FACILITY CONDITION ASSESSMENT



prepared for

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



Hubbard Media Arts Academy 1680 Foley Avenue San Jose, California 95122

PREPARED BY:

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ON SITE DATE:

November 28-29, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	12
Main Address	1680 Foley Avenue, San Jose, California 95122
Site Developed	1959 Initial construction Renovated 1996 New office in 2006 (according to POC) New portables in 2017
Site Area	9.5 acres (estimated)
Parking Spaces	90 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	A classroom is leased by Kidango
Date(s) of Visit	November 28-29, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zaho
Assessment and Report Prepared By	Kay van der Have
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The main classroom structures (A, B, C, D) as well as the cafeteria/multi-use building at Hubbard Elementary School were built in 1961. Towards the end of the 1990s classroom space A was augmented by the introduction of several portables. In 2010 a new administration building was constructed and the H wing classroom modulars were installed in 2017.

Architectural

The modified bitumen roofs found on the main structures appear to be in the first third of their lives. Most of the portables, modular buildings and the administration building have metal roofs, minimal maintenance can be anticipated for these roofs. The 1961 structures have steel sash single glazed windows. As a modernization move short term replacement of these windows has been budgeted. Building exteriors are generally in serviceable condition with the exception of the wood fascia that throughout the campus shows the need for paint. Typical lifecycle-based interior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The 1961 classroom buildings are heated and cooled by heat pumps located inside each classroom. These heat pumps have exceeded their Expected Useful Life, short term replacement has been budgeted. The major components of the electrical infrastructure were upgraded in 2000, replacement of these components can be anticipated during the Reserve Term. With the exception of the Administration building, there are no fire sprinklered buildings. The cost of adding fire sprinklers is added as a modernization measure.

Site

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

Recommended Additional Studies

Bureau Veritas recommends an accessibility 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%790 In new or well-maintained condition, with little or no visual evidence of wear or deficiencies							
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.						
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.						
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.						

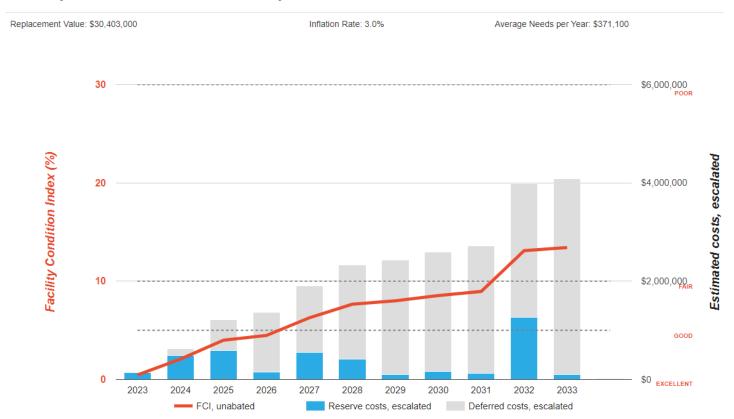
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3- Year	5- Year	10- Year
Administration Building	\$790	3,800	\$3,002,000	0.0%	0.7%	4.2%	8.7%
Building A	\$790	8,800	\$6,952,000	0.5%	4.7%	6.9%	10.9%
Building B	\$790	9,500	\$7,505,000	0.5%	4.7%	6.4%	10.5%
Building C	\$790	3,700	\$2,923,000	1.1%	7.4%	9.3%	15.2%
Building D	\$790	6,000	\$4,740,000	0.2%	6.1%	7.7%	11.6%
Modular Buildings E1-E3, H1-H3	\$690	6,000	\$4,140,000	0.0%	1.2%	5.4%	9.8%
Modulars H100 - H108	\$690	9,100	\$6,279,000	0.1%	0.2%	1.6%	4.8%
Multi Use/Cafeteria Building	\$790	4,200	\$3,318,000	0.2%	0.9%	5.2%	10.2%



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

FCI Analysis: Hubbard Media Arts Academy



Immediate Needs

Facility/Building	Total Items	Total Cost
Hubbard Media Arts Academy / Building A	3	\$33,900
Hubbard Media Arts Academy / Building B	2	\$40,600
Hubbard Media Arts Academy / Building C	4	\$30,700
Hubbard Media Arts Academy / Building D	2	\$9,300
Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	2	\$1,900
Hubbard Media Arts Academy / Modulars H100 - H108	1	\$8,300
Hubbard Media Arts Academy / Multi Use/Cafeteria Building	1	\$7,700
Hubbard Media Arts Academy / Site	1	\$9,300
Total	16	\$141,700

Building A

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4558036	Hubbard Media Arts Academy / Building A	Building A Exterior	B3080	Soffit/Fascia, Gypsum Board, Repair / Prep and paint	Poor	Performance/Integrity	\$1,000
4557932	Hubbard Media Arts Academy / Building A	Stairs	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$300
4557855	Hubbard Media Arts Academy / Building A	Building A	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Retrofit/Adaptation	\$32,600
Total (3 items))						\$33,900



Building B

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4557750	Hubbard Media Arts Academy / Building B	B7	D3030	Heat Pump, Packaged & Wall- Mounted, Replace	Poor	Retrofit/Adaptation	\$5,400
4557812	Hubbard Media Arts Academy / Building B	Building B	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Retrofit/Adaptation	\$35,200
Total (2 items)							\$40,600

Building C

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4557779	Hubbard Media Arts Academy / Building C	C2	D3030	Heat Pump, Packaged & Wall- Mounted, Replace	Poor	Retrofit/Adaptation	\$5,400
4557770	Hubbard Media Arts Academy / Building C	C3	D3030	Heat Pump, Packaged & Wall- Mounted, Replace	Poor	Retrofit/Adaptation	\$5,400
4557841	Hubbard Media Arts Academy / Building C	Building C	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	Poor	Retrofit/Adaptation	\$13,700
4567090	Hubbard Media Arts Academy / Building C	Building C	Y1020	ADA Paths of Travel, Drop-Off Area, Passenger/Public Transportation, Install	Poor	Retrofit/Adaptation	\$6,200
Total (4 items)							\$30,700



Building D

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4557804	Hubbard Media Arts Academy / Building D	D7	D3030	Heat Pump, Packaged & Wall-Mounted, Replace	Poor	Retrofit/Adaptation	\$6,800
4557802	Hubbard Media Arts Academy / Building D	D1	D5020	Distribution Panel, 120/208 V, Replace	Poor	Safety	\$2,500
Total (2 items)							\$9,300

Modular Buildings E1-E3, H1-H3

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	<u>Condition</u>	<u>Pian Type</u>	Cost
4557735	Hubbard Media Arts Academy / Modular Buildings E1- E3, H1-H3	Building Exterior	B2050	Exterior Door, Steel, Standard, Replace	Poor	Performance/Integrity	\$700
4557764	Hubbard Media Arts Academy / Modular Buildings E1- E3, H1-H3	Modular Buildings E1-E3	C2030	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	Poor	Performance/Integrity	\$1,200
Total (2 items)							\$1,900

Modulars H100 - H108

ID	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Pian Type</u>	<u>Cost</u>
4558008	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$8,300
Total (1 items)							\$8,300



Multi Use/Cafeteria Building

<u>ID</u>	Location	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4557939	Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	\$7,700
Total (1 items)							\$7,700

Site

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF Code</u>	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4567089	Hubbard Media Arts Academy / Site	Entire site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (1 items)							\$9,300



System Expenditure Report

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)		Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$740	\$397,556	\$132,541	\$131,603	\$318,913	\$981,353
Roofing	\$1,024	-	\$15,693	\$4,700	\$750,253	\$771,670
Interiors	\$9,809	\$10,084	\$381,200	\$255,614	\$1,051,945	\$1,708,652
Conveying	-	-	\$24,319	-	-	\$24,319
Plumbing	-	\$26,187	\$66,160	\$275,996	\$296,804	\$665,147
HVAC	\$30,724	\$117,652	\$35,455	\$99,483	\$279,612	\$562,926
Fire Protection	-	-	\$211,564	\$5,620	\$51,723	\$268,907
Electrical	\$2,468	-	\$8,511	\$493,267	\$603,243	\$1,107,489
Fire Alarm & Electronic Systems	\$81,443	\$51,840	\$109,506	\$275,321	\$455,109	\$973,219
Equipment & Furnishings	-	\$429,207	\$61,211	\$64,218	\$364,118	\$918,754
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$18,578	\$65,409	\$118,400	\$403,292	\$605,679
Site Utilities	-	-	-	\$4,507	\$57,989	\$62,496
Site Pavement	-	\$22,386	-	\$25,951	\$219,970	\$268,307
Accessibility	\$15,425	-	-	-	-	\$15,425
TOTALS (3% inflation)	\$141,700	\$1,073,500	\$1,111,600	\$1,754,700	\$4,853,000	\$8,934,500



System Condition Ratings

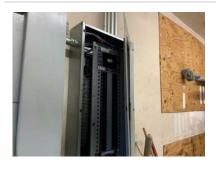
In addition to the FCI index noted above we have also calculated a system rating for each of 10 Primary Systems at the school. The table below shows the calculation of the system ratings for this school. The methodology is to use a Weighted Average Condition for each of the Primary Systems. The evaluation 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.

	Hubbard Media Arts Academy				
	Building Area = 51,100 SF				
		TERM Scale	Replacement Cost x TERM Scale		
	FTA Primary Level	Condition	Condition		
	Replacement Cost	Rating	Rating		
Area	\$1,457,107	4.00	\$5,828,429		
51,100	\$1,595,945	3.05	\$4,871,178		
	\$1,612,042	2.62	\$4,218,639		
	\$20,978	3.00	\$0		
	\$561,408	3.09	\$1,737,534		
	\$373,569	2.40	\$897,599		
	\$210,108	2.00	\$420,216		
	\$1,353,149	2.92	\$3,957,740		
	\$31,220	3.00	\$93,661		
	\$771,423	3.55	\$2,741,109		
	\$7,986,949	Subtotal	\$24,766,105		
	Building Weighted Average Condition	3.10			
	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



Distribution Panel in Poor condition.

120/208 V

Building D Hubbard Media Arts Academy D1

Uniformat Code: D5020

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$2,500

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Cover not fixed in place!!! - AssetCALC ID: 4557802



Exterior Walls in Poor condition.

Plywood/OSB Building A Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2010

Recommendation: Replace in 2024

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$900

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Lack of maintenance has led to deterioration - AssetCALC ID: 4557776



Furnace in Poor condition.

Gas

Multi Use/Cafeteria Building Hubbard Media Arts Academy Multi Use/Cafeteria Building

Uniformat Code: D3020

Recommendation: Replace in 2023

Priority Score: 86.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,700

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Abandoned in place - AssetCALC ID: 4557939

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes

fixtures)

Modular Buildings E1-E3, H1-H3 Hubbard Media Arts Academy Modular Buildings E1-E3

Uniformat Code: D2010

Recommendation: Replace in 2025

Priority Score: 84.7

Plan Type:

Performance/Integrity

Cost Estimate: \$16,700

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Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Site Hubbard Media Arts Academy Site

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 83.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,900

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Replacement is required. - AssetCALC ID: 4557861



Water Heater in Poor condition.

Gas, Residential Multi Use/Cafeteria Building Hubbard Media Arts Academy Multi Use/Cafeteria Building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 83.8

Plan Type:

Performance/Integrity

Cost Estimate: \$2,300

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Replacement is required. - AssetCALC ID: 4557749



Playfield Surfaces in Marginal condition.

Chips Wood, 3" Depth Building C Hubbard Media Arts Academy Site

Uniformat Code: G2050

Recommendation: Replace in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$2,500

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- AssetCALC ID: 4557747



Casework in Poor condition.

Countertop, Plastic Laminate Building C Hubbard Media Arts Academy Building C

Uniformat Code: E2010

Recommendation: Replace in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,200

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Casework in Marginal condition.

Countertop, Plastic Laminate Building D Hubbard Media Arts Academy Building D

Uniformat Code: E2010

Recommendation: Replace in 2025

Priority Score: 82.7

Plan Type:

Performance/Integrity

Cost Estimate: \$6,200

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- AssetCALC ID: 4557706



Casework in Poor condition.

Cabinetry, Hardwood Standard Building B Hubbard Media Arts Academy Building B

Uniformat Code: E2010

Recommendation: Replace in 2025

Priority Score: 82.7

Plan Type:

Performance/Integrity

Cost Estimate: \$129,600

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Replacement is required. - AssetCALC ID: 4557833



Casework in Poor condition.

Cabinetry, Hardwood Standard Building C Hubbard Media Arts Academy

Building C

Uniformat Code: E2010

Recommendation: Replace in 2025

Priority Score: 82.7

Plan Type:

Performance/Integrity

Cost Estimate: \$96,300

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Replacement is required. - AssetCALC ID: 4557761



Casework in Poor condition.

Cabinetry, Hardwood Standard Building D Hubbard Media Arts Academy

Building D

Uniformat Code: E2010

Recommendation: Replace in 2025

Priority Score: 82.7

Plan Type:

Performance/Integrity

Cost Estimate: \$55,500

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Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement Building B Hubbard Media Arts Academy Site

Uniformat Code: G2050

Recommendation: Mill & Overlay in 2025

Priority Score: 82.7

Plan Type:

Performance/Integrity

Cost Estimate: \$15,100

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Replacement is required. - AssetCALC ID: 4557707



Casework in Poor condition.

Cabinetry, Hardwood Standard Building A Hubbard Media Arts Academy Building A

Uniformat Code: E2010

Recommendation: Replace in 2025

Priority Score: 82.7

Plan Type:

Performance/Integrity

Cost Estimate: \$111,100

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Replacement is required. - AssetCALC ID: 4557938



Flooring in Poor condition.

Vinyl Tile (VCT)
Building A Hubbard Media Arts Academy Stairs

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$300

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Tile is damaged and missing in stairwell - AssetCALC ID: 4557932



Soffit/Fascia in Poor condition.

Gypsum Board Building A Hubbard Media Arts Academy Building A Exterior

Uniformat Code: B3080

Recommendation: Repair / Prep and paint in

2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,000

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Areas of peeling and blistering paint on exterior soffit area - AssetCALC ID: 4558036





Flooring in Poor condition.

Carpet, Commercial Standard Modulars H100 - H108 Hubbard Media Arts Academy Modular 100-108

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$8,300

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H106 - AssetCALC ID: 4558008



Exterior Door in Poor condition.

Steel, Standard Modular Buildings E1-E3, H1-H3 Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2050

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$700

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The store is rusting and has a hole in it needs to be replaced - AssetCALC ID: 4557735



Flooring in Poor condition.

any surface, w/ Epoxy Coating Modular Buildings E1-E3, H1-H3 Hubbard Media Arts Academy Modular Buildings E1-E3

Uniformat Code: C2030

Recommendation: Prep & Paint in 2023

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,200

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The metal surfaces are rusting - AssetCALC ID: 4557764



Flooring in Poor condition.

Wood, Strip Multi Use/Cafeteria Building Hubbard Media Arts Academy Multi Use/Cafeteria Building

Uniformat Code: C2030

Recommendation: Refinish in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$2,000

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Split System in Marginal condition.

Condensing Unit/Heat Pump
Building B Hubbard Media Arts Academy Roof

Uniformat Code: D3030

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$6,400

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Library - AssetCALC ID: 4557756



Fire Alarm Panel in Marginal condition.

Fully Addressable Administration Building Hubbard Media Arts Academy Administration Building

Uniformat Code: D7050

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$18,500

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- AssetCALC ID: 4557803



Heat Pump in Poor condition.

Packaged & Wall-Mounted Modular Buildings E1-E3, H1-H3 Hubbard Media Arts Academy Exterior wall

Uniformat Code: D3030

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

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Replacement is required. - AssetCALC ID: 4557909



Fire Alarm System in Poor condition.

Full System Upgrade, Simple Addressable Building D Hubbard Media Arts Academy Building D

Uniformat Code: D7050

Recommendation: Upgrade/Install in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$14,800

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Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable Multi Use/Cafeteria Building Hubbard Media Arts Academy Multi Use/Cafeteria Building

Uniformat Code: D7050

Recommendation: Upgrade/Install in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$15,500

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Replacement is required. - AssetCALC ID: 4557847

ADA Miscellaneous

Level III Study, Includes Measurements Site Hubbard Media Arts Academy Entire site

Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,300

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Some areas of the facility were identified as having major or moderate accessibility issues. - AssetCALC ID: 4567089



Window in Poor condition.

Steel, 16-25 SF Building C Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$62,900

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Steel, single glazed - AssetCALC ID: 4557685

Steel, single glazed - AssetCALC ID: 4557974



Window in Poor condition.

Steel, 28-40 SF Building A Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Cost Estimate: \$124,900

Retrofit/Adaptation

Priority Score: 60.8

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Plan Type:





Window in Poor condition.

Steel, 16-25 SF Building B Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$67,100

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Steel, single glazed - AssetCALC ID: 4557964



Window in Poor condition.

Steel, 16-25 SF Building D Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$90,200

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Steel, single glazed - AssetCALC ID: 4557896



Window in Poor condition.

Steel, 28-40 SF Building B Hubbard Media Arts Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: **60.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$17,000

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Steel, single glazed - AssetCALC ID: 4558034

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Modular Buildings E1-E3, H1-H3 Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$20,000

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303692

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building B Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$35,200

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303687

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Modulars H100 - H108 Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$30,000

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303693

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building A Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: **60.5**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$40,700

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303686



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building D Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$22,200

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303689

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Multi Use/Cafeteria Building Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$15,500

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303690

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building C Hubbard Media Arts Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$13,700

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5303688





Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable Building C Hubbard Media Arts Academy Building C

Uniformat Code: D7050

Recommendation: Upgrade/Install in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$13,700

\$\$\$\$

The fire alarm system is extremely aged - AssetCALC ID: 4557841



Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable Building A Hubbard Media Arts Academy Building A

Uniformat Code: D7050

Recommendation: Upgrade/Install in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$32,600

\$\$\$\$

This is a very aged system - AssetCALC ID: 4557855



Fire Alarm System in Poor condition.

Full System Upgrade, Standard Addressable Building B Hubbard Media Arts Academy Building B

Uniformat Code: D7050

Recommendation: Upgrade/Install in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$35,200

\$\$\$\$

The fire alarm system is extremely aged - AssetCALC ID: 4557812



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B Hubbard Media Arts Academy B7

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$





Packaged & Wall-Mounted
Building C Hubbard Media Arts Academy C3

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557770

ADA Paths of Travel in Poor condition.

Drop-Off Area, Passenger/Public Transportation Building C Hubbard Media Arts Academy Building C

Uniformat Code: Y1020

Recommendation: Install in 2023

Priority Score: 54.9

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$6,200

\$\$\$\$

The play area is inaccessible, need to create accessible means of ingress/egress. - AssetCALC ID: 4567090



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building C Hubbard Media Arts Academy C2

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: **54.9**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557779



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building D Hubbard Media Arts Academy D7

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: **54.9**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$6,800

\$\$\$\$





Packaged & Wall-Mounted Building D Hubbard Media Arts Academy D4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$6,800

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557887



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building A Hubbard Media Arts Academy A4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

PA1783XU8641 - AssetCALC ID: 4557772



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Hubbard Media Arts Academy A3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

PA1783XU8641 - AssetCALC ID: 4557703



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B Hubbard Media Arts Academy B4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5.400

\$\$\$\$





Packaged & Wall-Mounted Building B Hubbard Media Arts Academy B6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557940



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building B Hubbard Media Arts Academy B1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557856



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Hubbard Media Arts Academy A5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

The unit has exceeded its estimated useful life - AssetCALC ID: 4557748



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Hubbard Media Arts Academy A6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$





Packaged & Wall-Mounted Building D Hubbard Media Arts Academy D5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557705



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building D Hubbard Media Arts Academy D3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557791



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building B Hubbard Media Arts Academy B5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557943



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A Hubbard Media Arts Academy A9

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5.400

\$\$\$\$





Packaged & Wall-Mounted Building D Hubbard Media Arts Academy D8

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557868



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B Hubbard Media Arts Academy B2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

Has exceeded its estimated useful life - AssetCALC ID: 4557765



Heat Pump in Poor condition.

Packaged & Wall-Mounted
Building A Hubbard Media Arts Academy A7

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

PA1783XU8641 - AssetCALC ID: 4558001



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D Hubbard Media Arts Academy D6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5.400

\$\$\$\$





Packaged & Wall-Mounted Building A Hubbard Media Arts Academy A8

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$5,400

\$\$\$\$

PA1783XU8641 - AssetCALC ID: 4557956

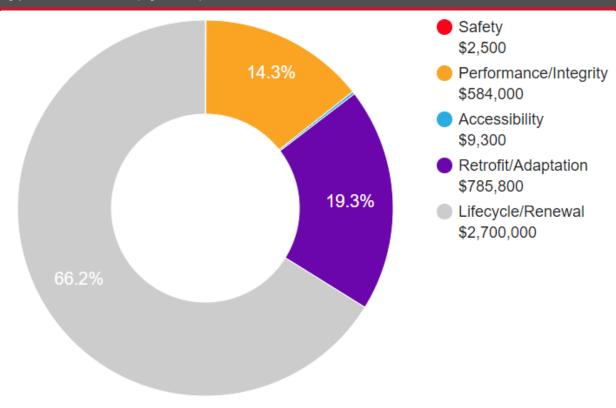


Plan Types

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)

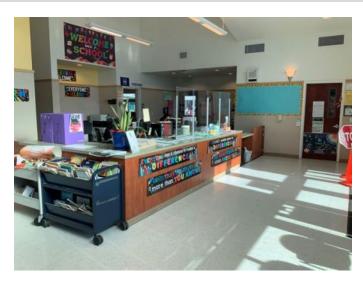


10-YEAR TOTAL: \$4,081,600



2. Administration Building





Administration Building: Systems Summary				
Address	1680 Foley Avenue; San Jose, California 95122			
Constructed/Renovated	2010			
Building Size	3,800 SF			
Number of Stories	One			
System	Description	Condition		
Structure	Conventional frame structure over concrete slab foundation	Good		
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Fiber cement Windows: Aluminum	Good		
Roof	Gable construction with metal finish	Good		
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair		
Elevators	None			
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Good		
HVAC	Packaged units	Fair		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair		



Administration Building: Systems Summary				
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None			
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good		
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 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			



Administration Building: Photographic Overview



1 - FRONT ELEVATION





3 - REAR ELEVATION



4 - PUBLIC ENTRANCE LOBBY



5 - SECONDARY ELECTRICAL



6 - FIRE ALARM CONTROL PANEL





7 - WATER HEATER



8 - ROOFTOP PACKAGED UNIT

3. Classroom Buildings A, B, C, D and Multi Use





Address	1680 Foley Avenue; San Jose, California 95122	
Constructed/Renovated	1961	
	A - 8,800 SF	
	B – 9,500 SF	
Building Size	C – 3,700 SF	
Danaing Cizo	D – 6,000 SF	
	Multi Use – 4,200	
	Total 32,200 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation over a concrete slab	Good
	Primary Wall Finish: Stucco	
Façade	Secondary Wall Finish: Brick	Fair
	Windows: Steel	
Roof	Hip construction with modified bituminous finish	Good
	Walls: Painted gypsum board or lath and plaster, vinyl, glued on acoustic	_
Interiors	tile	Fair
	Floors: Carpet, VCT	
	Ceilings: Painted lath and plaster and ACT	
Elevators	Wheelchair lift	Fair
	Distribution: Copper supply and cast iron waste and venting	
Plumbing	Hot Water: None	Fair
	Fixtures: Toilets, urinals, and sinks in all restrooms	



Classroom Buildings A, B, C, D & Multi Use: Systems Summary				
HVAC	Non-Central System: Packaged units			
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair		
Fire Alarm	Alarm panel with alarms and pull stations	Fair		
Equipment/Special	None			
Accessibility	Potential moderate/major issues have been identified at this building and a d accessibility study is recommended. See Appendix D.	etailed		
Additional Studies	Beyond the accessibility study recommended above, no additional srecommended for this building/site at this time.	studies are		
Key Issues and Findings	Steel sash single glazed windows, buildings lack fire sprinkler system, aged package units, aged casework, aged electrical infrastructure, outdated fire alarm system, wood fascia needs paint			
Key Spaces Not Observed	All key areas of the property were accessible and observed.			



Classroom Buildings A, B, C, D and Multi Use: Photographic Overview



1 - CLASSROOM BUILDING B



2 - CLASSROOM BUILDING C



3 - PRIMARY ROOF OVERVIEW



4 - MULTI USE BUILDING



5 - MULTI USE BUILDING



6 - CASEWORK





7 - KITCHEN





9 - CLASSROOM



10 - CLASSROOM



11 - CLASSROOM HEAT PUMP



12 - MULTI USE - ROOF TOP UNIT



4. Portables E1-E3, H1-H3





Address	1680 Foley Avenue; San Jose, California 95122				
Constructed/Renovated	E1-3 1990 estimated, H1-H3 1995 estimated				
Building Size	6,000 SF				
Number of Stories	One				
System	Description	Condition			
Structure	Portable building	Good			
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair			
Roof	Fair				
Interiors	Walls: vinyl, FRP Floors: Carpet, Sheet vinyl Ceilings: ACT				
Elevators	None				
Plumbing Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms		Fair			
HVAC	Non-Central System: Packaged units				
Fire Suppression Fire extinguishers only					
	Source and Distribution: Main panel with copper wiring				

Portables E1-E3, H1-H3: Systems Summary						
Fire Alarm Smoke detectors, alarms, pull stations and exit signs Fa						
Equipment/Special	None					
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.					
Additional Studies	No additional studies are recommended for this building 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					



Portables E1-E3, H1-H3: Photographic Overview



1 - E -PORTABLES FRONT ELEVATION



2 - E- PORTABLES ROOF



3 - HEAT PUMPS E PORTABLES



4 - INTERIOR E-PORTABLES



5 - H- PORTABLES



6 - H- PORTABLES





7 - RESTROOMS H- PORTABLES



9 - ELECTRICAL PANEL H PORTABLES



8 – CASEWORK H PORTABLES



10 - HEAT PUMPS H-PORTABLES



5. Modulars H100-H108





Modulars H100-H108: Systems Summary				
Address	1680 Foley Avenue; San Jose, California 95122			
Constructed/Renovated	2017			
Building Size	9,100 SF			
Number of Stories	One			
System	Description	Condition		
Structure	Prefabricated frame structure over crawl space foundation	Good		
Façade	Primary Wall Finish: Stucco Windows: Aluminum			
Roof	Flat construction with metal finish			
Walls: Vinyl Floors: Carpet, VCT, Ceilings: ACT				
Elevators	None			
Plumbing Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: None		Good		
HVAC Non-Central System: Packaged units				
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent			

Modulars H100-H108: Systems Summary						
Fire Alarm	smoke detectors, alarms, strobes, pull stations, and exit signs					
Equipment/Special None						
Accessibility Presently it does not appear an accessibility study is needed for this building. See Appendix D.						
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	None observed at time of assessment.					
Key Spaces Not Observed	All key areas of the property were accessible and observed.					



Modular Buildings H100-H108: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION, ROOF OVERVIEW



3 - INTERIOR



4 - INTERIOR



5 - INTERIOR



6 - ELECTRIC PANELS



6. Site Summary





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

Site: Photographic Overview



1 - MAIN PARKING AREA



2 - SHADE STRUCTURE



3 - PLAY STRUCTURE



4 – PLAY SURFACE





5 - INACCESSIBLE PLAY STRUCTURE



6 - SITE LIGHTING



7. Property Space Use and Observed Areas

Areas Observed

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

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



8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1961 with additional buildings added and renovated in phases over time.

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

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



9. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



10. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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



Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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



11. Certification

Alum Rock Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hubbard Media Arts Academy, 1680 Foley Avenue, San Jose, California 95122, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:

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12. Appendices

Appendix A: Site Plans and Flood Map

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



Appendix A:
Site Plans and Flood Map



Aerial Site Plan

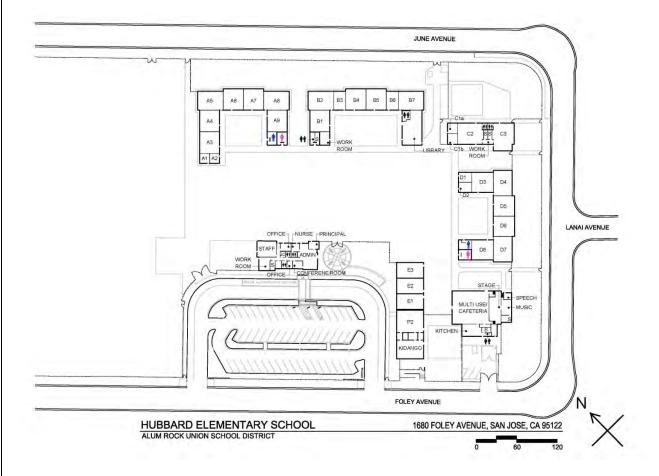




Project Number	Project Name		
159228.22R000-021.354	Hubbard Media Arts Academy		
Source	On-Site Date		
Google Earth	November 28-29, 2022		



Site Plan



TAS
BUREAU VERITAS

Project Number	Project Name		
159228.22R000-021.354	Hubbard Media Arts Academy		
Source	On-Site Date		
Hubbard Media Arts Academy	November 28-29, 2022		



Appendix B:
Pre-Survey Questionnaire



BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	Hubbard Media Arts Academy
Name of person completing form:	NA
Title / Association with property:	
Length of time associated w/ property:	
Date Completed:	
Phone Number:	
Method of Completion:	INCOMPLETE: client/POC unwilling or unable to complete

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

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

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

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

Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

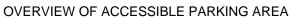
Property Name: Hubbard Media Arts Academy

BV Project Number: 159228.22R000 - 021.017

	Abbreviated Accessibility Checklist							
	Facili	ty Histor	ry & Inte	rview				
	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?		×					

Parking







SECOND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided?	×			
2	Does the required number of van-accessible designated spaces appear to be provided?	×			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance?	×			
4	Does parking signage include the International Symbol of Accessibility?		×		Sign missing
5	Does each accessible space have an adjacent access aisle ?	×			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction?	×			

Exterior Accessible Route





ACCESSIBLE PATH

ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property?	×			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances?		×		No accessible access to the kindergarten play structure
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	×			
4	Do curb ramps appear to have compliant slopes for all components?	×			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	×			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	×			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings?	×		
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	×		
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		×	

Building Entrances





ACCESSIBLE ENTRANCE

SIGNAGE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided?	×			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			×	The main entrance is accessible
3	Is signage provided indicating the location of alternate accessible entrances?			×	The main entrance is accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	×			
5	Do doors at accessible entrances appear to have compliant hardware ?	×			
6	Do doors at accessible entrances appear to have a compliant clear opening width?	×			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		×	No entry doors in series
8	Do thresholds at accessible entrances appear to have a compliant height?	×		

Interior Accessible Route



or make a little with the state of the state

LOWERED PUBLIC COUNTER

DOOR HARDWARE

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

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

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area?	×			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	×			
3	Does the lavatory faucet have compliant handles ?	×			
4	Is the plumbing piping under lavatories configured to protect against contact ?	×			
5	Are grab bars provided at compliant locations around the toilet ?	×			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	×			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	×		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width?	×		
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×		

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes





KITCHEN CABINETS

KITCHEN ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	×			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	×			
3	Is there an accessible countertop/preparation space of proper width and height?	×			
4	Is there an accessible sink space of proper width and height ?	×			
5	Does the sink faucet have compliant handles ?	×			
6	Is the plumbing piping under the sink configured to protect against contact?	×			

Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners)?

No cooktop or range

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		×		No Accessible route to the kindergarten play structure
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			×	No swimming pool

Appendix D:
Component Condition Report



Component Condition Report | Hubbard Media Arts Academy / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	3,800 SF	45	5133327
Facade						
B2010	Administration Building	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,300 SF	4	4559505
B2010	Building Exterior	Good	Exterior Walls, Stucco	1,200 SF	39	4557912
B2010	Building Exterior	Good	Exterior Walls, Fiber Cement Siding	1,200 SF	34	4557949
B2020	Building Exterior	Adequate	Storefront, Glazing & Framing	300 SF	19	4557926
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	14	4557846
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	16	19	4557730
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	7	29	4557929
Roofing						
B3010	Roof	Good	Roofing, Metal	3,900 SF	29	4557878
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	20 LF	29	4557795
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	180 LF	9	4557819
B3060	Roof	Adequate	Roof Hatch, Metal	1	19	4557711
Interiors						
C1030	Administration Building	Good	Interior Door, Wood, Solid-Core	11	29	4557834
C1030	Administration Building	Adequate	Door Hardware, School, per Door	11	14	4557704
C1070	Administration Building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	9	4557993
C2010	Administration Building	Adequate	Wall Finishes, Laminated Paneling (FRP)	550 SF	19	4557740
C2010	Administration Building	Good	Wall Finishes, Ceramic Tile	500 SF	29	4557975
C2010	Administration Building	Adequate	Wall Finishes, Vinyl	3,500 SF	9	4557698
C2010	Administration Building	Adequate	Wall Finishes, any surface, Prep & Paint	3,000 SF	4	4558042
C2030	Administration Building	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	200 SF	4	4558004
C2030	Administration Building	Adequate	Flooring, Carpet, Commercial Standard	2,300 SF	4	4558018
C2030	Administration Building	Adequate	Flooring, Vinyl Tile (VCT)	1,500 SF	4	4557702
Plumbing						
D2010	Administration Building	Adequate	Sink/Lavatory, Service Sink, Floor	1	17	4557899
D2010	Administration Building	Adequate	Toilet, Commercial Water Closet	3	19	4558012
D2010	Administration Building	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	19	4557710
D2010	Administration Building	Good	Water Heater, Electric, Residential [No tag/plate found]	1	13	4557910
D2010	Administration Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,800 SF	29	4557689

Component Condition Report | Hubbard Media Arts Academy / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Administration Building	Adequate	HVAC System, Ductwork, High Density	3,800 SF	19	4557744
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	9	4558029
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	9	4558041
Fire Protection						
D4010	Administration Building	Adequate	Fire Suppression System, Existing Sprinkler Heads, by SF	3,800 SF	14	4557885
D4030	Administration Building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	6	4557928
Electrical						
D5020	Administration Building	Adequate	Distribution Panel, 120/208 V [DPGB]	1	17	4558030
D5020	Administration Building	Adequate	Distribution Panel, 120/208 V [DPGA]	1	17	4557684
D5030	Administration Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,800 SF	29	4557927
D5040	Administration Building	Adequate	Lighting Controls, Dimming Panel, Standard	1	7	4557680
D5040	Administration Building	Adequate	Emergency & Exit Lighting, Exit Sign, LED	7	3	4557788
D5040	Administration Building	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	9	4557852
D5040	Administration Building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,800 SF	9	4558011
Fire Alarm & Electr	onic Systems					
D6020	Administration Building	Adequate	Low Voltage System, Phone & Data Lines	3,800 SF	9	4557693
D6060	Administration Building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,800 SF	6	4557906
D7010	Administration Building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,800 SF	4	4558000
D7050	Administration Building	Marginal	Fire Alarm Panel, Fully Addressable [DPGA-42]	1	2	4557803
Equipment & Furni	shings					
E2010	Administration Building	Adequate	Casework, Cabinetry, Hardwood Standard	75 LF	4	4557902
E2010	Administration Building	Adequate	Casework, Countertop, Plastic Laminate	50 LF	4	4557754

Component Condition Report | Hubbard Media Arts Academy / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	8,800 SF	45	5133329
Facade						,
B2010	Building Exterior	Poor	Exterior Walls, Plywood/OSB	100 SF	1	4557776
B2010	Building A	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	4	4558024
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	44	1	4557974
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	12	14	4557742
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	9,000 SF	14	4557832

Component Condition Report | Hubbard Media Arts Academy / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	440 LF	13	4557789
B3080	Building A Exterior	Poor	Soffit/Fascia, Gypsum Board, Repair / Prep and paint	100 SF	0	4558036
Interiors						
C1030	Building Exterior	Good	Door Hardware, School, per Door	10	24	4557674
C1070	Building A	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	19	4557687
C1090	Building A	Adequate	Toilet Partitions, Plastic/Laminate	6	9	4557786
C2010	Building A	Good	Wall Finishes, Ceramic Tile	550 SF	29	4557901
C2010	Building A	Adequate	Wall Finishes, any surface, Prep & Paint	2,000 SF	3	4557883
C2030	Building A	Adequate	Flooring, Vinyl Tile (VCT)	3,200 SF	4	4557690
C2030	Stairs	Poor	Flooring, Vinyl Tile (VCT)	48 SF	0	4557932
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	6	4557960
Plumbing						
D2010	Building A	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	19	4557831
D2010	Building A	Marginal	Sink/Lavatory, Wall-Hung, Enameled Steel	7	4	4557677
D2010	Building A	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	8,800 SF	9	4557924
D2010	Building A	Adequate	Toilet, Commercial Water Closet	6	19	4557936
D2010	Building A	Adequate	Urinal, Standard	4	19	4557738
HVAC						
D3030	A8	Poor	Heat Pump, Packaged & Wall-Mounted [A8]	1	1	4557956
D3030	A7	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4558001
D3030	A9	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4558014
D3030	A6	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557881
D3030	A5	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557748
D3030	A3	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557703
D3030	A4	Poor	Heat Pump, Packaged & Wall-Mounted [A4]	1	1	4557772
D3030	Building A	Adequate	Split System Ductless, Single Zone	1	4	4557930
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper [REF-3]	1	5	4557769
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [REF-2]	1	9	4558038
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	11,000 SF	5	5303686
D4030	Building A	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	7	6	4557840
Electrical						
D5020	Building A	Adequate	Distribution Panel, 120/208 V [A]	1	7	4557796
D5030	Building A	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,800 SF	9	4563008

Component Condition Report | Hubbard Media Arts Academy / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building A	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	4	4557774
D5040	Building A	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,800 SF	9	4563011
D5040	H1-H3	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,700 SF	9	4563012
Fire Alarm & Electr	onic Systems					
D6020	Building A	Adequate	Low Voltage System, Phone & Data Lines	8,800 SF	9	4557904
D6020	Building A	Adequate	Low Voltage System, Phone & Data Lines	8,800 SF	9	4557954
D6060	Building A	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,800 SF	9	4557739
D7010	Building A	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	8,800 SF	4	4557737
D7050	Building A	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,800 SF	0	4557855
Equipment & Furni	shings					
E2010	Building A	Poor	Casework, Cabinetry, Hardwood Standard	300 LF	2	4557938

Component Condition Report | Hubbard Media Arts Academy / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	9,500 SF	45	5133333
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	6,000 SF	2	4557992
B2020	Building Exterior	Good	Window, Vinyl-Clad Double-Glazed, 16-25 SF	2	24	4557914
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	6	1	4558034
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	32	1	4557964
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	12	9	4558055
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	29	4557895
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	9,700 SF	14	4557815
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	440 LF	13	4561366
Interiors						
C1030	Building Exterior	Adequate	Door Hardware, School, per Door	9	19	4558027
C1070	Building B	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,900 SF	19	4557712
C1070	Library	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,500 SF	16	4557783
C1090	Building B	Good	Toilet Partitions, Plastic/Laminate	4	15	4557806
C2010	Library	Adequate	Wall Finishes, Vinyl	1,150 SF	7	4557697
C2010	Building B	Good	Wall Finishes, Ceramic Tile	1,600 SF	29	4557695
C2010	Building B	Adequate	Wall Finishes, any surface, Prep & Paint	3,400 SF	4	4557882

Component Condition Report | Hubbard Media Arts Academy / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Building B	Adequate	Flooring, Carpet, Commercial Standard	1,500 SF	3	4557981
C2030	Building B	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	6	4558057
C2030	Building B	Adequate	Flooring, Vinyl Tile (VCT)	8,900 SF	4	4557820
C2050	Building B	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4557858
Plumbing						
D2010	Building B	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	24	4557970
D2010	Building B	Marginal	Sink/Lavatory, Wall-Hung, Enameled Steel	6	4	4557944
D2010	Building B	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,500 SF	9	4559503
D2010	Building B	Adequate	Urinal, Standard	5	19	4558049
D2010	Building B	Adequate	Water Heater, Electric, Instant Hot	1	9	4557836
D2010	Building B	Adequate	Toilet, Commercial Water Closet	6	19	4558046
HVAC						
D3030	B2	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557765
D3030	B5	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557943
D3030	B1	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557856
D3030	B6	Poor	Heat Pump, Packaged & Wall-Mounted [Ac-3]	1	1	4557940
D3030	B4	Poor	Heat Pump, Packaged & Wall-Mounted	1	1	4557946
D3030	B7	Poor	Heat Pump, Packaged & Wall-Mounted	1	0	4557750
D3030	Roof	Marginal	Split System, Condensing Unit/Heat Pump [F-1]	1	2	4557756
D3030	Building B	Adequate	Air Conditioner, Window/Thru-Wall, Residential	1	3	4558052
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	9	4557723
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	9	4557854
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	9,500 SF	5	5303687
D4030	Building B	Adequate	Fire Extinguisher, Wet Chemical/CO2	7	4	4557818
Electrical						
D5020	Building B	Adequate	Distribution Panel, 120/208 V [B]	1	7	4557768
D5020	Building B	Adequate	Distribution Panel, 120/240 V [B3]	1	7	4557864
D5030	Building B	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,500 SF	9	4563015
D5040	Building B	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	9	4557725
D5040	Building B	Adequate	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	4	4557915
D5040	Building B	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,500 SF	9	4557728
Fire Alarm & Elect	ronic Systems					
D6020	Building B	Adequate	Low Voltage System, Phone & Data Lines	9,500 SF	9	4557672

Component Condition Report | Hubbard Media Arts Academy / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Building B	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,500 SF	9	4557876
D7050	Building B	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,500 SF	0	4557812
Equipment & Furn	ishings					
E2010	Library	Adequate	Casework, Cabinetry, Hardwood Standard	18 LF	11	4557713
E2010	Building B	Poor	Casework, Cabinetry, Hardwood Standard	350 LF	2	4557833
E2010	Building B	Adequate	Casework, Countertop, Plastic Laminate	300 LF	7	4557778
Athletic, Recreation	nal & Playfield Areas					
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,500 SF	2	4557707

Component Condition Report | Hubbard Media Arts Academy / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	3,700 SF	45	5133336
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	3	4557844
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	30	1	4557685
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	9	4557923
B2050	Building Exterior	Good	Exterior Door, Fiberglass	1	19	4558037
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	3,900 SF	14	4557726
Interiors						
C1030	Building Exterior	Adequate	Door Hardware, School, per Door	6	9	4559509
C1030	Building C	Adequate	Interior Door, Wood, Solid-Core	7	10	4557862
C1070	Building C	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,700 SF	17	4557708
C1090	Building C	Adequate	Toilet Partitions, Metal	1	9	4557978
C2010	Building C	Adequate	Wall Finishes, Ceramic Tile	1,200 SF	8	4558010
C2030	Building C	Adequate	Flooring, Terrazzo	300 SF	11	4557991
C2030	Building C	Adequate	Flooring, Vinyl Tile (VCT)	3,700 SF	5	4557759
Plumbing						
D2010	Building C	Adequate	Toilet, Child-Sized	3	19	4557891
D2010	Building C	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	19	4557965
D2010	Building C	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,700 SF	9	4559504
D2010	Building C	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	4	4557897
D2010	Building C	Marginal	Sink/Lavatory, Wall-Hung, Enameled Steel	3	4	4557865

Component Condition Report | Hubbard Media Arts Academy / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	C2	Poor	Heat Pump, Packaged & Wall-Mounted	1	0	4557779
D3030	C3	Poor	Heat Pump, Packaged & Wall-Mounted	1	0	4557770
D3030	C1	Good	Air Conditioner, Window/Thru-Wall	2	9	4557898
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	3,700 SF	5	5303688
D4030	Building C	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	7	4557810
Electrical						
D5030	Building C	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,700 SF	9	4563009
D5040	Building C	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	9	4557947
D5040	Building C	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,700 SF	9	4563018
Fire Alarm & Electro	onic Systems					
D6020	Building C	Adequate	Low Voltage System, Phone & Data Lines	3,700 SF	9	4557822
D6060	Building C	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,700 SF	9	4557714
D7050	Building C	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,700 SF	0	4557841
Equipment & Furnis	hings					
E2010	Building C	Poor	Casework, Countertop, Plastic Laminate	100 LF	1	4557931
E2010	Building C	Poor	Casework, Cabinetry, Hardwood Standard	260 LF	2	4557761
Athletic, Recreation	al & Playfield Areas					
G2050	Site	Marginal	Playfield Surfaces, Chips Wood, 3" Depth	2,000 SF	1	4557747
G2050	Site	Adequate	Play Structure, Multipurpose, Small	1	9	4557875
Accessibility						
Y1020	Building C	Poor	ADA Paths of Travel, Drop-Off Area, Passenger/Public Transportation, Install	1	0	4567090

Component Condition Report | Hubbard Media Arts Academy / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	6,000 SF	45	5133339
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	3	4557829
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	43	1	4557896
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	6,400 SF	14	4557787
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	13	4557959

Component Condition Report | Hubbard Media Arts Academy / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Building Exterior	Adequate	Door Hardware, School, per Door	6	9	4563010
C1070	Building D	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,400 SF	15	4557845
C1090	Building D	Adequate	Toilet Partitions, Plastic/Laminate	6	9	4557798
C2010	Building D	Adequate	Wall Finishes, any surface, Prep & Paint	4,100 SF	2	4557817
C2010	Building D	Good	Wall Finishes, Ceramic Tile	1,100 SF	29	4557879
C2030	Building D	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	7	4557826
C2030	Building D	Marginal	Flooring, Vinyl Tile (VCT)	6,000 SF	3	4557717
C2050	Building D	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	5	4558045
Plumbing						
D2010	Building D	Adequate	Urinal, Standard	3	19	4557941
D2010	Building D	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	9	4559506
D2010	Building D	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	19	4557934
D2010	D1	Adequate	Water Heater, Electric, Residential	1	6	4557683
D2010	Building D	Marginal	Sink/Lavatory, Vanity Top, Enameled Steel	6	5	4557966
D2010	D1	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	11	4557935
D2010	Building D	Adequate	Toilet, Commercial Water Closet	6	19	4557694
D2010	Building D	Marginal	Sink/Lavatory, Wall-Hung, Enameled Steel	6	4	4557984
HVAC						-
D3030	D7	Poor	Heat Pump, Packaged & Wall-Mounted [D7]	1	0	4557804
D3030	D6	Poor	Heat Pump, Packaged & Wall-Mounted [D6]	1	1	4557800
D3030	D8	Poor	Heat Pump, Packaged & Wall-Mounted [D8]	1	1	4557868
D3030	D3	Poor	Heat Pump, Packaged & Wall-Mounted [D3]	1	1	4557791
D3030	D5	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4557705
D3030	D2	Adequate	Split System, Interior & Exterior Component Pairing	1	3	4557857
D3030	D4	Poor	Heat Pump, Packaged & Wall-Mounted [D4]	1	1	4557887
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	6,000 SF	5	5303689
D4030	Building D	Good	Fire Extinguisher, Type ABC, up to 20 LB	7	7	4557911
Electrical						
D5020	D1	Poor	Distribution Panel, 120/208 V [D1]	1	0	4557802
D5020	D1	Adequate	Distribution Panel, 120/208 V [D]	1	7	4557851
D5030	Building D	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	9	4563017
D5040	Building D	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	9	4557736

Component Condition Report | Hubbard Media Arts Academy / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building D	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	16	4558019
D5040	Building D	Marginal	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	3	4557955
Fire Alarm & Electro	onic Systems					
D6020	Building D	Adequate	Low Voltage System, Phone & Data Lines	6,000 SF	9	4557971
D6060	Building D	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,000 SF	9	4557853
D7010	Building D	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,000 SF	5	4557918
D7050	Building D	Poor	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	6,000 SF	2	4557848
Equipment & Furnis	shings					
E2010	Building D	Poor	Casework, Cabinetry, Hardwood Standard	150 LF	2	4557785
E2010	Building D	Marginal	Casework, Countertop, Plastic Laminate	100 LF	2	4557706

Component Condition Report | Hubbard Media Arts Academy / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintian	42,000 SF	45	5133340
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	4	4558002
B2020	Building Exterior	Marginal	Storefront, Glazing & Framing	250 SF	4	4558051
B2020	Multi Use/Cafeteria Building	Good	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	14	4558013
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	4	5	4557733
B2020	Multi Use/Cafeteria Building	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	15	4557982
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	4	10	4557691
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	4	11	4557907
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	4,500 SF	14	4557889
B3060	Roof	Marginal	Roof Hatch, Metal	1	4	4557797
B3060	Roof	Adequate	Roof Hatch, Metal	1	9	4557983
Interiors						
C1030	Building Exterior	Marginal	Door Hardware, School, per Door	7	5	4563007
C1030	Multi Use/Cafeteria Building	Good	Interior Door, Steel, Standard	4	29	4557805
C1030	Multi Use/Cafeteria Building	Adequate	Interior Door, Wood, Solid-Core	5	9	4557692
C1070	Multi Use/Cafeteria Building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,000 SF	14	4557781
C2010	Multi Use/Cafeteria Building	Adequate	Wall Finishes, any surface, Prep & Paint	6,200 SF	4	4557925
C2030	Multi Use/Cafeteria Building	Adequate	Flooring, Vinyl Sheeting	600 SF	7	4557867

Component Condition Report | Hubbard Media Arts Academy / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Multi Use/Cafeteria Building	Poor	Flooring, Wood, Strip, Refinish	400 SF	1	4557801
C2030	Multi Use/Cafeteria Building	Adequate	Flooring, Vinyl Tile (VCT)	3,100 SF	5	4557751
Conveying						
D1010	Multi Use/Cafeteria Building	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate [05230]	1	5	4558047
Plumbing						
D2010	Multi Use/Cafeteria Building	Poor	Water Heater, Gas, Residential [No tag/plate found]	1	1	4557749
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	9	4557729
D2010	Multi Use/Cafeteria Building	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	6	4557715
D2010	Multi Use/Cafeteria Building	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	4558053
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	1	9	4557709
D2010	Multi Use/Cafeteria Building	Marginal	Toilet, Residential Water Closet	1	4	4557980
D2010	Multi Use/Cafeteria Building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,200 SF	9	4557794
HVAC						
D3020	Multi Use/Cafeteria Building	Poor	Furnace, Gas	1	0	4557939
D3050	Roof	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC-MP]	1	7	4557849
D3050	Multi Use/Cafeteria Building	Adequate	HVAC System, Ductwork, Low Density	4,200 SF	19	4557942
D3060	Roof	Marginal	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM	1	4	4557830
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,200 SF	5	5303690
D4030	Multi Use/Cafeteria Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	7	4557793
Electrical						
D5020	Multi Use/Cafeteria Building	Adequate	Distribution Panel, 120/208 V [E]	1	7	4557953
D5030	Multi Use/Cafeteria Building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	9	4557888
D5040	Multi Use/Cafeteria Building	Adequate	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,200 SF	9	4557755
D5040	Multi Use/Cafeteria Building	Adequate	Emergency & Exit Lighting, Exit Sign, LED	5	3	4558026
Fire Alarm & Elec	ctronic Systems					
D6060	Multi Use/Cafeteria Building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	9	4557700
D7050	Multi Use/Cafeteria Building	Poor	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	2	4557847
Equipment & Fur	rnishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In [1000031]	1	6	4557816
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	4557919
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [05219]	1	6	4557917
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1001663]	1	10	4557746
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [1000063]	1	4	4557985

Component Condition Report | Hubbard Media Arts Academy / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In [1001889]	1	8	4558022

Component Condition Report | Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,500 SF	3	4558031
B2010	H1-H3	Adequate	Exterior Walls, Plywood/OSB	4,400 SF	8	4557973
B2010	H1-H3	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,400 SF	5	4557809
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	2	6	4557782
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	3	6	4558054
B2020	H1-H3	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	6	9	4557813
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	3	9	4558017
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	1	0	4557735
B2050	H1-H3	Adequate	Exterior Door, Steel, Standard	7	9	4557870
Roofing						
B3010	Roof.	Good	Roofing, Metal	6,000 SF	29	4557701
B3010	Roof E1	Adequate	Roofing, Modified Bitumen	1,000 SF	4	4557894
B3010	H1-H3	Adequate	Roofing, Metal	3,500 SF	19	4557675
B3020	H1-H3	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	60 LF	13	4561365
Interiors						
C1030	Building Exterior	Adequate	Door Hardware, School, per Door	3	19	4563013
C1030	H1-H3	Good	Door Hardware, School, per Door	7	24	4558015
C1070	H1-H3	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,700 SF	15	4557999
C1070	Modular Buildings E1-E3	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,700 SF	5	4558044
C1090	H1-H3	Adequate	Toilet Partitions, Plastic/Laminate	6	6	4557842
C2010	Modular Buildings E1-E3	Adequate	Wall Finishes, Vinyl	1,800 SF	4	4557948
C2010	H1-H3	Adequate	Wall Finishes, Vinyl	3,600 SF	4	4557869
C2010	H1-H3	Adequate	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	19	4557837
C2030	Modular Buildings E1-E3	Adequate	Flooring, Carpet, Commercial Standard	2,700 SF	5	4558006
C2030	H1-H3	Adequate	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	400 SF	6	4558033
C2030	Modular Buildings E1-E3	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	80 SF	0	4557764
C2030	H1-H3	Good	Flooring, Carpet, Commercial Tile	270 SF	7	4557979
Plumbing						
D2010	Modular Buildings E1-E3	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	24	4557731

Component Condition Report | Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	H1-H3	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	3	14	4558039
D2010	H1-H3	Adequate	Toilet, Commercial Water Closet	5	19	4557757
D2010	Modular Buildings E1-E3	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,700 SF	2	4561361
D2010	H1-H3	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	19	4557679
D2010	H1-H3	Adequate	Urinal, Standard	1	19	4557827
D2010	H1-H3	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,700 SF	19	4559501
HVAC						
D3030	Modular Buildings E1-E3	Adequate	Heat Pump, Packaged & Wall-Mounted	1	8	4557720
D3030	Exterior wall	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557824
D3030	H1-H3	Adequate	Heat Pump, Packaged & Wall-Mounted	1	11	4557745
D3030	H1-H3	Adequate	Heat Pump, Packaged & Wall-Mounted [Portable 6]	1	11	4557998
D3030	H1-H3	Adequate	Heat Pump, Packaged & Wall-Mounted	1	5	4557839
D3030	Exterior wall	Poor	Heat Pump, Packaged & Wall-Mounted	1	2	4557987
D3030	Exterior wall	Poor	Heat Pump, Packaged & Wall-Mounted	1	2	4557909
D3050	Modular Buildings E1-E3	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	4557961
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,400 SF	5	5303692
D4030	Modular Buildings E1-E3	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	5	4558007
D4030	H1-H3	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	4	4557871
Electrical						
D5020	Modular Buildings E1-E3	Adequate	Distribution Panel, 120/208 V	1	9	4561358
D5020	Modular Buildings E1-E3	Adequate	Distribution Panel, 120/208 V	1	9	4561363
D5020	Modular Buildings E1-E3	Adequate	Distribution Panel, 120/208 V	1	9	4561367
D5030	Modular Buildings E1-E3	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,700 SF	9	4563014
D5030	Modular Buildings E1-E3	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,700 SF	24	4559508
D5040	Modular Buildings E1-E3	Adequate	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	3	5	4557893
D5040	H1-H3	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	9	4557994
D5040	Modular Buildings E1-E3	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,700 SF	9	4557771
Fire Alarm & Elec	tronic Systems					
D6020	Modular Buildings E1-E3	Adequate	Low Voltage System, Phone & Data Lines	2,700 SF	9	4557681
D6020	H1-H3	Adequate	Low Voltage System, Phone & Data Lines	2,700 SF	9	4558009
D6060	Modular Buildings E1-E3	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,700 SF	9	4557920
D6060	H1-H3	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,000 SF	9	4557821
D7010	Modular Buildings E1-E3	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,700 SF	4	4557699

Component Condition Report | Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	H1-H3	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,700 SF	5	4557760
D7050	Modular Buildings E1-E3	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,700 SF	6	4557843
D7050	H1-H3	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,700 SF	11	4557968
Equipment & Furn	ishings					
E2010	Modular Buildings E1-E3	Adequate	Casework, Cabinetry Economy	45 LF	4	4557969

Component Condition Report | Hubbard Media Arts Academy / Modulars H100 - H108

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Modular 100-108	Adequate	Exterior Walls, any painted surface, Prep & Paint	7,000 SF	6	4557688
B2020	Modular 100-108	Good	Window, Aluminum Double-Glazed, 28-40 SF	18	24	4557678
B2050	Modular 100-108	Good	Exterior Door, Steel, Standard	9	34	4557734
Roofing						
B3010	Modular 100-108	Good	Roofing, Metal	10,600 SF	34	4557963
Interiors						
C1030	Modular 100-108	Good	Door Hardware, School, per Door	9	24	4559502
C1070	Modular 100-108	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,100 SF	19	4558020
C1070	Modular 100-108	Good	Suspended Ceilings, Acoustical Tile (ACT)	9,100 SF	19	4557951
C2010	Modular 100-108	Adequate	Wall Finishes, Vinyl	8,900 SF	9	4557952
C2010	Modular 100-108	Adequate	Wall Finishes, Vinyl	11,200 SF	9	4557995
C2030	Modular 100-108	Adequate	Flooring, Carpet, Commercial Standard	5,400 SF	4	4557977
C2030	Modular 100-108	Poor	Flooring, Carpet, Commercial Standard	900 SF	0	4558008
C2030	Modular 100-108	Adequate	Flooring, Vinyl Tile (VCT)	1,800 SF	9	4557872
Plumbing						
D2010	Modular 100-108	Good	Sink/Lavatory, Vanity Top, Stainless Steel	9	24	4557886
D2010	Modular 100-108	Excellent	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,100 SF	39	4559507
HVAC						
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557741
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557950
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557838
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557762
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4558040
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557775
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4558035

Component Condition Report | Hubbard Media Arts Academy / Modulars H100 - H108

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557732
D3030	Modular 100-108	Good	Heat Pump, Packaged & Wall-Mounted	1	14	4557792
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	8,100 SF	5	5303693
D4030	Modular 100-108	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	9	3	4557908
Electrical						
D5020	H108	Good	Distribution Panel, 120/208 V	1	24	4557753
D5020	Modular 100-108	Adequate	Switchboard, 120/208 V, 1400 AMP [Switchboard DPI]	1	14	4557767
D5020	H104	Good	Distribution Panel, 120/208 V [H104]	1	24	4557989
D5020	Modular 100-108	Good	Distribution Panel, 120/208 V	1	24	4561359
D5020	Modular 100-108	Good	Distribution Panel, 120/208 V	9	24	4558003
D5020	Modular 100-108	Good	Distribution Panel, 120/208 V	1	24	4561362
D5020	Modular 100-108	Good	Distribution Panel, 120/208 V	1	24	4561364
D5020	Modular 100-108	Good	Distribution Panel, 120/208 V	1	24	4561369
D5020	H100	Good	Distribution Panel, 120/208 V	1	24	4557866
D5020	Modular 100-108	Good	Distribution Panel, 120/208 V	1	24	4561368
D5030	H100-H108	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	34	4563016
D5040	H100-H108	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	14	4557850
D5040	Modular 100-108	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	14	4558021
Fire Alarm & Elec	tronic Systems					
D6020	Modular 100-108	Adequate	Low Voltage System, Phone & Data Lines	8,100 SF	14	4557825
D6060	Modular 100-108	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,100 SF	14	4557859
D7010	Modular 100-108	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	8,100 SF	9	4557900
D7050	Modular 100-108	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,100 SF	14	4557752
Equipment & Furi	nishings					
E2010	Modular 100-108	Adequate	Casework, Countertop, Plastic Laminate	250 LF	9	4557676
E2010	Modular 100-108	Adequate	Casework, Cabinetry, Hardwood Standard	550 LF	14	4557962

Component Condition Report | Hubbard Media Arts Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Poor	Drinking Fountain, Wall-Mounted, Single-Level	4	1	4557861
D2010	Site	Adequate	Backflow Preventer, Domestic Water	1	17	4557873
D2010	Site	Adequate	Backflow Preventer, Domestic Water	1	12	4557892

Component Condition Report | Hubbard Media Arts Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Adequate	Drinking Fountain, Exterior/Site, Metal Pedestal	2	6	4557997
Fire Protection						
D4010	Site	Adequate	Backflow Preventer, Fire Suppression	1	16	4557823
Electrical						
D5020	Site adjacent to Modular Building P2 & Kidango	Adequate	Switchboard, 120/208 V	1	18	4558016
D5020	Site	Adequate	Switchboard, 120/208 V, 2000 AMP [No tag/plate found]	1	17	4557890
Special Construc	ction & Demo					
F1020	Roof	Good	Shade Structure, Metal-Framed, Standard	1,400 SF	24	4557777
Pedestrian Plaza	as & Walkways					
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Overlay	38,000 SF	17	4557945
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,000 SF	2	4557990
G2030	Site	Good	Sidewalk, Concrete, Large Areas	4,500 SF	37	4557682
Athletic, Recreat	tional & Playfield Areas					
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	4558032
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	46,000 SF	3	4557719
G2050	Site	Good	Playfield Surfaces, Rubber, Interlocking Tiles	1,800 SF	11	4557721
G2050	Site	Adequate	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	260 SF	6	4557957
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	16	4557988
Sitework						
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40 LF	34	4558005
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	3,000 LF	29	4557696
G2060	Site	Marginal	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	4	4557880
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	500 LF	34	4557922
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	24	19	4557799
G2060	Site	Adequate	Bike Rack, Fixed 1-5 Bikes	4	14	4557766
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	700 LF	29	4557986
G2060	Site	Adequate	Flagpole, Metal	1	14	4557884
G2060	Site	Adequate	Fences & Gates, Vehicle Gate, Chain Link Manual	2	14	4557863
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	2	14	4557722
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	40	17	4561360
G4050	Site	Adequate	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	4	9	4558023
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	13	4557814
Accessibility						
Y1090	Entire site	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4567089

Appendix E:
Replacement Reserves



BUREAU VERITAS

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Hubbard Media Arts Academy / Administration Building	\$0	\$0	\$19,637	\$2,077	\$105,416	\$0	\$9,902	\$2,671	\$0	\$120,258	\$0	\$0	\$0	\$4,422	\$93,170	\$0	\$891	\$56,701	\$0	\$195,934	\$0	\$611,079
Hubbard Media Arts Academy / Building A	\$33,898	\$168,728	\$117,824	\$4,045	\$107,291	\$49,211	\$3,315	\$10,624	\$0	\$264,973	\$0	\$0	\$0	\$12,613	\$212,225	\$461	\$4,455	\$0	\$0	\$167,697	\$60,689	\$1,218,048
Hubbard Media Arts Academy / Building B	\$40,599	\$114,646	\$183,870	\$15,844	\$86,583	\$42,487	\$10,609	\$46,099	\$0	\$250,248	\$0	\$9,224	\$31,669	\$28,469	\$195,314	\$8,075	\$24,654	\$10,606	\$0	\$200,262	\$73,326	\$1,372,583
Hubbard Media Arts Academy / Building C	\$30,727	\$73,719	\$102,114	\$10,113	\$11,528	\$42,344	\$0	\$3,946	\$33,765	\$125,676	\$11,443	\$7,174	\$0	\$17,216	\$72,795	\$0	\$13,861	\$27,637	\$0	\$43,385	\$85,584	\$713,025
Hubbard Media Arts Academy / Building D	\$9,255	\$122,272	\$89,219	\$67,259	\$14,167	\$64,804	\$810	\$23,144	\$0	\$157,467	\$0	\$2,391	\$10,820	\$33,706	\$119,458	\$38,643	\$554	\$27,025	\$69,600	\$40,247	\$55,719	\$946,561
Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	\$1,925	\$0	\$32,074	\$14,158	\$68,888	\$106,554	\$27,333	\$2,664	\$60,183	\$89,593	\$1,592	\$32,626	\$0	\$20,006	\$17,825	\$84,611	\$1,188	\$3,580	\$0	\$315,432	\$21,697	\$901,929
Hubbard Media Arts Academy / Modulars H100 - H108	\$8,330	\$0	\$0	\$1,820	\$56,250	\$34,762	\$30,943	\$0	\$0	\$157,910	\$11,194	\$0	\$0	\$2,446	\$790,506	\$0	\$41,584	\$0	\$0	\$130,262	\$15,044	\$1,281,051
Hubbard Media Arts Academy / Multi Use/Cafeteria Building	\$7,651	\$4,449	\$16,495	\$1,483	\$64,097	\$77,822	\$16,503	\$46,744	\$4,221	\$92,339	\$7,794	\$6,833	\$0	\$1,993	\$156,416	\$2,307	\$3,762	\$1,224	\$0	\$21,855	\$48,364	\$582,350
Hubbard Media Arts Academy / Site	\$9,255	\$6,101	\$22,386	\$27,912	\$34,722	\$0	\$4,995	\$25,952	\$32,358	\$4,508	\$63,019	\$76,867	\$39,234	\$95,501	\$18,105	\$0	\$78,396	\$583,941	\$148,527	\$36,352	\$0	\$1,308,134
Grand Total	\$141,639	\$489,915	\$583,619	\$144,713	\$548,940	\$417,984	\$104,409	\$161,844	\$130,527	\$1,262,971	\$95,042	\$135,114	\$81,724	\$216,373	\$1,675,815	\$134,097	\$169,347	\$710,714	\$218,126	\$1,151,426	\$360,421	\$8,934,759

Uniformat Code	ID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	Unit Uni	it Cost * Subtotal 2023	2024 2029	5 2026	2027	2028 20	29 20	30 203	1 2032	2033	2034 2	035 2	2036 2037	2038	2039 204	0 2041	2042	2043Deficiency Repair Es
	4559505 Exterior Walls, any painted surface, Prep & Paint	10	6	4	2300	SF	\$3.70 \$8,515			\$8,515								\$8,515					\$
B2020	4557846 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	16	14	16	EA	\$802.10 \$12,834											\$12,834					\$
B2020	4557730 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	11	19	16	EA	\$802.10 \$12,834															\$12,834	\$
B2020	4557926 Storefront, Glazing & Framing, Replace	30	11	19	300	SF	\$67.87 \$20,361															\$20,361	\$
B3020	4557819 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	180	LF	\$11.11 \$1,999							\$1,999									
B3060	4557711 Roof Hatch, Metal, Replace	30	11	19	1	EA \$	1,604.20 \$1,604															\$1,604	
C1030	4557704 Door Hardware, School, per Door, Replace	30	16	14	11	EA	\$493.60 \$5,430											\$5,430					
C1070	4557993 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	3200	SF	\$4.32 \$13,821							\$13,821									\$
C2010	4557740 Wall Finishes, Laminated Paneling (FRP), Replace	30	11	19	550	SF	\$19.74 \$10,859															\$10,859	\$
C2010	4557698 Wall Finishes, Vinyl, Replace	15	6	9	3500	SF	\$3.09 \$10,798							\$10,798									\$
C2010	4558042 Wall Finishes, any surface, Prep & Paint	10	6	4	3000	SF	\$1.85 \$5,553			\$5,553								\$5,553					\$
C2030	4558004 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	200	SF	\$14.81 \$2,962			\$2,962								\$2,962					
C2030	4557702 Flooring, Vinyl Tile (VCT), Replace	15	11	4	1500	SF	\$6.17 \$9,255			\$9,255												\$9,255	\$
C2030	4558018 Flooring, Carpet, Commercial Standard, Replace	10	6	4	2300	SF	\$9.26 \$21,287			\$21,287								\$21,287					\$
D2010	4557910 Water Heater, Electric, Residential, Replace	15	2	13	1	EA \$	1,110.60 \$1,111										\$1	,111					
D2010	4557899 Sink/Lavatory, Service Sink, Floor, Replace	35	18	17	1	EA	\$987.20 \$987													\$98	7		
D2010	4558012 Toilet, Commercial Water Closet, Replace	30	11	19	3	EA \$	1,604.20 \$4,813															\$4,813	:
D2010	4557710 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	3	EA \$	1,851.00 \$5,553															\$5,553	
D3050	4558029 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA \$2	4,680.00 \$24,680							\$24,680									\$
D3050	4558041 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA \$1	1,106.00 \$11,106							\$11,106									\$
D3050	4557744 HVAC System, Ductwork, High Density, Replace	30	11	19	3800	SF	\$7.40 \$28,135															\$28,135	\$
D4010	4557885 Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	3800	SF	\$1.32 \$5,017											\$5,017					
	4557928 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	\$185.10 \$555				\$5	55								\$555			
D5020	4558030 Distribution Panel, 120/208 V, Replace	30	13	17	1	EA \$	7,404.00 \$7,404													\$7,40	1		
D5020	4557684 Distribution Panel, 120/208 V, Replace	30	13	17	1	EA \$	7,404.00 \$7,404													\$7,404	1		:
D5040	4557680 Lighting Controls, Dimming Panel, Standard, Replace	20	13	7	1	EA \$	2,171.84 \$2,172					\$2,1	72										:
	4557788 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	7	EA	\$271.48 \$1,900		\$1,900								\$1.	,900					:
	4557852 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	6		\$271.48 \$1,629							\$1,629									:
D5040	4558011 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	11	9	3800	SF	\$5.55 \$21,101							\$21,101									\$
	4557693 Low Voltage System, Phone & Data Lines, Replace	20	11	9	3800	SF	\$1.85 \$7,034							\$7,034									
	4557906 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	3800	SF	\$2.04 \$7,737				\$7,7	37											
	4558000 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		11	4	3800	SF	\$4.01 \$15,240			\$15,240												\$15,240	\$
	4557803 Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1		8,510.00 \$18,510	\$18,510	-	-										\$18,510			\$
	4557902 Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	75		\$370.20 \$27,765			\$27,765										7.1.7			\$
	4557754 Casework, Countertop, Plastic Laminate, Replace	15	11	4	50	LF	\$61.70 \$3,085			\$3,085												\$3,085	-
			1	1	1			60 60 640 540	64.000		¢o ée o	02 63 4	72 🏚	0 600 467	60	¢0	60 60	044 664 500	**	\$555 \$34 305			
Totals, Unescal	ateu							\$0 \$0 \$18,510 \$0 \$0 \$19,637	, φ1,300	ψ33,001	\$0 \$8,2	JZ ⊅Z,1	, <u>2</u> 3	0 \$92,167	\$0	\$0	φυ φ 3 ,	,011 \$61,596	\$0	\$555 \$34,30		· /	\$0 \$4 \$0 \$6

Hubbard Media Arts Academy / Building B

Uniformat CodeID Cost Description

4557992 Exterior Walls, any painted surface, Prep & Paint

4558034 Window, Steel, 28-40 SF, Replace

4557964 Window, Steel, 16-25 SF, Replace

B2010

B2020

B2020

BU REAU VERITAS

\$44,424

\$17,029

\$67,130

2/19/2023

Hubbard Med Uniformat Co	dia Arts Academy / Building A delD Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	yUnit	Unit Cost *	Subtotal 2023	3 20	24 2025	2026 2027	2028 2	2029 2030	2031 2032	2033 203	4 2035 2036	2037	2038	2039 2040	2041 2042	2043Deficiency Repair Estima
B2010	4557776 Exterior Walls, Plywood/OSB, Replace	20	19	1	100	SF	\$9.26	\$926	\$9	26											\$92
B2010	4558024 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5500	SF	\$3.70	\$20,361			\$20,361						\$20,361				\$40,72
B2020	4557974 Window, Steel, 28-40 SF, Replace	30	29	1	44	EA	\$2,838.20	\$124,881	\$124,8	31											\$124,88
B2050	4557742 Exterior Door, Steel, Standard, Replace	40	26	14	12	EA	\$740.40	\$8,885									\$8,885				\$8,88
B3010	4557832 Roofing, Modified Bitumen, Replace	20	6	14	9000	SF	\$12.34	\$111,060								\$	\$111,060				\$111,06
B3020	4557789 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	440	LF	\$11.11	\$4,887								\$4,887					\$4,88
B3080	4558036 Soffit/Fascia, Gypsum Board, Repair / Prep and paint	20	20	0	100	SF	\$10.24	\$1,024 \$1	,024											\$	1,024 \$2,0 4
C1070	4557687 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	3200	SF	\$4.32	\$13,821												\$13,821	\$13,82
C1090	4557786 Toilet Partitions, Plastic/Laminate, Replace	20	11	9	6	EA	\$925.50	\$5,553						\$5,553							\$5,55
C2010	4557883 Wall Finishes, any surface, Prep & Paint	10	7	3	2000	SF	\$1.85	\$3,702			\$3,702					\$3,702					\$7,40
C2030	4557932 Flooring, Vinyl Tile (VCT), Replace	15	15	0	48	SF	\$6.17	\$296	\$296									\$296			\$59
C2030	4557690 Flooring, Vinyl Tile (VCT), Replace	15	11	4	3200	SF	\$6.17	\$19,744			\$19,744									\$19,744	\$39,48
C2050	4557960 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	600	SF	\$2.47	\$1,481				\$1,	481						\$1,481		\$2,96
D2010	4557924 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	8800	SF	\$6.17	\$54,296						\$54,296							\$54,29
D2010	4557677 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	7	EA	\$2,097.80	\$14,685			\$14,685										\$14,68
D2010	4557831 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	4	EA	\$1,851.00	\$7,404												\$7,404	\$7,40
D2010	4557936 Toilet, Commercial Water Closet, Replace	30	11	19	6	EA	\$1,604.20	\$9,625												\$9,625	\$9,62
D2010	4557738 Urinal, Standard, Replace	30	11	19	4	EA	\$1,357.40	\$5,430												\$5,430	\$5,43
D3030	4557956 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4558001 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4558014 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4557881 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4557748 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4557703 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4557772 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,4	30											\$5,43
D3030	4557930 Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$4,319.00	\$4,319			\$4,319									\$4,319	\$8,63
D3060	4557769 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,727.60	\$1,728			\$	1,728									\$1,72
D3060	4558038 Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	16	9	1	EA	\$1,727.60	\$1,728						\$1,728							\$1,72
D4010	5303686 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	11000	SF	\$3.70	\$40,722			\$4	0,722									\$40,72
D4030	4557840 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	7	EA	\$185.10	\$1,296				\$1,	296						\$1,296		\$2,59
D5020	4557796 Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$8,638.00	\$8,638					\$8,638								\$8,63
D5030	4563008 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	8800	SF	\$3.09	\$27,148						\$27,148							\$27,14
D5040	4557774 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	3	EA	\$308.50	\$926			\$926										\$92
D5040	4563011 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	8800	SF	\$5.55	\$48,866						\$48,866							\$48,86
D5040	4563012 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	2700	SF	\$5.55	\$14,993						\$14,993							\$14,99
D6020	4557904 Low Voltage System, Phone & Data Lines, Replace	20	11	9	8800	SF	\$1.85	\$16,289						\$16,289							\$16,28
D6020	4557954 Low Voltage System, Phone & Data Lines, Replace	20	11	9	8800	SF	\$1.85	\$16,289						\$16,289							\$16,28
D6060	4557739 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	8800	SF	\$2.04	\$17,918						\$17,918							\$17,91
D7010	4557737 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	8800	SF	\$4.01	\$35,292			\$35,292									\$35,292	\$70,58
D7050	4557855 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	8800	SF	\$3.70	\$32,578 \$32	,578											\$3	2,578 \$65,15
E2010	4557938 Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	300	LF	\$370.20	\$111,060		\$111,060											\$111,06
Totals, Unes	calated							\$33	,898 \$163,8	14 \$111,060	\$3,702 \$95,327 \$4	2,450 \$2,	777 \$8,638	\$0 \$203,079	\$0 \$	0 \$0 \$8,589 \$	140,306	\$296	\$2,777 \$0	\$0 \$95,635 \$3	3,602 \$945,94
	ated (3.0% inflation, compounded annually)										\$4,045 \$107,291 \$4		-	\$0 \$264,973	\$0 \$	0 \$0 \$12,613 \$			\$4,455 \$0	\$0 \$167,697 \$6	0,689 \$1,218,04

\$22,212

\$17,029

\$67,130

Lifespan (EUL)EAge RUL QuantityUnit Unit Cost *Subtotal 2023

30

29

8 2 6000 SF \$3.70 \$22,212

29 1 32 EA \$2,097.80 \$67,130

1 6 EA \$2,838.20 \$17,029

2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043Deficiency Repair Estimate

\$22,212

Uniformat Co		Lifespan (EU	<u> </u>	RUL	Quantity	·		Subtotal 2023	202	4 2025	2026	2027 2	028 20	029 203	30 2031		2033 2034	2035 2	036 2037 2	038 20	39 2040 2	2041 2042	2043Deficie	ency Repair Estima
B2050	4558055 Exterior Door, Steel, Standard, Replace	40	31	9	12	EA	\$740.40	\$8,885								\$8,885								\$8,88
B3010	4557815 Roofing, Modified Bitumen, Replace	20	6	14	9700	SF	\$12.34	\$119,698											\$119,698					\$119,6
B3020	4561366 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	440	LF	\$11.11	\$4,887										\$4,8	87					\$4,8
C1030	4558027 Door Hardware, School, per Door, Replace	30	11	19	9	EA	\$493.60	\$4,442														\$4,442		\$4,4
C1070	4557783 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	1500	SF	\$4.32	\$6,479												\$6,47	9			\$6,4
C1070	4557712 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	8900	SF	\$4.32	\$38,439														\$38,439		\$38,4
C1090	4557806 Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA	\$925.50	\$3,702											\$3,7	702				\$3,7
C2010	4557697 Wall Finishes, Vinyl, Replace	15	8	7	1150	SF	\$3.09	\$3,548						\$3,54	18									\$3,5
C2010	4557882 Wall Finishes, any surface, Prep & Paint	10	6	4	3400	SF	\$1.85	\$6,293			\$6	,293							\$6,293					\$12,5
C2030	4558057 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	4	6	600	SF	\$14.81	\$8,885					\$8,8	85						\$8,88	15			\$17,7
C2030	4557820 Flooring, Vinyl Tile (VCT), Replace	15	11	4	8900	SF	\$6.17	\$54,913			\$54	,913										\$54,913		\$109,8
C2030	4557981 Flooring, Carpet, Commercial Standard, Replace	10	7	3	1500	SF	\$9.26	\$13,883		\$	\$13,883							\$13,8	83					\$27,7
C2050	4557858 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.47	\$1,481				\$1,4	481						\$1,4	181				\$2,9
D2010	4557836 Water Heater, Electric, Instant Hot, Replace	15	6	9	1	EA	\$617.00	\$617								\$617								\$6
D2010	4559503 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	9500	SF	\$6.17	\$58,615								\$58,615								\$58,6
D2010	4557944 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	6	EA	\$2,097.80	\$12,587			\$12	,587												\$12,5
D2010	4558049 Urinal, Standard, Replace	30	11	19	5	EA	\$1,357.40	\$6,787														\$6,787		\$6,7
D2010	4558046 Toilet, Commercial Water Closet, Replace	30	11	19	6	EA	\$1,604.20	\$9,625														\$9,625		\$9,6
D3030	4557750 Heat Pump, Packaged & Wall-Mounted, Replace	20	20	0	1	EA	\$5,429.60	\$5,430 \$5,43	0														\$5,430	\$10,8
D3030	4557765 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,430	0														\$5,4
D3030	4557943 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,430	0														\$5,4
D3030	4557856 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,430	0														\$5,4
D3030	4557940 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,430	0														\$5,4
D3030	4557946 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60	\$5,430	\$5,430	0														\$5,4
D3030	4557756 Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$6,416.80	\$6,417		\$6,417											\$6,417			\$12,8
D3030	4558052 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	7	3	1	EA	\$617.00	\$617			\$617							\$6	17					\$1,2
D3060	4557723 Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	16	9	1	EA	\$1,727.60	\$1,728								\$1,728								\$1,7
D3060	4557854 Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	16	9	1	EA	\$1,727.60	\$1,728								\$1,728								\$1,7
D4010	5303687 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	II 40	35	5	9500	SF	\$3.70	\$35,169				\$35,	169											\$35,1
D4030	4557818 Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	7	EA	\$370.20	\$2,591			\$2	,591							\$2,591					\$5,1
D5020	4557768 Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$8,638.00	\$8,638						\$8,63	38									\$8,6
D5020	4557864 Distribution Panel, 120/240 V, Replace	30	23	7	1	EA	\$6,787.00	\$6,787						\$6,78	37									\$6,7
D5030	4563015 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	9500	SF	\$3.09	\$29,308								\$29,308								\$29,3
D5040	4557915 Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	2	EA	\$271.48	\$543				5543							\$543					\$1,0
D5040	4557725 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	4	EA	\$308.50	\$1,234								\$1,234								\$1,2
D5040	4557728 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	11	9	9500	SF	\$5.55	\$52,754								\$52,754								\$52,7
D6020	4557672 Low Voltage System, Phone & Data Lines, Replace	20	11	9	9500	SF	\$1.85	\$17,585								\$17,585								\$17,5
D6060	4557876 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	9500	SF	\$2.04	\$19,343								\$19,343								\$19,3
D7050	4557812 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	9500	SF	\$3.70	\$35,169 \$35,16	9														\$35,169	\$70,3
E2010	4557833 Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	350	LF	\$370.20	\$129,570		\$129,570														\$129,5
E2010	4557778 Casework, Countertop, Plastic Laminate, Replace	15	8	7	300	LF	\$61.70	\$18,510						\$18,51	10									\$18,5
E2010	4557713 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	18	LF	\$370.20	\$6,664									\$6,664							\$6,6
G2050	4557707 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	3500	SF	\$4.32	\$15,117		\$15,117														\$15,1
Totals, Unes	calated							\$40.59	9 \$111,30	7 \$173,315 \$	\$14,500 \$76	,928 \$36.0	650 \$8.8	85 \$37,48	33 \$0	\$191,794	\$0 \$6,664 \$2	2,212 \$19.3	86 \$129,126 \$5, ²	183 \$15,36	3 \$6,417	\$0 \$114,207	\$40,599	\$1,050,6
	ated (3.0% inflation, compounded annually)										\$15,844 \$86					\$250,248			69 \$195,314 \$8,0			\$0 \$200,262		\$1,372,58

Hubbard Media Arts Academy /	Building C
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Uniformat Cod	leID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	tyUnit	Unit Cost *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4557844	Exterior Walls, any painted surface, Prep & Paint	10	7	3	2500	SF	\$3.70	\$9,255				\$9,255										\$9,255							\$18,510
B2020	4557685	Window, Steel, 16-25 SF, Replace	30	29	1	30	EA	\$2,097.80	\$62,934	9	62,934																			\$62,934
B2050	4557923	Exterior Door, Steel, Standard, Replace	40	31	9	6	EA	\$740.40	\$4,442										\$4,442											\$4,442

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Uniformat Cod		Lifespan (EUL	.j⊏Age	RUL	Quantity		Unit Cost * Sub		2024 2025 2026	2027	2028 20	29 203	30 2031	2032 2033	2034	2035 2036	2037	2038 2039	2040	2041 2042	2043Deticienc	y Repair Estimat
B2050	4558037 Exterior Door, Fiberglass, Replace	25	6	19	1	EA	\$925.50													\$926		\$920
B3010	4557726 Roofing, Modified Bitumen, Replace	20	6	14	3900	SF	\$12.34 \$48	126									\$48,126					\$48,126
C1030	4557862 Interior Door, Wood, Solid-Core, Replace	40	30	10	7	EA	\$863.80 \$6	047						\$6,047								\$6,047
C1030	4559509 Door Hardware, School, per Door, Replace	30	21	9	6	EA	\$493.60 \$2	962						\$2,962								\$2,962
C1070	4557708 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	3700	SF	\$4.32 \$15	980											\$15,980			\$15,980
C1090	4557978 Toilet Partitions, Metal, Replace	20	11	9	1	EA	\$1,048.90 \$1	049						\$1,049								\$1,049
C2010	4558010 Wall Finishes, Ceramic Tile, Replace	40	32	8	1200	SF	\$22.21 \$26	654					\$26,654									\$26,654
C2030	4557759 Flooring, Vinyl Tile (VCT), Replace	15	10	5	3700	SF	\$6.17 \$22	829			\$22,829									\$	22,829	\$45,658
C2030	4557991 Flooring, Terrazzo, Replace	50	39	11	300	SF	\$17.28 \$5	183							\$5,183							\$5,183
D2010	4559504 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	3700	SF	\$6.17 \$22	829						\$22,829								\$22,829
D2010	4557897 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	\$1,480.80 \$1	481		\$1,481										\$1,481		\$2,962
D2010	4557865 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	3	EA	\$2,097.80 \$6	293		\$6,293												\$6,293
D2010	4557891 Toilet, Child-Sized, Replace	30	11	19	3	EA	\$1,110.60 \$3	332												\$3,332		\$3,332
D2010	4557965 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	6	EA	\$1,851.00 \$11	106												\$11,106		\$11,106
D3030	4557779 Heat Pump, Packaged & Wall-Mounted, Replace	20	20	0	1	EA	\$5,429.60 \$5	430 \$5,4	30												\$5,430	\$10,859
D3030	4557770 Heat Pump, Packaged & Wall-Mounted, Replace	20	20	0	1	EA	\$5,429.60 \$5	430 \$5,4	30												\$5,430	\$10,859
D3030	4557898 Air Conditioner, Window/Thru-Wall, Replace	10	1	9	2	EA	\$2,714.80 \$5	430						\$5,430						\$5,430		\$10,859
D4010	5303688 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	3700	SF	\$3.70 \$13	697			\$13,697											\$13,697
D4030	4557810 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	\$185.10	740				\$74	0						\$740			\$1,481
D5030	4563009 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	3700	SF	\$3.09 \$11	415						\$11,415								\$11,415
D5040	4557947 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	3	EA	\$308.50	926						\$926								\$926
D5040	4563018 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	3700	SF	\$5.55 \$20	546						\$20,546								\$20,546
D6020	4557822 Low Voltage System, Phone & Data Lines, Replace	20	11	9	3700	SF	\$1.85 \$6	849						\$6,849								\$6,849
D6060	4557714 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	3700	SF	\$2.04 \$7	534						\$7,534								\$7,534
D7050	4557841 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	3700	SF	\$3.70 \$13	697 \$13,6	97											\$	13,697	\$27,395
E2010	4557931 Casework, Countertop, Plastic Laminate, Replace	15	14	1	100	LF	\$61.70 \$6	170	\$6,170									\$6,170				\$12,340
E2010	4557761 Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	260	LF	\$370.20 \$96	252	\$96,252													\$96,252
G2050	4557747 Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	2	1	2000	SF	\$1.23 \$2	468	\$2,468	\$2,468		\$2,46	8	\$2,468		\$2,468		\$2,468		\$2,468		\$17,276
G2050	4557875 Play Structure, Multipurpose, Small, Replace	20	11	9	1	EA	\$12,340.00 \$12	340						\$12,340								\$12,340
Y1020	4567090 ADA Paths of Travel, Drop-Off Area, Passenger/Public Transportation, Install	0	0	0	1	EA	\$6,170.00 \$6	170 \$6,1	70													\$6,170
Totals, Unesca	alated							\$30,7	27 \$71,572 \$96,252 \$9,255	\$10,242	\$36,526	\$0 \$3,20	8 \$26,654	\$96,320 \$8,515	\$5,183	\$0 \$11,723	\$48,126	\$0 \$8,638	\$16,721	\$0 \$24,742 \$	47,386	\$551,789
	ted (3.0% inflation, compounded annually)								27 \$73,719 \$102,114 \$10,113					\$125,676 \$11,443		\$0 \$17,216		\$0 \$13,861	\$27.637	\$0 \$43,385 \$		\$713,025

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ubbaru	Media	MI LO	Academy	- /	Dullully D	

Uniformat Codell	D Cost Description	Lifespan (EU	L)EAge	RUL	Quanti	tyUnit	Unit Cos	st *Subt	total 2023	2024 202	5 2026	2027	7 2028	2029	2030	2031	2032	2033	2034	2035	2036	203	7 2038	2039	2040	2041	2042	2043De	ficiency Repair Estimate
B2010 4	4557829 Exterior Walls, any painted surface, Prep & Paint	10	7	3	5000	SF	\$3.7	.70 \$18,	,510		\$18,510										\$18,510								\$37,020
B2020 4	4557896 Window, Steel, 16-25 SF, Replace	30	29	1	43	EA	\$2,097.8	.80 \$90,	,205	\$90,205																			\$90,205
B3010 4	4557787 Roofing, Modified Bitumen, Replace	20	6	14	6400	SF	\$12.3	.34 \$78,	,976													\$78,976	5						\$78,976
B3020 4	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	400	LF	\$11.	.11 \$4,	,442												\$4,442								\$4,442
C1030 4	4563010 Door Hardware, School, per Door, Replace	30	21	9	6	EA	\$493.6	.60 \$2,	,962								\$2,962												\$2,962
C1070 4	4557845 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	5400	SF	\$4.3	.32 \$23,	,323														\$23,323						\$23,323
C1090 4	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	6	EA	\$925.	.50 \$5,	,553								\$5,553												\$5,553
C2010 4	4557817 Wall Finishes, any surface, Prep & Paint	10	8	2	4100	SF	\$1.8	.85 \$7,	,589	\$7,589	9									\$7,589									\$15,178
C2030 4	4557826 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	600	SF	\$14.8	.81 \$8,	,885						\$8,885										\$8,885				\$17,770
C2030 4	4557717 Flooring, Vinyl Tile (VCT), Replace	15	12	3	6000	SF	\$6.	.17 \$37,	,020		\$37,020															\$37,020			\$74,040
C2050 4	4558045 Ceilling Finishes, any flat surface, Prep & Paint	10	5	5	600	SF	\$2.4	.47 \$1,	,481				\$1,481										\$1,481						\$2,962
D2010 4	4557683 Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$678.	.70 \$	679					\$679															\$679
D2010 4	4559506 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	6000	SF	\$6.	.17 \$37,	,020								\$37,020												\$37,020
D2010 4	4557984 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	6	EA	\$2,097.8	.80 \$12,	,587			\$12,587																	\$12,587
D2010 4	4557966 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	6	EA	\$1,357.4	.40 \$8,	,144				\$8,144																\$8,144
D2010 4	4557935 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	1	EA	\$1,727.6	.60 \$1,	,728										\$1,728										\$1,728

Uniformat Codell	D (Cost Description	Lifespan (EUL	_)EAge	RUL	QuantityU	Jnit	Unit Cost *Subtota	12023	2024 20	25 202	6 2027 2028	2029	2030	2031	2032	2033 20	34 2035	2036	2037	2038	2039 2040 2041	2042	2043Deficier	ncy Repair Estimate
D2010 4	4557941	Urinal, Standard, Replace	30	11	19	3	EA	\$1,357.40 \$4,072	2														\$4,072		\$4,072
D2010	4557934	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	5	EA	\$1,851.00 \$9,255	5														\$9,255		\$9,255
D2010 4	4557694	Toilet, Commercial Water Closet, Replace	30	11	19	6	EA	\$1,604.20 \$9,625	5														\$9,625		\$9,625
D3030	4557804	Heat Pump, Packaged & Wall-Mounted, Replace	20	20	0	1	EA	\$6,787.00 \$6,787	\$6,787															\$6,787	\$13,574
D3030	4557800	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60 \$5,430)	\$5,430															\$5,430
D3030	4557868	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60 \$5,430)	\$5,430															\$5,430
D3030	4557791	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60 \$5,430)	\$5,430															\$5,430
D3030	4557705	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$5,429.60 \$5,430)	\$5,430															\$5,430
D3030	4557887	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	7	\$6,787															\$6,787
D3030 4	4557857	Split System, Interior & Exterior Component Pairing, Replace	15	12	3	1	EA	\$3,862.42 \$3,862	2		\$3,862											\$3,862			\$7,725
D4010 5	5303689	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	ill 40	35	5	6000	SF	\$3.70 \$22,212	2			\$22,212													\$22,212
D4030 4	4557911	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	7	EA	\$185.10 \$1,296	3					\$1,296								\$1,296			\$2,591
D5020	4557802	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	\$2,468.00 \$2,468	\$2,468																\$2,468
D5020	4557851	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$8,638.00 \$8,638	3					\$8,638											\$8,638
D5030	4563017	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	6000	SF	\$3.09 \$18,510)							\$18,510									\$18,510
D5040	4557955	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	7	EA	\$308.50 \$2,160)		\$2,160														\$2,160
D5040 4	4557736	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	11	9	6000	SF	\$5.55 \$33,318	3							\$33,318									\$33,318
D5040 4	4558019	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	1	EA	\$345.52 \$346	3													\$346			\$346
D6020	4557971 I	Low Voltage System, Phone & Data Lines, Replace	20	11	9	6000	SF	\$1.85 \$11,106	3							\$11,106									\$11,106
D6060 4	4557853	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	6000	SF	\$2.04 \$12,217	7							\$12,217									\$12,217
D7010 4	4557918	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	I 15	10	5	6000	SF	\$4.01 \$24,063	3			\$24,063												\$24,063	\$48,126
D7050	4557848	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	18	2	6000	SF	\$2.47 \$14,808	3	\$14,80	08														\$14,808
E2010 4	4557785	Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	150	LF	\$370.20 \$55,530)	\$55,53	30														\$55,530
E2010 4	4557706	Casework, Countertop, Plastic Laminate, Replace	15	13	2	100	LF	\$61.70 \$6,170)	\$6,17	70											\$6,170			\$12,340
Totals, Unescala	ited								\$9,255	\$118,711 \$84,09	97 \$61,552	\$12,587 \$55,900	\$679	\$18,819	\$0	\$120,685	\$0 \$1,7	28 \$7,589 \$	22,952 \$	78,976 \$	24,803	\$346 \$16,351 \$40,882	\$22,952	\$30,850	\$729,714
Totals Escalated	d (3.0% in	flation, compounded annually)							\$9.255	\$122,272 \$89 2	19 \$67.259	\$14,167 \$64,804	\$810	\$23,144	\$0	\$157,467	\$0 \$23	1 \$10.820 \$	33.706 \$1	9 458 \$	38 643	\$554 \$27,025 \$69,600	\$40 247	\$55.719	\$946,561

lubbard Media Arts Acaden	ny / Modular R	tuildings F1_F3 H1_	.H3

Uniformat Co	leID Cost Description	Lifespan (EUL	L)EAge	RUL	Quantity	yUnit	Unit Cost * Subtota	12023	2024	2025 2026 2027	2028	2029	2030	2031	2032	2033	2034 2035 2036	2037	2038	2039 2	040 204 ⁻	1 2042	2043Defic	iency Repair Estimate
B2010	4558031 Exterior Walls, any painted surface, Prep & Paint	10	7	3	3500	SF	\$3.70 \$12,957	7		\$12,957							\$12,957							\$25,914
B2010	4557809 Exterior Walls, any painted surface, Prep & Paint	10	5	5	4400	SF	\$3.70 \$16,289)			\$16,289								\$16,289					\$32,578
B2010	4557973 Exterior Walls, Plywood/OSB, Replace	20	12	8	4400	SF	\$9.26 \$40,722	2					\$	40,722										\$40,722
B2020	4557782 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	24	6	2	EA	\$1,542.50 \$3,085	5				\$3,085												\$3,085
B2020	4558054 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	3	EA	\$1,172.30 \$3,517	7				\$3,517												\$3,517
B2020	4557813 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	6	EA	\$1,172.30 \$7,034	1							\$7,034									\$7,034
B2050	4557735 Exterior Door, Steel, Standard, Replace	40	40	0	1	EA	\$740.40 \$740	\$740																\$740
B2050	4558017 Exterior Door, Steel, Standard, Replace	40	31	9	3	EA	\$740.40 \$2,221								\$2,221									\$2,221
B2050	4557870 Exterior Door, Steel, Standard, Replace	40	31	9	7	EA	\$740.40 \$5,183	3							\$5,183									\$5,183
B3010	4557675 Roofing, Metal, Replace	40	21	19	3500	SF	\$16.04 \$56,147	7														\$56,147		\$56,147
B3010	4557894 Roofing, Modified Bitumen, Replace	20	16	4	1000	SF	\$12.34 \$12,340)		\$12,340														\$12,340
B3020	4561365 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	60	LF	\$11.11 \$666	3									\$666							\$666
C1030	4563013 Door Hardware, School, per Door, Replace	30	11	19	3	EA	\$493.60 \$1,481															\$1,481		\$1,481
C1070	4558044 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	2700	SF	\$4.32 \$11,661				\$11,661													\$11,661
C1070	4557999 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	2700	SF	\$4.32 \$11,661												\$11,661					\$11,661
C1090	4557842 Toilet Partitions, Plastic/Laminate, Replace	20	14	6	6	EA	\$925.50 \$5,553	3				\$5,553												\$5,553
C2010	4557837 Wall Finishes, Laminated Paneling (FRP), Replace	30	11	19	2000	SF	\$19.74 \$39,488	3														\$39,488		\$39,488
C2010	4557948 Wall Finishes, Vinyl, Replace	15	11	4	1800	SF	\$3.09 \$5,553	3		\$5,553												\$5,553		\$11,106
C2010	4557869 Wall Finishes, Vinyl, Replace	15	11	4	3600	SF	\$3.09 \$11,106	6		\$11,106												\$11,106		\$22,212
C2030	4557764 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	10	0	80	SF	\$14.81 \$1,185	\$1,185	5							\$1,185							\$1,185	\$3,554
C2030	4558033 Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	400	SF	\$1.85 \$740)				\$740								\$740				\$1,481
C2030	4558006 Flooring, Carpet, Commercial Standard, Replace	10	5	5	2700	SF	\$9.26 \$24,989	9			\$24,989								\$24,989					\$49,977

Uniformat C	odeID Cost Description	Lifespan (El	JL)EAge	RUL	Quantity	/Unit	Unit Cost * Subtot	al 2023	2024 2025 2026	2027	2028 2029	9 2030	2031 2032 2	033 2034	2035 2036 203	7 2038 2039 2040	2041 2042 2043Deficience	cy Repair Estimate
C2030	4557979 Flooring, Carpet, Commercial Tile, Replace	10	3	7	270	SF	\$8.02 \$2,16	66				\$2,166				\$2,166		\$4,331
D2010	4561361 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	2700	SF	\$6.17 \$16,65	i9	\$16,659									\$16,659
D2010	4559501 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	2700	SF	\$13.57 \$36,65	50									\$36,650	\$36,650
D2010	4558039 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	3	EA	\$1,480.80 \$4,44	12							\$4,44	2		\$4,442
D2010	4557757 Toilet, Commercial Water Closet, Replace	30	11	19	5	EA	\$1,604.20 \$8,02	21									\$8,021	\$8,021
D2010	4557679 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	5	EA	\$1,851.00 \$9,25	55									\$9,255	\$9,255
D2010	4557827 Urinal, Standard, Replace	30	11	19	1	EA	\$1,357.40 \$1,35	57									\$1,357	\$1,357
D3030	4557987 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	37	\$6,787									\$6,787
D3030	4557909 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	37	\$6,787									\$6,787
D3030	4557839 Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$6,787.00 \$6,78	37			\$6,787							\$6,787
D3030	4557720 Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,787.00 \$6,78	37					\$6,787					\$6,787
D3030	4557745 Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$6,787.00 \$6,78	37						\$6,787				\$6,787
D3030	4557998 Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$6,787.00 \$6,78	37						\$6,787				\$6,787
D3030	4557824 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.00 \$6,78	37							\$6,78	,		\$6,787
D3050	4557961 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,106.00 \$11,10	06		\$11,106								\$11,106
D4010	5303692 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	all 40	35	5	5400	SF	\$3.70 \$19,99	91			\$19,991							\$19,991
D4030	4557871 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	3	EA	\$185.10 \$55	55		\$555					\$55	5		\$1,111
D4030	4558007 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	3	EA	\$185.10 \$55	55			\$555					\$555		\$1,111
D5020	4561358 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,468.00 \$2,46	88					\$2,468					\$2,468
D5020	4561363 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,468.00 \$2,46	8					\$2,468					\$2,468
D5020	4561367 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,468.00 \$2,46	68					\$2,468					\$2,468
D5030	4563014 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	2700	SF	\$3.09 \$8,33	30					\$8,330					\$8,330
D5040	4557893 Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	3	EA	\$271.48 \$81	4			\$814					\$814		\$1,629
D5040	4557994 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	7	EA	\$271.48 \$1,90	00					\$1,900					\$1,900
D5040	4557771 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ce 20	11	9	2700	SF	\$5.55 \$14,99	93					\$14,993					\$14,993
D6020	4557681 Low Voltage System, Phone & Data Lines, Replace	20	11	9	2700	SF	\$1.85 \$4,99	98					\$4,998					\$4,998
D6020	4558009 Low Voltage System, Phone & Data Lines, Replace	20	11	9	2700	SF	\$1.85 \$4,99	98					\$4,998					\$4,998
D6060	4557920 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	2700	SF	\$2.04 \$5,49	97					\$5,497					\$5,497
D6060	4557821 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	3000	SF	\$2.04 \$6,10	08					\$6,108					\$6,108
D7010	4557699 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Insta	II 15	11	4	2700	SF	\$4.01 \$10,82	28		\$10,828							\$10,828	\$21,657
D7010	4557760 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Insta	II 15	10	5	2700	SF	\$4.01 \$10,82	28			\$10,828						\$10,828	\$21,657
D7050	4557843 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	2700	SF	\$3.70 \$9,99	95			\$9,995	5						\$9,995
D7050	4557968 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	2700	SF	\$3.70 \$9,99	95						\$9,995				\$9,995
E2010	4557969 Casework, Cabinetry Economy, Replace	20	16	4	45	LF	\$215.95 \$9,71	8		\$9,718								\$9,718
Totals, Unes	scalated							\$1,925	\$0 \$30,233 \$12,957	\$61,206	\$91,914 \$22,891	1 \$2,166	\$47,509 \$68,666 \$1,	185 \$23,569	\$0 \$13,623 \$11,78	\$54,308 \$740 \$2,166	\$0 \$179,886 \$12,013	\$638,743
Totals, Esca	lated (3.0% inflation, compounded annually)							\$1,925	\$0 \$32,074 \$14,158	\$68,888	\$106,554 \$27,333	\$2,664	\$60,183 \$89,593 \$1,	592 \$32,626	\$0 \$20,006 \$17,82	5 \$84,611 \$1,188 \$3,580	\$0 \$315,432 \$21,697	\$901,929

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Uniformat Cod	leID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	/Unit	Unit Cos	t * Subt	otal 20	023	2024 2025	2026	2027	2028 2029	2030	2031 20	32 2	033 2	34 203	5 2036	2037	2038	2039	2040	2041	2042	2043Deficier	ncy Repair Estimate
B2010	4557688 Exterior Walls, any painted surface, Prep & Paint	10	4	6	7000	SF	\$3.	70 \$25	5,914					\$25,914								\$25	5,914					\$51,828
C1070	4558020 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	8100	SF	\$4.	32 \$34	1,984																\$3	34,984		\$34,984
C1070	4557951 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	9100	SF	\$4.	32 \$39	9,303																\$3	39,303		\$39,303
C2010	4557952 Wall Finishes, Vinyl, Replace	15	6	9	8900	SF	\$3.	09 \$27	7,457							\$27,4	57											\$27,457
C2010	4557995 Wall Finishes, Vinyl, Replace	15	6	9	11200	SF	\$3.	09 \$34	1,552							\$34,5	52											\$34,552
C2030	4557872 Flooring, Vinyl Tile (VCT), Replace	15	6	9	1800	SF	\$6.	17 \$11	1,106							\$11,1	06											\$11,106
C2030	4558008 Flooring, Carpet, Commercial Standard, Replace	10	10	0	900	SF	\$9.	26 \$8	3,330	\$8,330							\$8,	330								g	\$8,330	\$24,989
C2030	4557977 Flooring, Carpet, Commercial Standard, Replace	10	6	4	5400	SF	\$9.	26 \$49	9,977				\$49,977								\$49,977							\$99,954
D3030	4557741 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.	00 \$6	6,787												\$6,787							\$6,787
D3030	4557950 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.	00 \$6	6,787												\$6,787							\$6,787
D3030	4557838 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.	00 \$6	6,787												\$6,787							\$6,787
D3030	4557762 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.	00 \$6	6,787												\$6,787							\$6,787

Uniformat Code	eID Cost Description	Lifespan (EU	L)EAge	RUL	Quantit	yUnit	Unit Cost * Subtotal	2023	2024 202	5 2026	2027	2028 20	029 20	30 2	2031	2032	2033	2034 2	035 20	36 2037	2038 20	039 2040	2041	2042	2043Defici	ency Repair Estimate
D3030	4558040 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.00 \$6,787													\$6,787						\$6,787
D3030	4557775 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.00 \$6,787													\$6,787						\$6,787
D3030	4558035 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.00 \$6,787													\$6,787						\$6,787
D3030	4557732 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.00 \$6,787													\$6,787						\$6,787
D3030	4557792 Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$6,787.00 \$6,787													\$6,787						\$6,787
D4010	5303693 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	II 40	35	5	8100	SF	\$3.70 \$29,986					\$29,986														\$29,986
D4030	4557908 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	9	EA	\$185.10 \$1,666			\$1,666									\$1,66	66						\$3,332
D5020	4557767 Switchboard, 120/208 V, 1400 AMP, Replace	40	26	14	1	EA	\$98,720.00 \$98,720													\$98,720						\$98,720
D5040	4557850 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	6	14	8100	SF	\$5.55 \$44,979													\$44,979						\$44,979
D5040	4558021 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	9	EA	\$308.50 \$2,777													\$2,777						\$2,777
D6020	4557825 Low Voltage System, Phone & Data Lines, Replace	20	6	14	8100	SF	\$1.85 \$14,993													\$14,993						\$14,993
D6060	4557859 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	6	14	8100	SF	\$2.04 \$16,492													\$16,492						\$16,492
D7010	4557900 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	6	9	8100	SF	\$4.01 \$32,485								\$3	32,485										\$32,485
D7050	4557752 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	8100	SF	\$3.70 \$29,986													\$29,986						\$29,986
E2010	4557676 Casework, Countertop, Plastic Laminate, Replace	15	6	9	250	LF	\$61.70 \$15,425								\$1	15,425										\$15,425
E2010	4557962 Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	550	LF	\$370.20 \$203,610													\$203,610						\$203,610
Totals, Unesca	lated							\$8,330	\$0 \$0	0 \$1,666	\$49,977	\$29,986 \$25,9	14 \$	60	\$0 \$12	21,025 \$	8,330	\$0	\$0 \$1,60	56 \$522,618	\$0 \$25,9	914 \$0	\$0	\$74,287	\$8,330	\$878,040
Totals, Escalat	ed (3.0% inflation, compounded annually)							\$8,330	\$0 \$0	0 \$1,820	\$56,250	\$34,762 \$30,9	43 \$	60	\$0 \$15	57,910 \$1	11,194	\$0	\$0 \$2,44	16 \$790,506	\$0 \$41,5	584 \$0	\$0	\$130,262	\$15,044	\$1,281,051

niformat Code	eID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal 2	023 2024 2025	2026	2027 2028	2028	9 2030 20	31 203	2 2033 2034 2035	2036	2037	2038 2039 204	10 2041	2042 2043Deficien	cy Repair Estimate
2010	4558002 Exterior Walls, any painted surface, Prep & Paint	10	6	4	2500	SF	\$3.70 \$9,255			\$9,255						\$9,255				\$18,510
2020	4557733 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	4	EA	\$1,542.50 \$6,170			\$6,170										\$6,17
2020	4558051 Storefront, Glazing & Framing, Replace	30	26	4	250	SF	\$67.87 \$16,968		,	\$16,968										\$16,96
2020	4558013 Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	6	14	1	EA	\$2,468.00 \$2,468									\$2,468				\$2,46
2020	4557982 Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	5	15	1	EA	\$1,480.80 \$1,481										\$1,481			\$1,48
2050	4557691 Exterior Door, Fiberglass, Replace	25	15	10	4	EA	\$925.50 \$3,702							\$3,702						\$3,70
2050	4557907 Exterior Door, Steel, Standard, Replace	40	29	11	4	EA	\$740.40 \$2,962							\$2,962						\$2,96
3010	4557889 Roofing, Modified Bitumen, Replace	20	6	14	4500	SF	\$12.34 \$55,530									\$55,530				\$55,53
3060	4557797 Roof Hatch, Metal, Replace	30	26	4	1	EA	\$1,604.20 \$1,604			\$1,604										\$1,604
3060	4557983 Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,604.20 \$1,604						\$1,604							\$1,60
1030	4557692 Interior Door, Wood, Solid-Core, Replace	40	31	9	5	EA	\$863.80 \$4,319						\$4,319							\$4,31
1030	4563007 Door Hardware, School, per Door, Replace	30	25	5	7	EA	\$493.60 \$3,455			\$3,455										\$3,45
1070	4557781 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	11	14	3000	SF	\$4.32 \$12,957									\$12,957				\$12,95
2010	4557925 Wall Finishes, any surface, Prep & Paint	10	6	4	6200	SF	\$1.85 \$11,476		:	\$11,476						\$11,476				\$22,95
2030	4557801 Flooring, Wood, Strip, Refinish	10	9	1	400	SF	\$4.94 \$1,974	\$1,974						\$1,974						\$3,94
2030	4557751 Flooring, Vinyl Tile (VCT), Replace	15	10	5	3100	SF	\$6.17 \$19,127			\$19,127									\$19,127	\$38,25
2030	4557867 Flooring, Vinyl Sheeting, Replace	15	8	7	600	SF	\$8.64 \$5,183					\$5,183								\$5,18
1010	4558047 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	20	5	1	EA	\$20,978.00 \$20,978			\$20,978										\$20,97
2010	4557749 Water Heater, Gas, Residential, Replace	15	14	1	1	EA	\$2,344.60 \$2,345	\$2,345									\$2,345			\$4,68
2010	4557794 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	31	9	4200	SF	\$6.17 \$25,914						\$25,914							\$25,91
2010	4557980 Toilet, Residential Water Closet, Replace	30	26	4	1	EA	\$863.80 \$864			\$864										\$86
2010	4558053 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	1	EA	\$1,851.00 \$1,851			\$1,851										\$1,85
2010	4557715 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	\$1,851.00 \$1,851				\$1,851									\$1,85
2010	4557729 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	21	9	2	EA	\$2,591.40 \$5,183						\$5,183							\$5,18
2010	4557709 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	1	EA	\$1,357.40 \$1,357						\$1,357							\$1,35
3020	4557939 Furnace, Gas, Replace	20	20	0	1	EA	\$7,650.80 \$7,651	\$7,651											\$7,651	\$15,30
3050	4557849 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$24,680.00 \$24,680					\$24,680								\$24,68
3050	4557942 HVAC System, Ductwork, Low Density, Replace	30	11	19	4200	SF	\$2.47 \$10,366											\$	10,366	\$10,36
3060	4557830 Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	21	4	1	EA	\$2,961.60 \$2,962			\$2,962										\$2,96
94010	5303690 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	II 40	35	5	4200	SF	\$3.70 \$15,548			\$15,548										\$15,54

Uniformat Cod	leID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	Unit	Unit Cost * Subtotal 2023	2024	4 2025	5 2026	2027	2028	2029	2030	2031 2032 203	3 2034	1 2035 2036 2037 2038	039 2040	2041	2042 2043Deficiency R	epair Estimate
D4030	4557793 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	\$185.10 \$740							\$740				\$740			\$1,481
D5020	4557953 Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$7,404.00 \$7,404							\$7,404							\$7,404
D5030	4557888 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4200	SF	\$3.09 \$12,957								\$12,957						\$12,957
D5040	4558026 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	5	EA	\$271.48 \$1,357			\$1,357							\$1,357				\$2,715
D5040	4557755 Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	11	9	4200	SF	\$2.59 \$10,884								\$10,884						\$10,884
D6060	4557700 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	4200	SF	\$2.04 \$8,552								\$8,552						\$8,552
D7050	4557847 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	4200	SF	\$3.70 \$15,548		\$15,548												\$15,548
E1030	4557919 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$2,097.80 \$2,098				\$2,098									\$2,098	\$4,196
E1030	4557985 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723				\$11,723						\$11,723				\$23,446
E1030	4557816 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$6,293.40 \$6,293						\$6,293								\$6,293
E1030	4557917 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40 \$5,676						\$5,676								\$5,676
E1030	4558022 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	\$3,331.80 \$3,332								\$3,332						\$3,332
E1030	4557746 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$2,097.80 \$2,098								\$2,09	3					\$2,098
Totals, Unesc	alated						\$7,65	1 \$4,319	\$15,548	\$1,357	\$56,949	\$67,130	\$13,821	\$38,007	\$3,332 \$70,770 \$5,80	\$4,936	\$0 \$1,357 \$103,409 \$1,481 \$2	345 \$740	\$0	\$12,463 \$26,778	\$438,193
Totals, Escala	ted (3.0% inflation, compounded annually)						\$7,65	1 \$4,449	\$16,495	\$1,483	\$64,097	\$77,822	\$16,503	\$46,744	\$4,221 \$92,339 \$7,79	4 \$6,833	\$0 \$1,993 \$156,416 \$2,307 \$3	762 \$1,224	\$0	\$21,855 \$48,364	\$582,350

Uniformat C	odelD Cost Description	Lifespan (EUI	.)EAge	RUL	Quantity	yUnit	Unit Cos	t * Subtotal 2023	2024 2	025 202	2027 2	028 202	9 2030 20	31 2032	2033 20	34 2035 203	6 2037	2038 2039	2040	0 2041 2	042 2043Defic	iency Repair Estimate
D2010	4557892 Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	\$6,41	5.80 \$6,417								\$6,417						\$6,417
D2010	4557873 Backflow Preventer, Domestic Water, Replace	30	13	17	1	EA	\$6,41	5.80 \$6,417											\$6,417	7		\$6,417
D2010	4557861 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	4	EA	\$1,48	0.80 \$5,923	\$5,923									\$5,923				\$11,846
D2010	4557997 Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	9	6	2	EA	\$1,85	1.00 \$3,702				\$3,702	2									\$3,702
D4010	4557823 Backflow Preventer, Fire Suppression, Replace	30	14	16	1	EA	\$17,76	9.60 \$17,770										\$17,770				\$17,770
D5020	4557890 Switchboard, 120/208 V, 2000 AMP, Replace	40	23	17	1	EA	\$148,08	0.00 \$148,080											\$148,080			\$148,080
D5020	4558016 Switchboard, 120/208 V, Replace	40	22	18	1	EA	\$61,70	0.00 \$61,700												\$61,700		\$61,700
G2020	4557990 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	38000	SF	\$).56 \$21,101	\$21,	101			\$21,101			\$21,101			\$21,101	1		\$84,406
G2020	4557945 Parking Lots, Pavement, Asphalt, Overlay	25	8	17	38000	SF	\$	2.47 \$93,784											\$93,784	1		\$93,784
G2050	4557719 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	46000	SF	\$	0.56 \$25,544		\$25,54			\$25,5	44		\$25,544	1			\$25,544		\$102,175
G2050	4557957 Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	4	6	260	SF	\$	1.85 \$481				\$48	1					\$481				\$963
G2050	4558032 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	\$11,72	3.00 \$46,892						\$	46,892							\$46,892
G2050	4557721 Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	4	11	1800	SF	\$3).85 \$55,530							\$55,5	30						\$55,530
G2050	4557988 Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	\$24,68	0.00 \$24,680										\$24,680				\$24,680
G2060	4557766 Bike Rack, Fixed 1-5 Bikes, Replace	20	6	14	4	EA	\$74	0.40 \$2,962									\$2,962					\$2,962
G2060	4557863 Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	11	14	2	EA	\$2,09	7.80 \$4,196									\$4,196					\$4,196
G2060	4557722 Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	6	14	2	EA	\$86	3.80 \$1,728									\$1,728					\$1,728
G2060	4557799 Park Bench, Metal Powder-Coated, Replace	20	1	19	24	EA	\$86	3.80 \$20,731												\$20,	731	\$20,731
G2060	4557880 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	16	4	1	EA	\$30,85	0.00 \$30,850			\$30,850											\$30,850
G2060	4557884 Flagpole, Metal, Replace	30	16	14	1	EA	\$3,08	5.00 \$3,085									\$3,085					\$3,085
G2060	4561360 Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	3	17	40	EA	\$2,09	7.80 \$83,912											\$83,912	2		\$83,912
G4050	4558023 Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	11	9	4	EA	\$86	3.80 \$3,455						\$3,455								\$3,455
G4050	4557814 Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Insta	all 20	7	13	8	EA	\$4,93	5.00 \$39,488								\$39,488	3					\$39,488
Y1090	4567089 ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,25	5.00 \$9,255 \$9,2	255													\$9,255
Totals, Une	scalated							\$9,2	255 \$5,923 \$21,	101 \$25.54	\$30.850	\$0 \$4.183	\$21,101 \$25,5	44 \$3,455 \$	46,892 \$55,5	30 \$27,518 \$65,032	2 \$11,970	\$0 \$48,854	\$353,294	\$87,244 \$20,	731 \$0	\$864,022

Appendix F:
Equipment Inventory List



dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4558047	D1010	Vertical Lift [05230]	Wheelchair, 5' Rise		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	National Elevator	HBC42	54005		19003806	
20 Plumbii	ng					-							
dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4557836	D2010	Water Heater	Electric, Instant Hot		Hubbard Media Arts Academy / Building B	Building B	Chronomite		744169		19003808	
	4557683	D2010	Water Heater	Electric, Residential	10 GAL	Hubbard Media Arts Academy / Building D	D1	A. O. Smith	Inaccessible	Inaccessible		19003740	
	4557910	D2010	Water Heater	Electric, Residential	38 GAL	Hubbard Media Arts Academy / Administration Building	Administration Building	A. O. Smith	E6-40L45DVB 110	2050122245254	2021	19003769	
	4557749	D2010	Water Heater	Gas, Residential	85 GAL	Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	A. O. Smith	BTN 31P 108	0934M000602	2009	19003824	
	4557873	D2010	Backflow Preventer	Domestic Water	3 IN	Hubbard Media Arts Academy / Site	Site	Wilkins Zurn	375AST	9047C		19003802	
	4557892	D2010	Backflow Preventer	Domestic Water	3 IN	Hubbard Media Arts Academy / Site	Site	Zurn		111813		19003826	
30 HVAC													
dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4557939	D3020	Furnace	Gas	150 MBH	Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Reznor	CAUA150	AZE31X2N07757	2000	19003741	
	4557898	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Hubbard Media Arts Academy / Building C	C1						2
	4558052	D3030	Air Conditioner	Window/Thru-Wall, Residential		Hubbard Media Arts Academy / Building B	Building B						
	4557720	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3 Bard	Illegible	Illegible		19003833	
	4558001	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	A7	Airedale	СМН-3	PA1783-U8639	2000	19003794	
	4557765	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building B	B2	Airedale	CMH-4	PA1783-U8651	2000	19003786	
	4557824	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Exterior wall	Bard Manufacturing Company	W48H2-A04UP4XXX	343L143160500-02		19003832	
	4558014	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	A9	Airedale	СМН-3	PA1783XU8641	2000	19003795	
	4557741	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173424075-02		19003836	
)	4557943	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building B	B5	Airedale	СМН-3	PA1783-U8645	2000	19003804	
	4557779	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building C	C2	Airedale	CMH-4	PA1783-U8655	2000	19003822	
2	4557881	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	A6	Airedale	СМН-3	PA1783XU8638	2000	19003782	
3	4557950	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425320-02	2017	19003840	
	4557838	D3030	Heat Pump	Packaged & Wall-	3.5 TON	Hubbard Media Arts Academy / Modulars	Modular 100-108	Bard Manufacturing	W42H2-A05xx4xxx	332D173425318-02		19003805	

15	4557748	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	A5	Airedale	CMH-4	PA1783-U8654	2000	19003774
16	4557856	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building B	B1	Airedale	CMH-3	PA1783-U8647	2000	19003738
17	4557745	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H:	H1-H3 3	Bard	W48H2-A04VP4XXX	343L143160499-02	2014	19003748
18	4557762	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425037-02	2017	19003838
19	4557770	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building C	C3	Airedale	CMH-4	PA1783-UB557	2000	19003761
20	4557946	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building B	B4	Airedale	СМН-3	PA1783-U8649	2000	19003793
21	4557750	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building B	В7	Airedale	CMH-4	PA1783-U8656	2000	19003737
22	4557703	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	А3	Airedale	СМН-3	PA1783-U8648	2000	19003796
23	4558040	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425017-02	2017	19003837
24	4557839	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H:	H1-H3 3	Bard	No tag/plate found	No tag/plate found		19003827
25	4557775	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425314-02		19003809
26	4558035	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425324-02		19003839
27	4557732	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425312-02		19003810
28	4557792	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Bard Manufacturing Company	W42H2-A05xx4xxx	332D173425319-02		19003835
29	4557987	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H:	Exterior wall	Bard Manufacturing Company	Inaccessible	No tag/plate found		Inaccessible
30	4557909	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H:	Exterior wall	Bard Manufacturing Company				19003834
31	4557772	D3030	Heat Pump [A4]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	A4	Airedale	CMH-3	PA1783-U8644	2000	19003797
32	4557956	D3030	Heat Pump [A8]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building A	A8	Airedale	CMH-4	PA1783XU8653	2000	19003813
33	4557940	D3030	Heat Pump [Ac-3]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building B	B6		CCH3/2-208/410	729401S1105003551117-5413		19003798
34	4557791	D3030	Heat Pump [D3]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building D	D3	Airedale	CHM-3	PA1783-U8643	2000	19003751
35	4557887	D3030	Heat Pump [D4]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building D	D4	Airedale	CMH-4	PA1783-U8650	2000	19003814
36	4557800	D3030	Heat Pump [D6]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building D	D6	Airedale	СНМ-3	PA1783-U8646	2000	19003818
37	4557804	D3030	Heat Pump [D7]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building D	D7	Airedale	CMH-4	PA1783-U8652	2000	19003750
38	4557868	D3030	Heat Pump [D8]	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building D	D8	Airedale	СМН-3	PA1783-L8640	2000	19003825
39	4557705	D3030	Heat Pump	Packaged & Wall- Mounted	3 TON	Hubbard Media Arts Academy / Building D	D5	Airedale	СМН-3	PA1783-U8642	2000	19003815

9	4557911 4557818	D4030	Fire Extinguisher	Type ABC, up to 20 LB Wet Chemical/CO2		Academy / Building D Hubbard Media Arts Academy / Building B	Building D Building B						7
3	4557793	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hubbard Media Arts Academy / Multi Use/Cafeteria Building Hubbard Media Arts	Multi Use/Cafeteria Building						4
	4557871	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	H1-H3						3
	4557908	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108						9
	4557840	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hubbard Media Arts Academy / Building A	Building A						7
	4557928	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hubbard Media Arts Academy / Administration Building	Administration Building						3
	4558007	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3					3
2	4557810	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Academy / Site Hubbard Media Arts Academy / Building C	Building C						4
1	4557823	D4010	Backflow Preventer	Fire Suppression	8 IN	Hubbard Media Arts	Site	Zurn			2009	19003841	~· <i>y</i>
D40 Fire Pro	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
2	4557769	D3060	Exhaust Fan [REF-3]	Centrifugal, 12" Damper	SUU CHW	Academy / Building A	Roof	Greenheck	6-095-6-x	12089482 1006		19003759	
1	4558038	D3060	Exhaust Fan [REF-2]	Centrifugal, 12" Damper, 100 to 1000 CFM	500 CCM	Hubbard Media Arts Academy / Building A Hubbard Media Arts	Roof	Greenheck	6-095-6-X	12089481 1006		19003755	
)	4557830	D3060	Exhaust Fan	Centrifugal, 16" Damper, 1001 to 2000 CFM		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Roof					19003743	
9	4557854	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM		Hubbard Media Arts Academy / Building B	Roof					19003829	
18	4557723	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM		Hubbard Media Arts Academy / Building B	Roof					19003752	
17	4557849	D3050	Packaged Unit [AC-MP]	RTU, Pad or Roof- Mounted	10 TON	Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Roof	Trane	1PYHC120E3ELA00FM	S102810720L	2010	19003756	
46	4558029	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof- Mounted	8 TON	Hubbard Media Arts Academy / Administration Building	Roof	Trane	Illegible	Illegible		19003768	
.5	4558041	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof- Mounted	4 TON	Hubbard Media Arts Academy / Administration Building	Roof	Trane	1PYSC048E3RLA0000	101711704L		19003775	
.4	4557961	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	4 TON	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3 Bard	No tag/plate found	No tag/plate found		Inaccessible	
3	4557930	D3030	Split System Ductless	Single Zone	1 TON	Hubbard Media Arts Academy / Building A	Building A						
2	4557756	D3030	Split System [F-1]	Condensing Unit/Heat Pump	4 TON	Hubbard Media Arts Academy / Building B	Roof	Trane	4TTB4048E1000AB	10052WMD2F	2010	19003736	
1	4557857	D3030	Split System	Interior & Exterior Component Pairing	1 TON	Hubbard Media Arts Academy / Building D	D2	Sanyo	Inaccessible	Inaccessible			
				¹ Mounted		Academy / Modular Buildings E1-E3, H1-H3	H1-H3 3	Bard	Illegible	Illegible		19003828	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4558016	D5020	Switchboard	120/208 V	800 AMP	Hubbard Media Arts Academy / Site	Site adjacent to Modular Building P2 & Kidango	r Square D	CCEID2MH08CUR		2001	19003888	
2	4557890	D5020	Switchboard	120/208 V, 2000 AMP	2000 AMP	Hubbard Media Arts Academy / Site	Site	Siemens	SB	19-38848-C10	2000	19003739	
3	4557767	D5020	Switchboard [Switchboard DPI]	120/208 V, 1400 AMP		Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Industrial Electric	Inaccessible	Inaccessible		19003820	
4	4561358	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3					
5	4557753	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	H108	Square D	HOMC24UC	Not applicable	2017	19003749	
6	4561363	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3					
7	4561359	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Square D	HOMC24UC	No tag/plate found	2017		
8	4558003	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Square D	HOMC24UC		2017		9
9	4561362	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Square D	HOMC24UC	No tag/plate found	2017		
10	4561364	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Square D	HOMC24UC	No tag/plate found	2017		
11	4561367	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3					
12	4561369	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Square D	HOMC24UC	No tag/plate found	2017		
13	4557866	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	H100	Square D	HOMC24UC	Not applicable	2017	19003823	
14	4561368	D5020	Distribution Panel	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108	Square D	HOMC24UC		2017		
15	4557796	D5020	Distribution Panel [A]	120/208 V	600 AMP	Hubbard Media Arts Academy / Building A	Building A	Siemens	S4	010	2000	19003770	
16	4557768	D5020	Distribution Panel [B]	120/208 V	600 AMP	Hubbard Media Arts Academy / Building B	Building B	Siemens	S4	020	2000	19003819	
17	4557864	D5020	Distribution Panel [B3]] 120/240 V	400 AMP	Hubbard Media Arts Academy / Building B	Building B	General Electric	SGDA32AT0400	079862-0007	2000	19003807	
18	4557851	D5020	Distribution Panel [D]	120/208 V	600 AMP	Hubbard Media Arts Academy / Building D	D1	Siemens	S4	030	2000	19003760	
19	4557802	D5020	Distribution Panel [D1]] 120/208 V	200 AMP	Hubbard Media Arts Academy / Building D	D1						
20	4557684	D5020	Distribution Panel [DPGA]	120/208 V	400 AMP	Hubbard Media Arts Academy / Administration Building	Administration Building	General Electric		079862-0002	2010	19003781	
21	4558030	D5020	Distribution Panel [DPGB]	120/208 V	400 AMP	Hubbard Media Arts Academy / Administration Building	Administration Building	General Electric		079862-0003	2010	19003780	
22	4557953	D5020	Distribution Panel [E]	120/208 V	400 AMP	Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Siemens	S4	040	2000	19003803	

23	4557989	D5020	Distribution Panel [H104]	120/208 V	200 AMP	Hubbard Media Arts Academy / Modulars H100 - H108	H104	Square D		Not applicable	2017	19003742	
1	4557915	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery	2	Hubbard Media Arts Academy / Building B	Building B						2
	4557893	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery	2	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	Modular Buildings E1-E	3					3
	4557788	D5040	Emergency & Exit Lighting	Exit Sign, LED		Hubbard Media Arts Academy / Administration Building	Administration Building						7
	4558026	D5040	Emergency & Exit Lighting	Exit Sign, LED		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building						5
	4557774	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Hubbard Media Arts Academy / Building A	Building A						3
	4557725	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Hubbard Media Arts Academy / Building B	Building B						4
1	4558019	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Hubbard Media Arts Academy / Building D	Building D						
	4557955	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Hubbard Media Arts Academy / Building D	Building D						7
2	4557994	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Hubbard Media Arts Academy / Modular Buildings E1-E3, H1-H3	H1-H3						7
3	4557852	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Hubbard Media Arts Academy / Administration Building	Administration Building						6
4	4557947	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Hubbard Media Arts Academy / Building C	Building C						3
5	4558021	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Hubbard Media Arts Academy / Modulars H100 - H108	Modular 100-108						9
70 Electron	ic Safety & Security	,											
dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4557803	D7050	Fire Alarm Panel [DPGA-42]	Fully Addressable		Hubbard Media Arts Academy / Administration Building	Administration Building	Honeywell	E3BB-BD		2010	19003776	
10 Equipme	ent												
dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4557919	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Kitchen	Royalton	SS2RRH-8135-C4W	06W1394		19003779	
	4557917	E1030	Foodservice Equipment [05219]	Refrigerator, 2-Door Reach-In		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19003785	
	4557816	E1030	Foodservice Equipment [1000031]	Freezer, 2-Door Reach- In		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19003772	
	4557985	E1030	Foodservice Equipment [1000063]	Convection Oven, Double		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Kitchen	Montague	No tag/plate found	No tag/plate found		19003792	
	4557746	E1030	Foodservice Equipment [1001663]	Food Warmer, Proofing Cabinet on Wheels		Hubbard Media Arts Academy / Multi Use/Cafeteria Building	Kitchen	Metro	C519-HFC-4	Inaccessible	2018	19003799	
			Foodservice	Refrigerator, 1-Door		Hubbard Media Arts	Kitchen						