 4737598	8 Exterior Walls, Wood Siding, Replace	30	13	17	4728	SF	\$12.34 \$58,344															\$!	58,344			\$58,34
B2020 4737609	5 Window, Wood, 28-40 SF, Replace	30	19	11	24	EA	\$1,974.40 \$47,386										\$47,386									\$47,38
B2050 4737580	0 Exterior Door, Steel, Standard, Replace	40	33	7	8	EA	\$740.40 \$5,923							\$5,923												\$5,92
B3010 4737583	Roofing, Modified Bitumen, Replace	20	9	11	7203	SF	\$12.34 \$88,885										\$88,885									\$88,88
C1030 4737578	8 Interior Door, Wood, Solid-Core, Replace	40	29	11	13	EA	\$863.80 \$11,229										\$11,229									\$11,22
C1070 473758	1 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	3916	SF	\$4.32 \$16,913										\$16,913									\$16,91
C1090 4737600	0 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	4	EA	\$925.50 \$3,702										\$3,702									\$3,70
C2010 4737593	3 Wall Finishes, any surface, Prep & Paint	10	6	4	10200	SF	\$1.85 \$18,880				\$18,880									\$18,880						\$37,76
C2030 4737594	4 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1100	SF	\$6.17 \$6,787						\$6,787													\$6,78
C2030 4737602	2 Flooring, Carpet, Commercial Standard, Replace	10	7	3	3766	SF	\$9.26 \$34,854			\$34	4,854								\$34,854							\$69,70
C2050 4737604	4 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1250	SF	\$2.47 \$3,085				\$3,085									\$3,085						\$6,17
D2010 4737589	9 Water Heater, Gas, Residential, Replace	15	11	4	1	EA	\$1,604.20 \$1,604				\$1,604													!	\$1,604	\$3,20
D2010 4737585	5 Toilet, Residential Water Closet, Replace	30	19	11	4	EA	\$863.80 \$3,455										\$3,455									\$3,45
D2010 4737579	9 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	19	11	4	EA	\$1,357.40 \$5,430										\$5,430									\$5,43
D2010 4737603	3 Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$987.20 \$987													\$987						\$98
D3030 4737586	6 Air Conditioner, Window/Thru-Wall, Replace	10	6	4	3	EA	\$3,578.60 \$10,736				\$10,736									\$10,736						\$21,47
D3050 4737599	5 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$13,574.00 \$13,574		\$13,5	574																\$13,57
D3050 4737596	6 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$13,574.00 \$13,574		\$13,5	574																\$13,57
D3050 4737582	2 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$13,574.00 \$13,574		\$13,5	574																\$13,57
D3050 4737584	4 HVAC System, Ductwork, Medium Density, Replace	30	19	11	5166	SF	\$4.94 \$25,499										\$25,499									\$25,49
D3060 4737606	6 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	4	EA	\$1,727.60 \$6,910			\$6	6,910															\$6,91
D5020 4737590	0 Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$7,404.00 \$7,404										\$7,404									\$7,40
D5030 473758	7 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	5166	SF	\$3.09 \$15,937													\$15,937						\$15,93
D5040 473759	7 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	5166	SF	\$5.55 \$28,687		\$28,6	887																\$28,68
D7050 473760	1 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	5166	SF	\$1.85 \$9,562										\$9,562									\$9,56
E2010 473759	1 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	30	LF	\$370.20 \$11,106										\$11,106									\$11,10
G4050 4737592	2 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	\$493.60 \$3,949						\$3,949													\$3,94

Chavez Ele	mentary / Po	ortable Buildings 33 & 34
Uniformat C	odeID	Cost Description
P2020	4727600	Window Aluminum Double

Uniformat Cou	Cost Description	Lilespail (EUL	L)⊏Age	KUL	Quantity	Unit	Unit Cost	Subtota	2023 2	2024 20	023 202	0 2021	2020	2028	2030	2031	2032	2033	2034	2033	2030	2037	2030	2039	2040	2041	2042	2043Deliciency Repair Estimate
B2020	4737609 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	26	4	1	EA	\$1,542.50	\$1,543				\$1,543																\$1,543
B2050	4737620 Exterior Door, Steel, Standard, Replace	40	29	11	2	EA	\$740.40	\$1,481											\$1,481									\$1,481
B3010	4737615 Roofing, Metal, Replace	40	26	14	2273	SF	\$16.04	\$36,463													\$36	463						\$36,463
C1030	4737618 Interior Door, Wood, Solid-Core, Replace	40	26	14	2	EA	\$863.80	\$1,728													\$1	728						\$1,728
C1070	4737623 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	2006	SF	\$4.32	\$8,664													\$8	664						\$8,664
C2030	4737617 Flooring, Vinyl Tile (VCT), Replace	15	9	6	406	SF	\$6.17	\$2,505						\$2,505														\$2,505

Totals, Escalated (3.0% inflation, compounded annually)

B U R A U VERITAS

2/4/2023

Uniformat Codel	delD Cost Description	Lifespan (EUL)E	Age	RUL	Quantity	/Unit	Unit Cost *Subtotal2	023	2024 202	5 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 2040	2041	2042	2043Defic	iency Repair Estimat
C2030	4737611 Flooring, Carpet, Commercial Standard, Replace	10	7	3	1600	SF	\$9.26 \$14,808			\$14,808									\$	14,808							\$29,616
D2010	4737616 Toilet, Residential Water Closet, Replace	30	19	11	2	EA	\$863.80 \$1,728											\$1,728									\$1,728
D2010	4737614 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	2	EA	\$1,851.00 \$3,702											\$3,702									\$3,702
D3030	4737610 Packaged Terminal Air Conditioner, PTAC, Replace	15	13	2	1	EA	\$8,884.80 \$8,885		\$8,885														\$8,885				\$17,770
D3030	4737612 Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA	\$8,884.80 \$8,885			\$8,885														\$8,885			\$17,770
D5020	4737621 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40 \$1,357											\$1,357									\$1,357
D5020	4737619 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40 \$1,357											\$1,357									\$1,357
D5040	4737608 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ace 20	9	11	2006	SF	\$5.55 \$11,139										9	\$11,139									\$11,139
D7050	4737625 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	2006	SF	\$1.85 \$3,713											\$3,713									\$3,713
E2010	4737613 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	30	LF	\$370.20 \$11,106										\$	\$11,106									\$11,106
G4050	4737622 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	4	EA	\$493.60 \$1,974						\$1,974														\$1,974
Totals, Unescala	alated							\$0	\$0 \$8,885	\$23,693	\$1,543	\$0	\$4,479	\$0	\$0	\$0	\$0 \$	\$35,584	\$0 \$	14,808 \$	46,855	\$0	\$0 \$8,885	\$8,885	\$0	\$0	\$153,616
Totals, Escalate	ated (3.0% inflation, compounded annually)							\$0	\$0 \$9,426	\$25,890	\$1,736	\$0	\$5,349	\$0	\$0	\$0	\$0 \$	49,256	\$0 \$	21,746 \$	70,872	\$0	\$0 \$14,685 \$	15,126	\$0	\$0	\$214,086

Jniformat (odeID Cost Description	Lifespan (EUI	_)EAge	RUL	Quantity	Jnit	Unit Cost *Subtotal 2023	2024 202	5 2026	2027 2028 2029	2030	2031	2032 20	33 2034 2035	2036	2037	2038 20	039 204	0 2041	2042	2043Deficiency Re	pair Estimate
B2010	4737629 Exterior Walls, Wood Siding, Replace	30	29	1	250	SF	\$12.34 \$3,085	\$3,085														\$3,08
B2010	4737627 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3540	SF	\$3.70 \$13,105			\$13,105					\$13	,105						\$26,210
B2010	4737637 Exterior Walls, Wood Siding, Replace	30	13	17	3290	SF	\$12.34 \$40,599											\$40,599				\$40,599
B2020	4757753 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	27	3	4	EA	\$802.10 \$3,208		\$3,208													\$3,208
B2050	4737640 Exterior Door, Steel, Standard, Replace	40	29	11	3	EA	\$740.40 \$2,221							\$2,221								\$2,221
B3010	4737634 Roofing, Metal, Replace	40	29	11	3324	SF	\$16.04 \$53,324							\$53,324								\$53,324
C1030	4737628 Interior Door, Wood, Solid-Core, Replace	40	26	14	4	EA	\$863.80 \$3,455								\$3	,455						\$3,455
C1070	4737644 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	200	SF	\$4.32 \$864	\$864														\$864
C1070	4737635 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	2772	SF	\$4.32 \$11,972								\$11	,972						\$11,972
C2010	4737645 Wall Finishes, Laminated Paneling (FRP), Replace	30	13	17	4500	SF	\$19.74 \$88,848											\$88,848	3			\$88,848
C2030	4737638 Flooring, Vinyl Tile (VCT), Replace	15	9	6	2972	SF	\$6.17 \$18,337			\$18,337												\$18,337
D2010	4737631 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	4	EA	\$1,851.00 \$7,404							\$7,404								\$7,404
D2010	4737636 Toilet, Residential Water Closet, Replace	30	19	11	4	EA	\$863.80 \$3,455							\$3,455								\$3,455
D3030	4737641 Packaged Terminal Air Conditioner, PTAC, Replace	15	13	2	1	EA	\$8,884.80 \$8,885	\$8,885	5									\$8,885	5			\$17,770
D3030	4737642 Packaged Terminal Air Conditioner, PTAC, Replace	15	3	12	1	EA	\$8,884.80 \$8,885							\$8,885								\$8,885
D5020	4737630 Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	1	EA	\$1,357.40 \$1,357		\$1,357													\$1,357
D5020	4737632 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,357.40 \$1,357							\$1,357								\$1,357
D5030	4737626 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	2972	SF	\$3.09 \$9,169								\$9	,169						\$9,169
D5040	4737646 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	2972	SF	\$5.55 \$16,504							\$16,504								\$16,504
D7050	4737643 Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	\$4,936.00 \$4,936			\$4,936										\$	4,936	\$9,872
D7050	4737633 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	9	11	2972	SF	\$1.85 \$5,501							\$5,501								\$5,501
E2010	4737647 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	30	LF	\$370.20 \$11,106							\$11,106								\$11,106
G4050	4737639 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	4	EA	\$493.60 \$1,974			\$1,974												\$1,974

Chavez Eleme	•																							
Uniformat Cod	eID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	tyUnit	Unit Cost *	* Subtotal 20)23 202	4 2025	2026	2027 2	028 2	2029 203	30 2031 203	2 203	3 2034 2035	2036	2037 203	38 203	39 2040	2041 20	2042 7	2043Deficiency Repair Estimat
G2020	4737648 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	31500	SF	\$0.56	5 \$17,492		\$17,492				\$17,49	2		\$17,492				\$17,492			\$69,96
G2020	4737651 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	8	17	31500	SF	\$4.32	2 \$136,049													\$136,049			\$136,04
G2050	4737653 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	24	1	89000	SF	\$4.32	2 \$384,391	\$384,39	1														\$384,39
G2050	4737656 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	3	EA	\$11,723.00	\$35,169											\$35,169					\$35,169
G2050	4737649 Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	1	2	6072	SF	\$2.47	7 \$14,986		\$14,986		\$14,9	86		\$14,986		\$14,986		\$14,986		\$14,986		\$14,	,986 \$104,90
G2050	4737658 Play Structure, Multipurpose, Medium, Replace	20	14	6	3	EA	\$24,680.00	\$74,040					\$74,	,040										\$74,04

\$0 \$4,067 \$9,426 \$4,989 \$14,750 \$5,722 \$24,253 \$0 \$0 \$0

\$0

\$0 \$228,641

\$0 \$57,026

\$0 \$139,631 \$12,668

\$0

\$0 \$8,915

\$510,088

Replacement Reserves Report

BU REAU VERITAS

2/4/2023

Uniformat CodeID)	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit Cos	t * Subt	total 202	23 202	24 202	5 2026	2027	2028	2029 20	30 203	1 2032	2 203	33 2034 2035	2036 203	7 2038	2039 204	0 2041 2	042 2043Def	iciency Repair Estimate
G2060 4	737659	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	12	EA	\$740.	40 \$8	8,885										\$8,885						\$8,885
G2060 4	737652	Fences & Gates, Fence, Chain Link 4', Replace	40	26	14	490	LF	\$22.	.21 \$10	0,884											\$10,88	4				\$10,884
G2060 4	737650	Fences & Gates, Fence, Chain Link 8', Replace	40	23	17	382	LF	\$30.	.85 \$11	1,785													\$11,785	5		\$11,785
G2060 4	737661	Flagpole, Metal, Replace	30	13	17	1	EA	\$3,085.	.00 \$3	3,085													\$3,085	5		\$3,085
G2060 4	737660	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	1	19	1	EA	\$30,850.	.00 \$30	0,850														\$30,	350	\$30,850
G2080 4	737654	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	17	3	91650	SF	\$1.	23 \$113	3,096			\$113,096													\$113,096
G4050 4	737655	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Insta	II 20	9	11	8	EA	\$4,936.	.00 \$39	9,488										\$39,488						\$39,488
Totals, Unescalat	ted										\$0 \$384,39	1 \$32,478	\$113,096	\$0 \$1	4,986 \$7	74,040 \$17,49	92 \$14,986	\$0	\$0	0 \$63,358 \$17,492	\$0 \$61,03	9 \$0	\$0 \$183,396	\$0 \$30,	350 \$14,986	\$1,022,589
Totals, Escalated	l (3.0% i	inflation, compounded annually)									\$0 \$395,92	3 \$34,456	\$123,583	\$0 \$1	7,373 \$8	38,408 \$21,5°	13 \$18,983	\$0	\$(0 \$87,703 \$24,939	\$0 \$92,32	6 \$0	\$0 \$303,125	\$0 \$54,	96 \$27,066	\$1,289,493

Appendix F:
Equipment Inventory List



D10 Conveyin	ıg												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4737577	D1010	Vertical Lift	Wheelchair, 5' Rise		Chavez Elementary / Multi Use/Cafeteria	Stage					19025850	
20 Plumbing	I												
idex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4736912	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	Chavez Elementary / Admin Building & K1-K2	Utility closet	A. O. Smith	DEN 40 110	1339M002518	2013	19025718	
	4737318	D2010	Water Heater	Electric, Residential	30 GAL	Chavez Elementary / Building 18 to 23	Mechanical room	Bradford White				19025809	
	4737567	D2010	Water Heater	Gas, Commercial (125 MBH)	75 GAL	Chavez Elementary / Multi Use/Cafeteria	Utility closet	Bradford White	U75T80R3N	LA33894737	2014	19025746	
	4737589	D2010	Water Heater	Gas, Residential	40 GAL	Chavez Elementary / Portable Buildings 3 & 4	Utility closet	Bradford White	U140T6FRN	JH17001500	2012	19025716	
30 HVAC													
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4737317	D3020	Furnace [#1]	Gas	51 - 100 MBH	Chavez Elementary / Building 18 to 23	Mechanical room	Payne	No tag/plate found		2011	19025807	
	4737313	D3020	Furnace [#2]	Gas	51 - 100 MBH	Chavez Elementary / Building 18 to 23	Mechanical room	Payne	PG8JAA066110	2011A14278	2011	19025782	
	4737327	D3020	Furnace [#3]	Gas	51 - 100 MBH	Chavez Elementary / Building 18 to 23	Mechanical room	Payne	PG8JAA066110	2011A14272	2011	19025759	
	4737303	D3020	Furnace [#4]	Gas	51 - 100 MBH	Chavez Elementary / Building 18 to 23	Mechanical room	Payne	PG8JAA066110	2011A14362	2011	19025722	
	4737554	D3020	Unit Heater	Electric	6 - 10 KW	Chavez Elementary / Multi Use/Cafeteria	Cafeteria	Reznor	No tag/plate found			19025728	
	4737332	D3030	Air Conditioner	Window/Thru-Wall	3 TON	Chavez Elementary / Building 4 to 9	Classrooms						6
	4737586	D3030	Air Conditioner	Window/Thru-Wall	1.5 - 2 TON	Chavez Elementary / Portable Buildings 3 & 4 Chavez Elementary /	Throughout building						3
	4736945	D3030	Air Conditioner	Window/Thru-Wall	1.5 - 2 TON	Building 10 to 15 Chavez Elementary /	Classrooms						6
	4736911	D3030	Air Conditioner	Window/Thru-Wall	3 TON	Admin Building & K1-K2	Classrooms						5
0	4737642	D3030	Packaged Terminal Air Conditioner		4 TON	Chavez Elementary / Pro		Bard Manufacturing Company	W60HC-A05XX4XXX	421B203738006-02	2020	19025751	
1	4737641	D3030	Packaged Terminal Air Conditioner	PTAC	4 TON	Chavez Elementary / Pro School 1 &2	Building exterior	Bard Manufacturing Company	WH602-A10XX4XXX	1938 960998075-02	1996	19025770	
2	4737512	D3030	Packaged Terminal Air Conditioner [Room 24]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard Manufacturing Company	WH421-A10UX4XXX	126B971081131-02		19025800	
3	4737527	D3030	Packaged Terminal Air Conditioner [Room 25]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard Manufacturing Company	W421-A10UX4	126 C971094791-02		19025860	
4	4737532	D3030	Packaged Terminal Air Conditioner [Room 26]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard Manufacturing Company	W421-A10UX4XXX	126C971089234-02		19025806	
5	4737538	D3030	Packaged Terminal Air Conditioner [Room 27]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard Manufacturing Company	WH421-A1QUX4xxx	126C971074790-02		19025802	
6	4737541	D3030	Packaged Terminal Air Conditioner [Room 28]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard Manufacturing Company	HH421-A10UX4XXX	1268971081133-02		19025844	
7	4737516	D3030	Packaged Terminal Air Conditioner [Room 29]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard Manufacturing Company	WH421-A10U	126C971089235-02		19025878	

18	4737515	D3030	Packaged Terminal Air Conditioner [Room 30]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard	WH421-A10UX4XXX	126C971094802-02		19025736	
19	4737535	D3030	Packaged Terminal Air Conditioner [Room 31]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard	WH421-A10UX4XXX	126C971089222-02	1997	19025803	
20	4737528	D3030	Packaged Terminal Air Conditioner [Room 32]	PTAC	4 TON	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Bard	W421-A10ux4	1268971085121-02	1997	19025741	
21	4737610	D3030	Packaged Terminal Air Conditioner [Room 33]	PTAC	4 TON	Chavez Elementary / Portable Buildings 33 & 34	Building exterior	Bard Manufacturing Company	WH 421-A10UX4XXX	126 C971089239-02	1997	19025720	
22	4737612	D3030	Packaged Terminal Air Conditioner [Room 34]	PTAC	4 TON	Chavez Elementary / Portable Buildings 33 & 34	Building exterior	Bard Manufacturing Company	WH421-A10UX4XXX	126 C971089202-02	1997	19025769	
23	4737308	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Chavez Elementary / Building 18 to 23	Roof	Payne	PA13NR006-J	2611X70967	2011	19025755	
24	4737307	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Chavez Elementary / Building 18 to 23	Roof	Payne	Illegible		2011	19025758	
25	4737301	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Chavez Elementary / Building 18 to 23	Roof	Payne			2011	19025882	
26	4737329	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Chavez Elementary / Building 18 to 23	Roof	Payne	Illegible		2011	19025756	
27	4736946	D3030	Unit Ventilator	approx/nominal 3 Ton	751 - 1250 CFM	Chavez Elementary / Building 10 to 15	Classrooms						6
28	4737343	D3030	Unit Ventilator	approx/nominal 3 Ton	751 - 1250 CFM	Chavez Elementary / Building 4 to 9	Classrooms						6
29	4736914	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Chavez Elementary / Admin Building & K1-K2	Classrooms						5
30	4737595	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	Chavez Elementary / Portable Buildings 3 & 4	Roof	Carrier	48HJE006-331	4698G20596	1998	19025726	
31	4737596	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	Chavez Elementary / Portable Buildings 3 & 4	Roof	Carrier	Illegible		1998	19025737	
32	4737582	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	Chavez Elementary / Portable Buildings 3 & 4	Roof	Carrier	Illegible		1998	19025727	
33	4736907	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	7.5 TON	Chavez Elementary / Admin Building & K1-K2	Site	ICP	RGS090HDCA0AAAA	P142043463	2014	19025794	
34	4737606	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Chavez Elementary / Portable Buildings 3 & 4	Roof						4
35	4737559	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	9000 CFM	Chavez Elementary / Multi Use/Cafeteria	Roof						
D50 Electrical													
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4737339	D5020	Switchboard	120/208 V	1600 AMP	Chavez Elementary / Building 4 to 9	Electrical room	Square D				19025717	
2	4737322	D5020	Switchboard	120/208 V	400 AMP	Chavez Elementary / Building 18 to 23	Electrical room	Zinsco				19025748	
3	4737632	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Chavez Elementary / Pre School 1 &2		Square D				19025744	
4	4737630	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Chavez Elementary / Pre School 1 &2	Classrooms	Cutler-Hammer			1996	19025796	
5	4737590	D5020	Distribution Panel [Panel A]	120/208 V	225 AMP	Chavez Elementary / Portable Buildings 3 & 4	Electrical room	Cutler-Hammer				19025760	
6	4736909	D5020	Distribution Panel [Panel A]	120/208 V	225 AMP	Chavez Elementary / Admin Building & K1-K2	Office #104	Square D			1993	19025861	
			Distribution Panel	120/208 V	225 AMP	Chavez Elementary /	Electrical room	Square D				19025723	
7	4736931	D5020	[Panel D]	120/200 V	22074111	Building 10 to 15		'					

9	4737518	D5020	Distribution Panel [Room 24]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025804	
0	4737529	D5020	Distribution Panel [Room 25]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025801	
1	4737514	D5020	Distribution Panel [Room 26]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025745	
2	4737511	D5020	Distribution Panel [Room 27]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior					19025747	
3	4737530	D5020	Distribution Panel [Room 28]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025884	
4	4737542	D5020	Distribution Panel [Room 29]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025766	
5	4737513	D5020	Distribution Panel [Room 30]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025895	
6	4737536	D5020	Distribution Panel [Room 31]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025739	
7	4737520	D5020	Distribution Panel [Room 32]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Modular Buildings 24 to 32	Building exterior	Square D				19025740	
8	4737619	D5020	Distribution Panel [Room 33]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Portable Buildings 33 & 34	Building exterior	Square D				19025735	
9	4737621	D5020	Distribution Panel [Room 34]	120/240 V, Residential Style	100 AMP	Chavez Elementary / Portable Buildings 33 & 34	Building exterior	Square D				19025789	
70 Electron	ic Safety & Security												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4737643	D7050	Fire Alarm Panel	Multiplex		Chavez Elementary / Pre School 1 &2	Classrooms	Fire-Lite	MS-4			19025883	
	4737352	D7050	Fire Alarm Panel	Multiplex		Chavez Elementary / Building 4 to 9	Electrical room	IBM	4206	994383SL			
10 Equipme	ent												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4737569	E1030	Foodservice Equipment	Convection Oven, Double		Chavez Elementary / Multi Use/Cafeteria	Kitchen	Montague	No tag/plate found			19025750	
	4737563	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Chavez Elementary / Multi Use/Cafeteria	Kitchen	No tag/plate found				19025843	
	4737543	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chavez Elementary / Multi Use/Cafeteria	Kitchen	Royalton Food Service Equipment Co.	No tag/plate found			19025781	
	4737547	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Chavez Elementary / Multi Use/Cafeteria	Kitchen	Metro	C5	1 series		19025721	
	4737547 4737548	E1030	Foodservice Equipment Foodservice Equipment	Cabinet on Wheels Freezer, 2-Door Reach-In		Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria	Kitchen	Metro	C5	1 series		19025721 19025805	
•			Foodservice Equipment Foodservice Equipment Foodservice Equipment	Cabinet on Wheels Freezer, 2-Door Reach-In Refrigerator, 1-Door Reach-In		Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria				1 series			
5	4737548	E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment	Cabinet on Wheels Freezer, 2-Door Reach-In Refrigerator, 1-Door Reach-In Refrigerator, 1-Door Reach-In		Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria	Kitchen	Traulsen	n SM58N-W	1 series 13007466		19025805	
4 5 6 7 8	4737548 4737564	E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice	Cabinet on Wheels Freezer, 2-Door Reach-In Refrigerator, 1-Door Reach-In Refrigerator, 1-Door		Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria Chavez Elementary / Multi Use/Cafeteria Chavez Elementary /	Kitchen Kitchen	Traulsen Beverage-Air Corporation	n SM58N-W			19025805 19025893	