FACILITY CONDITION ASSESSMENT



prepared for

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



Cureton Elementary 3720 East Hills Drive San Jose, California 95127

PREPARED BY:

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ON SITE DATE:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	9
Main Address	3720 East Hills Drive, San Jose, California 95127
Site Developed	1952
Site Area	9.8 acres
Parking Spaces	77 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	Building M1 is being rented by outside parties
Date(s) of Visit	December 6th, 2022
Management Point of Contact	Alum Rock School District, Yadira Reyes, Lead Custodian Special Projects 408-605-3585
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Quynh Nguyen
Reviewed By	James Bryant, Technical Report Reviewer for Mouaz Alrayes, Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x 7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The school did not have any major renovation within the last 10 years. The M1 building is being rented by Kidango. The fencing was recently installed. The school buildings are mainly used for educational purposes.

Architectural

Except for the roofs, the permanent structures are in acceptable shape. Most roofs have roof leaks, many of which have soft patches and bubbling areas that allow water to seep through the roof and into the ceilings. In addition, mold has grown on a few roofs. The ceiling has some dark spots, which indicate water intrusion. Music and Library buildings are portables; the wood sidings and floor finishes are deteriorated and cracked.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC infrastructure consists of furnaces, AC thru-wall units and wall-mounted heat pumps. Based on visual assessment, the HVAC equipment had not recently been upgraded. There are 2 electrical switchboards and 2 transformers on-site. The lighting has been upgraded to LEDs. Fire suppression consists of fire extinguishers only. The domestic water is generated by 4 water heaters with integral tanks, 3 of which are electric. No major issues have been addressed by the POC nor found during this assessment.

Site

The playground is well-maintained and ADA-compliant. The concrete pavement on-site has no issues. The site elevation is relatively flat with asphalt paved parking areas, drive aisles, and concrete walkways. Site lighting is comprised of pole mounted LEDs. An irrigation system is present.

Recommended Additional Studies

The existing classrooms have wall-mounted, gas-fired heaters. No carbon monoxide detectors were found in any of the classrooms. Immediate installation of the detectors is recommended. In addition, air conditioning is not provided.

It is recommended to retain a mechanical engineer to study and design a central system. A cost for the study and possible new system is included in the cost tables.



Facility Condition Index (FCI)

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

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

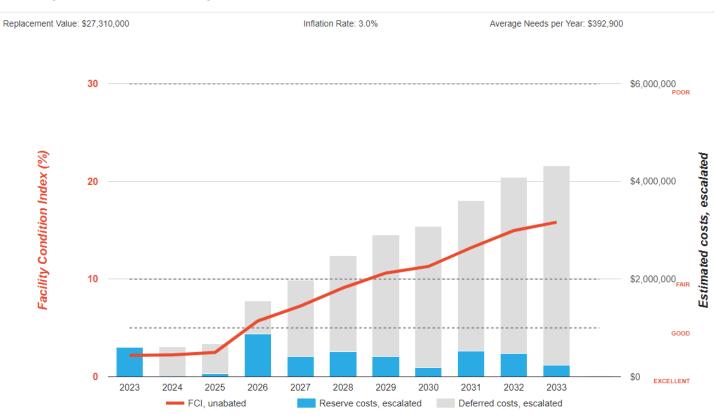
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building 1 to 4	\$790	5,000	\$3,950,000	1.6%	2.5%	4.4%	8.7%
Building 13 to 14	\$790	3,400	\$2,686,000	1.6%	1.7%	4.8%	7.5%
Building 15 to 18	\$790	5,000	\$3,950,000	2.1%	2.1%	5.2%	8.3%
Building 5 to 8	\$790	4,700	\$3,713,000	0.0%	2.3%	5.5%	8.8%
Building 9 to 12	\$790	5,000	\$3,950,000	1.6%	2.3%	5.5%	9.1%
K1 - K2 & Admin Buildings	\$790	5,000	\$3,950,000	1.8%	2.0%	5.1%	17.0%
Multi Use/Cafeteria Buildings	\$790	4,400	\$3,476,000	3.0%	3.0%	5.7%	8.5%
Portable Buildings Library & Music	\$550	2,000	\$1,100,000	7.7%	10.3%	11.3%	12.3%
Portable Buildings M1 - M9, 21 & A1	\$550	7,000	\$3,850,000	2.2%	2.2%	5.2%	15.4%



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

FCI Analysis: Cureton Elementary





Immediate Needs

Facility/Building	Total Items	Total Cost
Cureton Elementary / Building 1 to 4	2	\$62,600
Cureton Elementary / Building 13 to 14	2	\$42,400
Cureton Elementary / Building 15 to 18	3	\$82,000
Cureton Elementary / Building 5 to 8	1	\$900
Cureton Elementary / Building 9 to 12	2	\$62,600
Cureton Elementary / K1 - K2 & Admin Buildings	2	\$70,300
Cureton Elementary / Multi Use/Cafeteria Buildings	4	\$104,300
Cureton Elementary / Portable Buildings Library & Music	5	\$85,000
Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	6	\$85,200
Cureton Elementary / Site	1	\$3,700
Total	28	\$599,000

Building 1 to 4

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4589713	Cureton Elementary / Building 1 to 4	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$61,700
5250800	Cureton Elementary / Building 1 to 4	Throughout	D7050	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	NA	Safety	\$900
Total (2 items)							\$62,600



Building 13 to 14

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Pian Type</u>	Cost
4589657	Cureton Elementary / Building 13 to 14	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$42,000
5250801	Cureton Elementary / Building 13 to 14	Throughout	D7050	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	NA	Safety	\$400
Total (2 items)							\$42,400

Building 15 to 18

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4587069	Cureton Elementary / Building 15 to 18	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$61,700
4587076	Cureton Elementary / Building 15 to 18	Roof	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$19,400
5250802	Cureton Elementary / Building 15 to 18	Throughout	D7050	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	NA	Safety	\$900
Total (3 items)							\$82,000



Building 9 to 12

ID	Location	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4589668 ☑	Cureton Elementary / Building 9 to 12	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$61,700
5250804	Cureton Elementary / Building 9 to 12	Throughout	D7050	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	NA	Safety	\$900
Total (2 items)							\$62,600

K1 - K2 & Admin Buildings

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4585932	Cureton Elementary / K1 - K2 & Admin Buildings	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$61,700
5250799	Cureton Elementary / K1 - K2 & Admin Buildings	Throughout	P2030	Engineering Study, Mechanical, General Design	NA	Retrofit/Adaptation	\$8,600
Total (2 items)							\$70,300



Multi Use/Cafeteria Buildings

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4586076	Cureton Elementary / Multi Use/Cafeteria Buildings	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Retrofit/Adaptation	\$26,300
4586063 ☑	Cureton Elementary / Multi Use/Cafeteria Buildings	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$54,300
4586082	Cureton Elementary / Multi Use/Cafeteria Buildings	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$2,700
4586075	Cureton Elementary / Multi Use/Cafeteria Buildings	Cafeteria	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	Poor	Accessibility	\$21,000
Total (4 items)							\$104,300



Portable Buildings Library & Music

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4586878	Cureton Elementary / Portable Buildings Library & Music	Building Exterior	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	\$38,300
4593160	Cureton Elementary / Portable Buildings Library & Music	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$24,700
4586881	Cureton Elementary / Portable Buildings Library & Music	Throughout building	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	\$7,800
4586873	Cureton Elementary / Portable Buildings Library & Music	Throughout building	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$7,400
4586875	Cureton Elementary / Portable Buildings Library & Music	Building exterior	D3030	Heat Pump, Packaged & Wall-Mounted, Replace	Poor	Performance/Integrity	\$6,800
Total (5 items)							\$85,000



Portable Buildings M1 - M9, 21 & A1

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4586831	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$300
4586829	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	21 Roof	B3080	Soffit, Metal, Replace	Poor	Performance/Integrity	\$300
4586855	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	1A & 21	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	\$1,300
4586854	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Throughout building	C2010	Wall Finishes, Vinyl, Replace	Poor	Performance/Integrity	\$33,900
4586863	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Throughout building	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$18,500
4586834	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Throughout building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$30,900
Total (6 items) Site							\$85,200

Site

<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>
4585862	Cureton Elementary / Site	Site	G2050	Playfield Surfaces, Chips Wood, 6" Depth, Replace	Adequate	Retrofit/Adaptation	\$3,700
Total (1 items)							\$3,700



System Expenditure Report

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$64,538	-	\$174,724	\$356,302	\$615,265	\$1,210,829
Roofing	\$370,971	\$74,747	\$21,681	\$27,866	\$834,363	\$1,329,628
Interiors	\$119,203	\$4,231	\$432,315	\$150,543	\$804,712	\$1,511,004
Conveying	\$20,978	-	-	-	-	\$20,978
Plumbing	-	\$2,486	\$2,677	\$12,250	\$1,078,590	\$1,096,003
HVAC	\$6,787	-	\$905,468	\$142,040	\$142,842	\$1,197,137
Fire Protection	-	-	\$145,827	-	\$10,248	\$156,075
Electrical	-	-	-	\$268,099	\$450,460	\$718,559
Fire Alarm & Electronic Systems	\$3,996	-	\$10,298	\$367,055	\$23,258	\$404,607
Equipment & Furnishings	-	Ξ	\$44,533	\$283,925	\$193,767	\$522,225
Special Construction & Demo	-	-	-	-	\$18,665	\$18,665
Site Utilities	-	-	-	\$3,070	\$119,603	\$122,673
Site Development	\$3,702	-	\$68,419	\$224,060	\$267,657	\$563,838
Follow-up Studies	\$8,638	-	-	-	-	\$8,638
TOTALS (3% inflation)	\$598,900	\$81,500	\$1,806,000	\$1,835,300	\$4,559,500	\$8,881,200



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.

Cureton School						
Building Area = 40,220 SF						
	Primary		System			
	System		Replacement			
	Replacement	Condition	Cost x			
FTA Primary Level	Cost	Rating	Condition			
Substructure	\$865,478	3.00	\$2,596,435			
Shell	\$1,281,072	2.25	\$2,881,687			
Interiors	\$967,906	2.67	\$2,581,102			
Conveyance	\$20,978	1.00	\$20,978			
Plumbing	\$724,518	3.00	\$2,171,704			
HVAC	\$244,332	2.58	\$631,191			
Fire Protection	\$124,387	2.00	\$248,774			
Electrical	\$835,245	2.94	\$2,456,030			
Equipment	\$76,594	3.00	\$229,783			
Site	\$498,228	3.32	\$1,654,732			
Total Building	\$5,638,740	Subtotal	\$15,472,418			
Building Weighted Av	verage Condition	2.74				
	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

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



Key Findings

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

Fire Alarm Devices

Smoke/Carbon Monoxide Detector, by contractor Building 9 to 12 Cureton Elementary Throughout

Uniformat Code: D7050

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$900

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Missing adjacent to the gas furnace. - AssetCALC ID: 5250804

Fire Alarm Devices

Smoke/Carbon Monoxide Detector, by contractor Building 1 to 4 Cureton Elementary Throughout

Uniformat Code: D7050

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$900

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Missing adjacent to the gas furnace. - AssetCALC ID: 5250800

Fire Alarm Devices

Smoke/Carbon Monoxide Detector, by contractor Building 13 to 14 Cureton Elementary Throughout

Uniformat Code: D7050

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$400

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Missing adjacent to the gas furnace. - AssetCALC ID: 5250801

Fire Alarm Devices

Smoke/Carbon Monoxide Detector, by contractor Building 15 to 18 Cureton Elementary Throughout

Uniformat Code: D7050

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$900

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Missing adjacent to the gas furnace. - AssetCALC ID: 5250802



Fire Alarm Devices

Smoke/Carbon Monoxide Detector, by contractor Building 5 to 8 Cureton Elementary Throughout

Uniformat Code: D7050

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$900

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Missing adjacent to the gas furnace. - AssetCALC ID: 5250803



Exterior Walls in Poor condition.

Wood Siding
Portable Buildings Library & Music Cureton
Elementary Building Exterior

Uniformat Code: B2010

Recommendation: Replace in 2023

Priority Score: 89.9

Plan Type:

Performance/Integrity

Cost Estimate: \$38,300

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Cracked, exposing internal wall, water penetration to the foundation - AssetCALC ID: 4586878



Roofing in Marginal condition.

Metal
Portable Buildings Library & Music Cureton
Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$12,800

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- AssetCALC ID: 4593159



Roofing in Poor condition.

Modified Bitumen
Building 13 to 14 Cureton Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$42,000

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Water intrusion. Bubbles, soft spots. - AssetCALC ID: 4589657





Roofing in Poor condition.

Modified Bitumen
Building 15 to 18 Cureton Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$61,700

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Bubbles - AssetCALC ID: 4587069



Roofing in Poor condition.

Modified Bitumen
Building 9 to 12 Cureton Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$61,700

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Bubbles, soft spots, roof leakage - AssetCALC ID: 4589668



Roofing in Poor condition.

Modified Bitumen K1 - K2 & Admin Buildings Cureton Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$61,700

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Bubbles, soft spots. Patches showing signs of water intrusion - AssetCALC ID: 4585932



Roofing in Poor condition.

Modified Bitumen Multi Use/Cafeteria Buildings Cureton Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$54,300

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Molding. Bubbles - AssetCALC ID: 4586063





Roofing in Poor condition.

Modified Bitumen
Portable Buildings Library & Music Cureton
Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$24,700

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water infiltration - AssetCALC ID: 4593160



Roofing in Poor condition.

Modified Bitumen
Building 1 to 4 Cureton Elementary Roof

Uniformat Code: B3010

Recommendation: Replace in 2023

Priority Score: 88.9

Plan Type:

Performance/Integrity

Cost Estimate: \$61,700

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Bubbles, soft spots, water intrusion - AssetCALC ID: 4589713



Wall Finishes in Poor condition.

Vinyl
Portable Buildings M1 - M9, 21 & A1 Cureton

Elementary Throughout building

Uniformat Code: C2010

Recommendation: Replace in 2023

Priority Score: 85.9

Plan Type:

Performance/Integrity

Cost Estimate: \$33,900

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Damaged. Stained - AssetCALC ID: 4586854



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT Portable Buildings Library & Music Cureton Elementary Throughout building

Uniformat Code: C1070

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,800

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Water intrusion. - AssetCALC ID: 4586881





Soffit in Poor condition.

Metal Portable Buildings M1 - M9, 21 & A1 Cureton Elementary 21 Roof

Uniformat Code: B3080

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$300

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Water Leaks through - AssetCALC ID: 4586829



Flooring in Poor condition.

Carpet, Commercial Standard Portable Buildings Library & Music Cureton Elementary Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,400

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Unlevel floor/ground. Protruding in the middle created slopes. Gives off unpleasant smell - AssetCALC ID: 4586873



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT Portable Buildings M1 - M9, 21 & A1 Cureton Elementary 1A & 21

Uniformat Code: C1070

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,300

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Damaged - AssetCALC ID: 4586855



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Multi Use/Cafeteria Buildings Cureton Elementary

Roof

Uniformat Code: B3020

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$2,700

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Deformed. Leaking - AssetCALC ID: 4586082





Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Building 15 to 18 Cureton Elementary Roof

Uniformat Code: C1070

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$19,400

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Water infiltration - AssetCALC ID: 4587076



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Portable Buildings M1 - M9, 21 & A1 Cureton Elementary Roof

Uniformat Code: B3020

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$300

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Cracked and leaks - AssetCALC ID: 4586831



Flooring in Poor condition.

Carpet, Commercial Standard Portable Buildings M1 - M9, 21 & A1 Cureton Elementary Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$18,500

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Some spots are wrinkle - AssetCALC ID: 4586863



Flooring in Poor condition.

Vinyl Tile (VCT)
Portable Buildings M1 - M9, 21 & A1 Cureton
Elementary Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$30,900

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Damaged. Protruding - AssetCALC ID: 4586834





Heat Pump in Poor condition.

Packaged & Wall-Mounted
Portable Buildings Library & Music Cureton
Elementary Building exterior

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Died, not functional - AssetCALC ID: 4586875



Ceiling Finishes in Marginal condition.

Gypsum Board/Plaster Portable Buildings M1 - M9, 21 & A1 Cureton Elementary M1

Uniformat Code: C2050

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

- AssetCALC ID: 4586857



Vertical Lift in Poor condition.

Wheelchair, 5' Rise Multi Use/Cafeteria Buildings Cureton Elementary Cafeteria

Uniformat Code: D1010

Recommendation: Renovate in 2023

Priority Score: 67.9

Plan Type: Accessibility

Cost Estimate: \$21,000

\$\$\$\$

no longer in used - AssetCALC ID: 4586075



Exterior Walls in Poor condition.

any painted surface Multi Use/Cafeteria Buildings Cureton Elementary Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2023

Priority Score: 62.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$26,300

\$\$\$\$





Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 9 to 12 Cureton Elementary Throughout

building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

\$\$\$\$

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: 5250480

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 1 to 4 Cureton Elementary Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$24,100

\$\$\$\$

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: 5250476

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity K1 - K2 & Admin Buildings Cureton Elementary Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$23,700

\$\$\$\$

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: 5250481

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 15 to 18 Cureton Elementary Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

\$\$\$\$



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: 5250478

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 5 to 8 Cureton Elementary Throughout

building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$17,400

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

Fire Suppression System

recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5250479

Full System Install/Retrofit, Low Density/Complexity Multi Use/Cafeteria Buildings Cureton Elementary

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$14,800

\$\$\$\$

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5250482

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building 13 to 14 Cureton Elementary Throughout

building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$12.600

\$\$\$\$

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: 5250477





Playfield Surfaces in Adequate condition.

Chips Wood, 6" Depth Site Cureton Elementary Site

Uniformat Code: G2050

Recommendation: Replace in 2023

Priority Score: 55.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$3,700

\$\$\$\$

- AssetCALC ID: 4585862

Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design K1 - K2 & Admin Buildings Cureton Elementary Throughout

Uniformat Code: P2030

Recommendation: Perform Study in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$8,600

\$\$\$\$

A study is recommended to propose replacing existing HVAC systems. - AssetCALC ID: 5250799

HVAC System

Full System Renovation/Upgrade, Medium Complexity

Cureton Elementary Throughout The School

Uniformat Code: D3050

Recommendation: Replace in 2026

Priority Score: 54.7

Plan Type: Retrofit/Adaptation

Cost Estimate: \$702,300

\$\$\$\$

- AssetCALC ID: 5250805

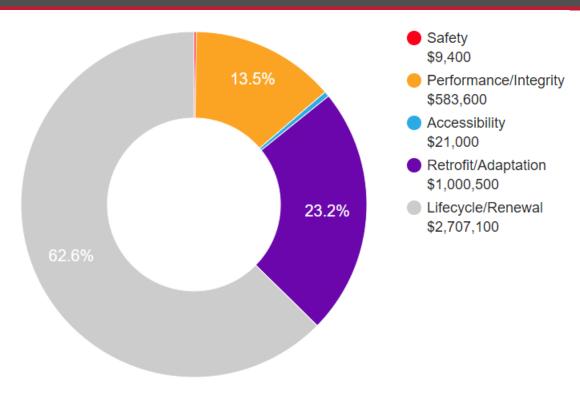


Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,321,600



2. Building 1-4





Building 1-4: Systems	s Summary	
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	5,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces, AC Thru-wall units	Fair
Fire Suppression	Fire extinguishers only	Fair

Building 1-4: Systems	Summary	
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ing. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Roofs leak. Damaged floor finishes and ceiling in some classrooms	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building 1-4: Photographic Overview



1 - OVERVIEW



3 – WALL-MOUNTED HEAT PUMP



5 - FURNANCE



2 - ROOF OVERVIEW



4 – AIR CONDITIONER

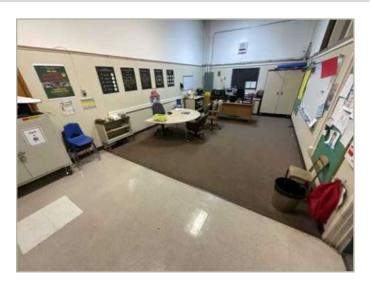


6 - CLASSRROOM OVERVIEW



3. Building 5-8





Building 5-8: Systems	s Summary	
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	4,700 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	
HVAC	Non-Central System: Furnaces, AC Thru-wall	Fair
Fire Suppression	Fire extinguishers only	Fair



Building 5-8: Systems	Summary	
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ling. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Roofs leak. Damaged floor finishes and ceiling in some classrooms	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building 5-8: Photographic Overview



1 - FRONT ELEVATION



3 - CLASSROOM OVERVIEW



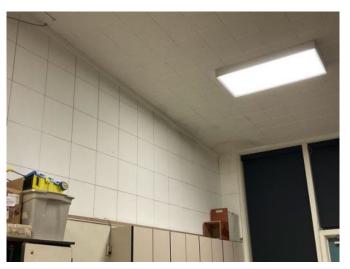
5 - FURNANCE



2 - ROOF OVERVIEW



4 – AIR CONDITIONER



6 - WALL FINISHES



3. Building 9-12





Building 9-12: Systen	ns Summary	
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	5,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces, AC Thru-wall	Fair
Fire Suppression	Fire extinguishers only	Fair



Building 9-12: Systems Summary						
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair				
Fire Alarm	Exit signs only	Fair				
Equipment/Special	None					
Accessibility	Presently it does not appear an accessibility study is needed for this bui Appendix D.	lding. See				
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	Roofs leak. Damaged floor finishes and ceiling in some classrooms					
Key Spaces Not Observed	All key areas of the property were accessible and observed.					



Building 9-12: Photographic Overview



1 – WINDOWS AND EXTERIOR DOORS



3 - CLASSROOM OVERVIEW



5 – WATER HEATER



2 - AIR CONDITIONER



4 - ROOF OVERVIEW



6 - FURNANCE



4. Building 13-14





Building 13-14: Syste	ms Summary	
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	3,400 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces, AC Thru-wall	Fair
Fire Suppression	Fire extinguishers only	Fair



Building 13-14: Systems Summary		
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ding. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Roofs leak. Damaged floor finishes and ceiling in some classrooms	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building 13-14: Photographic Overview



1 – ELEVATION



2 - WINDOWS



3 - CLASSROOM OVERVIEW



4 - ROOF OVERVIEW



5 – AIR CONDITIONER



6 - FURNANCE



5. Building 15-18





Building 15-18: Systems Summary		
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	5,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces, AC Thru-wall	Fair
Fire Suppression	Fire extinguishers only	Fair



Building 15-18: Systems Summary		
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ng. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Roofs leak. Damaged floor finishes and ceiling in some classrooms	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building 15-18: Photographic Overview



1 - WINDOWS



3 - DAMAGED CEILING



5 - FURNACE



2 - CLASSROOM OVERVIEW



4 - ROOF OVERVIEW



6 - AIR CONDITIONER



6. Building 1A, 21, M1-M9





Building 1A, 21, M1-M9: Systems Summary		
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	7,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Flat construction with metal roof	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: sinks	Fair
HVAC	Non-Central System: Wall-mount Heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair



Building 1A, 21, M1-M9: Systems Summary		
Electrical	Source and Distribution: Main switchboard and panel with copper Interior Lighting: LED	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ing. See
Additional Studies	No additional studies are recommended for this building at this time	
Key Issues and Findings	None	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building 1A, 21, M1-M9: Photographic Overview



1 - M1 ELEVATION



2 - 21 ELEVATION



3 - METAL ROOF



4 - CLASSROOM OVERVIEW



5 - SWITCHBOARD



6 – WALL-MOUNTED HEAT PUMP



7. Building Music & Library





Building Music and Library: Systems Summary		
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	2,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Flat construction with metal roof	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: sinks	Fair
HVAC	Non-Central System: Wall-mount Heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair



Building Music and Library: Systems Summary		
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ing. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Roofs leak, The ceiling has some dark spots, which indicate water intrusion. Music and Library wood siding and floor finishes are deteriorated and cracked.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building Music and Library: Photographic Overview



1 – EXTERIOR FIXTURE WITH LAMP



2 – SINK



3 - DAMAGED CEILING



4 - ROOF OVERVIEW



5 - MUSIC ROOM



6 – WALL-MOUNTED HEAT PUMP



8. Building Multi-use/Cafeteria





Building Multi-use/Cafeteria: Systems Summary		
Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	4,400 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair Lift	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting	Fair
HVAC	Non-Central System: Unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair

Building Multi-use/Cafeteria: Systems Summary		
Fire Alarm	Exit signs only	Fair
Equipment/Special	Commercial kitchen equipment	
Accessibility	Presently it does not appear an accessibility study is needed for this buildir Appendix D.	ng. 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.	



Building Multi-use/Cafeteria: Photographic Overview



1 – MOLD ON ROOF



2 - CAFETERIA



3 - KITCHEN



4 - UNIT HEATER



5 - SECURITY ALARM PANEL



6 - SWITCHBOARD



9. Building Admin/ K1-K2





Address	3720 East Hills Drive, San Jose, California 95127	
Constructed/Renovated	1952	
Building Size	5,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted over Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, Galvanized steel, PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces, AC Thru-wall	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: panel with copper Interior Lighting: LED	Fair

Building Admin/K1-K2: Systems Summary		
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this buildi Appendix D.	ng. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Roofs leak, soft spots	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Building Admin/ K1-K2: Photographic Overview



1 - MAIN OFFICE



3 - INTERCOM/PA SYSTEM



5 – AIR CONDITIONER



2 - DEFIBRILATOR



4 - ROOF OVERVIEW



6 - FIRE ALARM PANEL



10. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt and concrete lots with adjacent concrete sidewalks and curbs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU was dumpster enclosures Playgrounds and sports fields and courts with, press box and fencing Heavily furnished with park benches, picnic tables, trash receptacles	ll Fair
Landscaping and Topography	Significant landscaping features including lawns and trees Irrigation present Slopes relatively flat throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway accent lighting	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. D.	See Appendix
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment	



Site: Photographic Overview



1 - BASKETBALL COURT



3 - PLAYGROUND



5 – SECONDARY TRANSFORMER



2 – PARKING LOT OVERVIEW



4 – PRIMARY TRANSFORMER



6 - IRRIGATION SYSTEM



11. Property Space Use and Observed Areas

Areas Observed

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



12. 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:

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

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

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

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

The campus was originally constructed in 1952. The campus has not since been substantially renovated.

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

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



13. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



14. 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.



15. Certification

Alum Rock Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cureton Elementary, 3720 East Hills Drive, San Jose, California 95127, 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 on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Quynh Nguyen,

Project Manager

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

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16. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



Appendix A: Site Plan



Site Plan

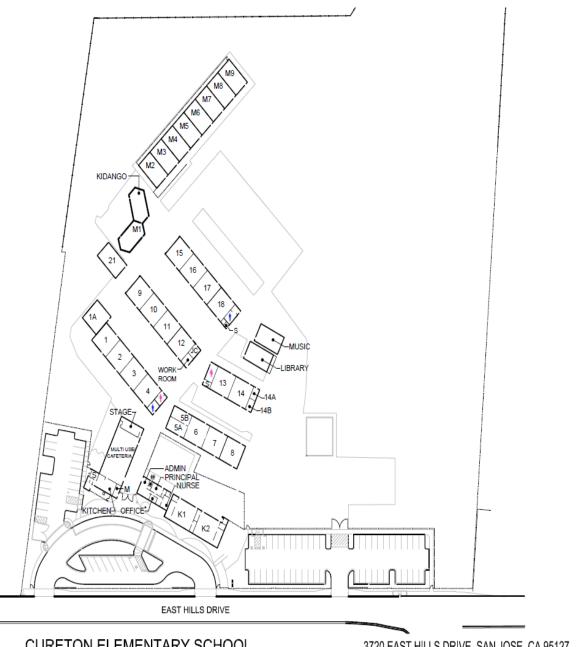




Project Number	Project Name
159228.22R000-007.354	Cureton Elementary
Source	On-Site Date
Google	December 6, 2022



Site Plan





|--|

3720 EAST HILLS DRIVE, SAN JOSE, CA 95127

SITE MAP



Project Number	Project Name
159228.22R000-007.354	Cureton Elementary
Source	On-Site Date
Client	December 6, 2022



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cureton Elementary

Name of person completing form: Yadira Reyes

Title / Association w/ property: Lead Custodian special projects

Length of time associated w/ property: 16 years with Alum Rock School District

Date Completed: 12/6/2022

Phone Number: 408-605-3585

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview			Response
1	Year(s) constructed	Constructed	Renovated	
	1	1952	0	
2	Building size in SF		SF	
			Year	Additional Detail
		Facade		
		Roof		
	Major Renovation/Rehabilitation	Interiors	2022	Carpet in classroom 15
3		HVAC		
		Electrical		
		Site Pavement	Summer 2022	Ground leveling: there were slopes, did some patches
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

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?	×				Portables (library & music)			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		×						
10	Are your elevators unreliable, with frequent service calls?		×						
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		×			In one of the classrooms leaked. Replaced carpet			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		×						
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		×						
14	Is the electrical service outdated, undersized, or problematic?		×						
15	Are there any problems or inadequacies with exterior lighting?		×						
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		×						
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		×						
18	ADA: Has an accessibility study been previously performed? If so, when?				×				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				×				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		×						
21	Are any areas of the property leased to outside occupants?			×					

Q Jaght

Signature of Assessor

Signature of POC

Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cureton Elementary

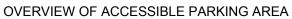
BV Project Number: 159228.22R000-007.354

	Abbreviated Accessibility Checklist						
	Facili	ty Histoi	y & 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?		×				

Abbreviated Accessibility Checklist

Parking







2ND 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?	×			
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?	×			

Abbreviated Accessibility Checklist

Exterior Accessible Route





ACCESSIBLE RAMP

2ND PATHWAY

	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?	×			
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





MAIN ENTRANCE

DOOR HARDWARE

	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?			×	
3	Is signage provided indicating the location of alternate accessible entrances?			×	
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 ?	×		
8	Do thresholds at accessible entrances appear to have a compliant height ?	×		

Interior Accessible Route



ACCESSIBLE PATH

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 ?			×	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			×	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			×	
6	Do ramps on accessible routes appear to have compliant handrails ?			×	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?		×	
8	Do public transaction areas have an accessible, lowered service counter section ?		×	
9	Do public telephones appear mounted with an accessible height and location?		×	
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?	×		

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix D:
Component Condition Report



Component Condition Report | Cureton Elementary / Portable Buildings Library & Music

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Perimeter	Adequate	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Maintain	178 LF	40	4927357
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	3,100 SF	0	4586878
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	3	13	4586880
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	2	15	4586882
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	2,000 SF	0	4593160
B3010	Roof	Marginal	Roofing, Metal	800 SF	1	4593159
B3080	Roof	Marginal	Soffit, Wood	200 SF	3	4586874
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,800 SF	0	4586881
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	3,100 SF	5	4586877
C2030	Throughout building	Marginal	Flooring, Vinyl Tile (VCT)	600 SF	2	4586879
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	800 SF	0	4586873
Plumbing						
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,000 SF	14	4793309
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4586883
HVAC						
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	3	4586872
D3030	Building exterior	Poor	Heat Pump, Packaged & Wall-Mounted	1	0	4586875
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,000 SF	11	4793664
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	4586876

Component Condition Report | Cureton Elementary / Portable Buildings M1 - M9, 21 & A1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Perimeter	Adequate	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Maintain	1,200 LF	40	4927375
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, Wood Siding	17,000 SF	9	4586856
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	8	14	4586850

Component Condition Report | Cureton Elementary / Portable Buildings M1 - M9, 21 & A1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	25	14	4586864
B2050	Building exterior	Adequate	Exterior Door, Steel, Standard	13	18	4586846
Roofing						
B3010	Roof	Adequate	Roofing, Metal	7,000 SF	13	4586848
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	24 LF	0	4586831
B3080	Roof	Adequate	Soffit, Wood	400 SF	8	4586833
B3080	21 Roof	Poor	Soffit, Metal	50 SF	0	4586829
Interiors						
C1020	Throughout building	Adequate	Interior Window, Fixed, 12 SF	1	18	4586865
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	15	4586835
C1070	1A & 21	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	300 SF	0	4586855
C1070	Throughout building	Marginal	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,000 SF	5	4586844
C2010	Throughout building	Poor	Wall Finishes, Vinyl	11,000 SF	0	4586854
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	5,000 SF	0	4586834
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	2,000 SF	0	4586863
C2050	M1	Marginal	Ceiling Finishes, Gypsum Board/Plaster	30 SF	1	4586857
Plumbing						
D2010	Throughout building	Adequate	Water Heater, Electric, Residential	1	8	4586830
D2010	Restrooms	Adequate	Toilet, Child-Sized	2	14	4586861
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	12	12	4586859
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	4586849
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,000 SF	14	4793310
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	2	13	4586852
HVAC						
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586837
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586840
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586843
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586836
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586858
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586847
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586853
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586841
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586860
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586838

Component Condition Report | Cureton Elementary / Portable Buildings M1 - M9, 21 & A1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	4	4586839
Electrical						
D5020	Building exterior	Marginal	Switchboard, 120/208 V	1	8	4586862
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	11	4793665
D5040	Roof	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	11	8	4586828
D5040	Roof	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	8	4586832
Equipment & Furnis	shings					
E1060	Throughout building	Adequate	Residential Appliances, Garbage Disposal	1	3	4586845
E2010	Throughout building	Good	Casework, Cabinetry Hardwood High-End	15 LF	14	4586827
E2010	Throughout building	Adequate	Casework, Cabinetry Economy	200 LF	13	4586851
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	20 LF	8	4586842

Component Condition Report | Cureton Elementary / Building 1 to 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	4927334
Facade						
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	28	12	4589728
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	17	4589719
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	5,000 SF	0	4589713
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	3	4589724
B3080	Roof	Adequate	Soffit, Wood	350 SF	7	4589730
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	8	4589711
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	3	12	4589721
C2010	Restrooms	Adequate	Wall Finishes, any surface, Prep & Paint	500 SF	3	4589727
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	250 SF	16	4589732
C2010	Throughout building	Marginal	Wall Finishes, Vinyl	8,000 SF	3	4589723
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	200 SF	14	4589715
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,500 SF	5	4589725
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,400 SF	6	4589712
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	4	4589722
Plumbing						

Component Condition Report | Cureton Elementary / Building 1 to 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	13	4589714
D2010	Restrooms	Adequate	Urinal, Standard	1	12	4589733
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	11	4589717
D2010	Building exterior	Adequate	Drinking Fountain, Exterior/Site, Economy Pedestal	1	8	4589731
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	4	13	4589710
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,000 SF	14	4793303
HVAC						
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589716
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589718
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589736
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4589709
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted	1	3	4589726
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589738
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589734
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589720
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	6,500 SF	4	5250476
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	11	4793620
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,500 SF	8	4589708
D5040	Building exterior	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	7	4589735
Fire Alarm & Elec	ctronic Systems					
D7050	Throughout	NA	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor	4	0	5250800
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	30 LF	5	4589729
E2010	Throughout building	Adequate	Casework, Cabinetry Hardwood High-End	60 LF	7	4589737

Component Condition Report | Cureton Elementary / Building 13 to 14

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	3,400 SF	40	4927351
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	5	4589637
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	25	13	4589646

Component Condition Report | Cureton Elementary / Building 13 to 14

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	17	4589649
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	3,400 SF	0	4589657
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	3	4589635
B3080	Roof	Adequate	Soffit, Wood	150 SF	8	4589647
Interiors						
C1070	Throughout Building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,500 SF	17	4590634
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	2	11	4589653
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	250 SF	15	4589641
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	5,750 SF	5	4589656
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	200 SF	17	4589654
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,500 SF	7	4589634
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,000 SF	4	4589645
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	4589651
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	13	4589640
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	16	4589639
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,400 SF	14	4793304
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	10	4589658
D2010	Building exterior	Marginal	Drinking Fountain, Exterior/Site, Economy Pedestal	1	3	4589636
HVAC						
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589642
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589633
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589659
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589648
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589638
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589644
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589643
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	3,400 SF	4	5250477
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,400 SF	11	4793657
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,400 SF	8	4589652
Fire Alarm & Elect	tronic Systems					

Component Condition Report | Cureton Elementary / Building 13 to 14

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout	NA	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor	2	0	5250801
Equipment & Furni	shings					
E2010	Throughout building	Adequate	Casework, Cabinetry Hardwood High-End	60 LF	13	4589655
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	30 LF	7	4589650

Component Condition Report | Cureton Elementary / Building 15 to 18

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	4927352
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	4	4587056
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	1	15	4587079
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	14	4587080
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	5,000 SF	0	4587069
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	4	4587072
B3080	Roof	Adequate	Soffit, Wood	350 SF	7	4587065
Interiors						
C1070	Roof	Poor	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	0	4587076
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	5	13	4587078
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	250 SF	18	4587058
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	4587064
C2010	Restrooms	Adequate	Wall Finishes, any surface, Prep & Paint	500 SF	5	4587067
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,400 SF	6	4587062
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	200 SF	14	4587059
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,500 SF	5	4587057
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	6	4587073
Plumbing						
D2010	Building exterior	Adequate	Drinking Fountain, Exterior/Site, Economy Pedestal	1	4	4587077
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	6	13	4587061
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,000 SF	14	4793305
D2010	Restrooms	Adequate	Urinal, Standard	1	13	4587060
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	13	4587071
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	13	4587051

Component Condition Report | Cureton Elementary / Building 15 to 18

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4587063
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4587053
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4587066
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4587055
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4587054
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4587052
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4587070
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4587068
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	4	5250478
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	11	4793658
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	11	4587075
Fire Alarm & Electr	onic Systems					
D7050	Throughout	NA	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor	4	0	5250802
Equipment & Furni	shings					
E2010	Throughout building	Adequate	Casework, Cabinetry Hardwood High-End	80 LF	10	4587050
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	40 LF	4	4587074

Component Condition Report | Cureton Elementary / Building 5 to 8

Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	4,700 SF	40	4927353
Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	4	4589699
Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	30	14	4589697
Building Exterior	Adequate	Exterior Door, Steel, Standard	8	17	4589696
Roof	Marginal	Roofing, Modified Bitumen	4,700 SF	2	4589695
Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	4	4589703
Throughout building	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	3	4589700
Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	8,000 SF	5	4589688
	Throughout Building Exterior Building Exterior Building Exterior Roof Roof Throughout building	Throughout Adequate Building Exterior Adequate Building Exterior Adequate Building Exterior Adequate Roof Marginal Roof Marginal Throughout building Marginal	Throughout Adequate Slab-on-Grade, Concrete, Maintain Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint Building Exterior Adequate Window, Aluminum Double-Glazed, 16-25 SF Building Exterior Adequate Exterior Door, Steel, Standard Roof Marginal Roofing, Modified Bitumen Roof Marginal Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings Throughout building Marginal Suspended Ceilings, Acoustical Tile (ACT)	Throughout Adequate Slab-on-Grade, Concrete, Maintain 4,700 SF Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint 9,000 SF Building Exterior Adequate Window, Aluminum Double-Glazed, 16-25 SF 30 Building Exterior Adequate Exterior Door, Steel, Standard 8 Roof Marginal Roofing, Modified Bitumen 4,700 SF Roof Marginal Roof Appurtenances, Gutters & Downspouts, Aluminum W/ Fittings 200 LF Throughout building Marginal Suspended Ceilings, Acoustical Tile (ACT) 4,500 SF	Throughout Adequate Slab-on-Grade, Concrete, Maintain 4,700 SF 40 Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint 9,000 SF 4 Building Exterior Adequate Window, Aluminum Double-Glazed, 16-25 SF 30 14 Building Exterior Adequate Exterior Door, Steel, Standard 8 17 Roof Marginal Roofing, Modiffied Bitumen 4,700 SF 2 Roof Marginal Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings 200 LF 4 Throughout building Marginal Suspended Ceilings, Acoustical Tile (ACT) 4,500 SF 3

Component Condition Report | Cureton Elementary / Building 5 to 8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,400 SF	6	4589698
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,000 SF	5	4589694
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	14	4589690
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,700 SF	14	4793306
HVAC						
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589701
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589707
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589702
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589704
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4589705
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4589692
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589706
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589689
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,700 SF	4	5250479
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,700 SF	11	4793659
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,700 SF	8	4589691
Fire Alarm & Electro	nic Systems					
D7050	Throughout	NA	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor	4	0	5250803
Equipment & Furnis	hings					
E2010	Throughout building	Adequate	Casework, Cabinetry Hardwood High-End	60 LF	8	4589693
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	30 LF	5	4589686

Component Condition Report | Cureton Elementary / Building 9 to 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	5,000 SF	40	4927354
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	5	4589674
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	1	13	4589679
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	17	4589685
Roofing						-

Component Condition Report | Cureton Elementary / Building 9 to 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Poor	Roofing, Modified Bitumen	5,000 SF	0	4589668
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	4	4589682
B3080	Roof	Marginal	Soffit, Wood	300 SF	3	4589677
Interiors						
C1070	Site	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	4,500 SF	3	4589672
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	9,000 SF	5	4589675
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,500 SF	5	4589670
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,400 SF	6	4589684
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	6	4589661
Plumbing						
D2010	Custodian	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	18	4589666
D2010	Custodian	Excellent	Water Heater, Electric, Residential	1	13	4589664
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,000 SF	14	4793307
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	13	4589669
HVAC						
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589683
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589665
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589660
D3020	Throughout building	Adequate	Furnace, Gas	1	8	4589663
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589662
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4589678
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589681
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4589676
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	4	5250480
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	11	4793660
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	8	4589671
Fire Alarm & Elec	tronic Systems					
D7050	Throughout	NA	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor	4	0	5250804
Equipment & Furr	nishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	40 LF	5	4589667
E2010	Throughout building	Adequate	Casework, Cabinetry Hardwood High-End	80 LF	7	4589673
Sitework	<u> </u>					

Component Condition Report | Cureton Elementary / Building 9 to 12

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Roof	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	6	4589680

Component Condition Report | Cureton Elementary / K1 - K2 & Admin Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure					-110-	
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	6,400 SF	40	4927355
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	4	4585903
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	30	10	4585906
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	13	4585927
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	5,000 SF	0	4585932
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Hollow-Core Residential Closet	8	8	4585913
C1030	Throughout building	Adequate	Door Hardware, Office, per Door	10	13	4585901
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,200 SF	11	4585905
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	2	13	4585899
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	9,000 SF	4	4585922
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	100 SF	18	4585928
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	700 SF	5	4585925
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,000 SF	5	4585916
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	100 SF	17	4585924
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	6	4585918
Plumbing						
D2010	Main Office	Adequate	Water Heater, Electric, Residential	1	4	4585920
D2010	Restrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4585909
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	13	4585907
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	18	4585929
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	13	4585902
D2010	Mechanical room	Marginal	Water Heater, Gas, Residential	1	2	4585912
D2010	Hallways	Adequate	Toilet, Child-Sized	4	13	4585915
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,400 SF	14	4585917
HVAC						
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4585904

Component Condition Report | Cureton Elementary / K1 - K2 & Admin Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	5	4585919
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	3	4585923
D3030	Throughout building	Adequate	Air Conditioner, Window/Thru-Wall	1	6	4585931
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	6,400 SF	4	5250481
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,400 SF	11	4793661
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,400 SF	9	4585910
Fire Alarm & Elec	tronic Systems					
D6060	Main Office	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	40,000 SF	8	4585900
D7030	Throughout building	Adequate	Security/Surveillance System, Full System Installation, High Density, Install	40,000 SF	6	4585926
D7050	Main Office	Adequate	Fire Alarm Panel, Fully Addressable	1	7	4585921
Equipment & Fur	nishings					
E1040	Main Office	Adequate	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	4585930
E2010	Specify Location	Adequate	Casework, Cabinetry Economy	10 LF	10	4585908
E2010	Specify Location	Adequate	Casework, Countertop, Plastic Laminate	10 LF	8	4585914
Sitework						
G4050	Building Exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	8	4585911
Follow-up Studies	s					
P2030	Throughout	NA	Engineering Study, Mechanical, General Design	1	0	5250799

Component Condition Report | Cureton Elementary / Multi Use/Cafeteria Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Adequate	Slab-on-Grade, Concrete, Maintain	4,000 SF	40	4927356
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	7,100 SF	0	4586076
B2010	Building Exterior	Adequate	Exterior Walls, Glass Block	200 SF	13	4586070
B2020	Kitchen	Adequate	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	13	4586095
B2020	Throughout building	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	10	11	4586067
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	13	4586065
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	4,400 SF	0	4586063
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	0	4586082

Component Condition Report | Cureton Elementary / Multi Use/Cafeteria Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3080	Roof	Marginal	Soffit, Gypsum Board	50 SF	3	4586073
Interiors						
C1090	Restrooms	Adequate	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1	10	4586081
C2030	Cafeteria	Adequate	Flooring, Vinyl Tile (VCT)	3,000 SF	5	4586072
C2030	Kitchen	Adequate	Flooring, Vinyl Sheeting	700 SF	5	4586077
Conveying						
D1010	Cafeteria	Poor	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	0	4586075
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	1	13	4586064
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	14	4586071
D2010	Cafeteria	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	7	4586069
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,400 SF	14	4793308
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	13	4586085
HVAC						
D3020	Kitchen	Adequate	Unit Heater, Electric	1	8	4586083
D3020	Kitchen	Adequate	Unit Heater, Electric	1	5	4586074
D3020	Kitchen	Adequate	Unit Heater, Electric	1	5	4586090
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,000 SF	4	5250482
D4010	Kitchen	Adequate	Fire Suppression System, Commercial Kitchen, per LF of Hood	15 LF	11	4586061
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/208 V	1	14	4586080
D5020	Building exterior	Adequate	Switchboard, 120/208 V	1	13	4586088
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,400 SF	11	4793663
Fire Alarm & Elec	tronic Systems					
D7030	Kitchen	Adequate	Security Panel, Alarm & Control (Main Panel)	1	5	4586094
Equipment & Furi	nishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4586084
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	7	4586087
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4586066
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	7	4586092
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	4586093
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4586078
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4586089

Component Condition Report | Cureton Elementary / Multi Use/Cafeteria Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells	1	7	4586062
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	4586068
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	4586086
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	7	4586079
E1030	Kitchen	Adequate	Foodservice Equipment, Blast Chiller/Freezer	1	5	4586091

Component Condition Report | Cureton Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2020	Near portable 2	Adequate	Pump, Sewage Ejector, 1 to 5 HP	1	6	5250798
HVAC						
D3050	Throughout The School	NA	HVAC System, Full System Renovation/Upgrade, Medium Complexity	27,100 SF	3	5250805

Component Condition Report | Cureton Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Site	Adequate	Secondary Transformer, Dry, Stepdown	1	14	4585855
D5020	Site	Adequate	Primary Transformer, Dry, Property-Owned	1	13	4585859
Special Construct	ion & Demo					
F1020	Site	Adequate	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	14	4585866
Athletic, Recreation	onal & Playfield Are	as				
G2050	Site	Adequate	Sports Apparatus, Baseball, Batting Cage	1	10	4585870
G2050	Site	Adequate	Playfield Surfaces, Rubber, Interlocking Tiles	1,800 SF	5	4585872
G2050	Site	Adequate	Play Structure, Multipurpose, Small	3	9	4585871
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	15	4585858
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	10	4585863
G2050	Site	Good	Sports Apparatus, Soccer, Movable Practice Goal	2	11	4585878
G2050	Site	Adequate	Play Structure, Multipurpose, Very Small	7	9	4585875
G2050	Site	Adequate	Playfield Surfaces, Chips Wood, 6" Depth	1,500 SF	0	4585862
Sitework						
G2060	Site	Adequate	Signage, Property, Building-Mounted Individual Letters, Replace/Install	23	11	4585865
G2060	Site	Adequate	Bike Rack, Portable 6-10 Bikes	1	8	4585861
G2060	Site	Adequate	Flagpole, Metal	1	18	4585857
G2060	Site	Excellent	Fences & Gates, Fence, Chain Link 4'	3,000 LF	37	4585856
G2060	Site	Adequate	Signage, Property, Building or Pole-Mounted, Replace/Install	1	12	4585867

Component Condition Report | Cureton Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Adequate	Park Bench, Wood/Composite/Fiberglass	41	9	4585880
G2060	Site	Adequate	Bike Rack, Fixed 1-5 Bikes	4	13	4585868
G2060	Site	Adequate	Trash Receptacle, Medium-Duty Metal or Precast	2	13	4585876
G2060	Site	Good	Park Bench, Metal Powder-Coated	3	14	4585877
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	70 LF	28	4585864
G2060	Site	Adequate	Picnic Table, Wood/Composite/Fiberglass	17	6	4585879
G2060	Site	Good	Picnic Table, Metal Powder-Coated	10	15	4585869
G2080	Site	Adequate	Irrigation System, Control Panel	1	8	4585860
G4050	Site	Adequate	Walkway Lighting, Bollard Style, Concrete-Based, Replace/Install	12	13	4585873
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	13	4585874

Appendix E: Replacement Reserves



2/13/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Cureton Elementary / Building 1 to 4	\$62,588	\$0	\$0	\$37,823	\$27,639	\$43,846	\$30,501	\$54,370	\$84,100	\$0	\$1,194	\$26,989	\$52,694	\$27,092	\$110,126	\$56,042	\$26,139	\$9,790	\$42,016	\$0	\$116,385	\$809,333
Cureton Elementary / Building 13 to 14	\$42,400	\$0	\$0	\$3,371	\$45,416	\$36,801	\$15,029	\$13,659	\$39,979	\$0	\$4,245	\$17,081	\$0	\$109,183	\$111,805	\$58,109	\$35,050	\$46,809	\$1,471	\$0	\$76,580	\$656,988
Cureton Elementary / Building 15 to 18	\$82,024	\$0	\$0	\$0	\$63,583	\$59,940	\$31,385	\$7,702	\$16,882	\$0	\$67,530	\$59,785	\$0	\$40,140	\$168,735	\$82,380	\$18,416	\$0	\$9,454	\$5,842	\$113,042	\$826,839
Cureton Elementary / Building 5 to 8	\$888	\$0	\$61,530	\$21,238	\$59,583	\$59,797	\$26,228	\$0	\$96,840	\$0	\$1,194	\$20,071	\$0	\$0	\$206,252	\$77,478	\$11,485	\$9,790	\$0	\$0	\$4,948	\$657,321
Cureton Elementary / Building 9 to 12	\$62,588	\$0	\$0	\$27,103	\$23,333	\$102,498	\$30,059	\$60,707	\$52,054	\$0	\$1,194	\$21,352	\$0	\$11,235	\$102,659	\$133,904	\$15,446	\$9,790	\$2,941	\$0	\$117,499	\$774,364
Cureton Elementary / K1 - K2 & Admin Buildings	\$70,338	\$0	\$2,487	\$773,322	\$83,680	\$37,266	\$240,321	\$22,765	\$111,143	\$46,371	\$50,166	\$58,419	\$0	\$49,472	\$209,239	\$21,244	\$6,139	\$7,547	\$11,975	\$1,190	\$144,868	\$1,947,951
Cureton Elementary / Multi Use/Cafeteria Buildings	\$104,224	\$0	\$0	\$560	\$29,861	\$64,088	\$16,061	\$24,890	\$19,696	\$0	\$36,153	\$50,390	\$0	\$126,852	\$126,924	\$25,570	\$0	\$0	\$0	\$0	\$210,750	\$836,018
Cureton Elementary / Portable Buildings Library & Music	\$84,899	\$13,219	\$3,927	\$11,327	\$0	\$11,087	\$0	\$0	\$1,251	\$0	\$9,950	\$8,541	\$0	\$5,165	\$43,304	\$2,307	\$0	\$6,119	\$0	\$0	\$87,478	\$288,573
Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	\$85,166	\$305	\$0	\$364	\$84,027	\$30,041	\$0	\$0	\$94,214	\$273,715	\$24,876	\$21,352	\$23,224	\$233,534	\$217,918	\$104,970	\$0	\$0	\$17,437	\$0	\$33,913	\$1,245,056
Cureton Elementary / Site	\$3,702	\$0	\$0	\$4,045	\$0	\$64,374	\$24,283	\$0	\$8,598	\$160,365	\$35,655	\$8,285	\$7,917	\$211,662	\$69,248	\$128,810	\$0	\$0	\$11,554	\$0	\$100,293	\$838,792
Grand Total	\$598,818	\$13,524	\$67,945	\$879,153	\$417,122	\$509,739	\$413,866	\$184,093	\$524,757	\$480,451	\$232,158	\$292,264	\$83,835	\$814,335	\$1,366,211	\$690,814	\$112,674	\$89,845	\$96,847	\$7,032	\$1,005,755	\$8,881,236

Uniformat C B2020	delD Cost Description 4589728 Window, Aluminum Double-Glazed, 16-25 SF, Replace	Lifespan (EU	18	12	28	/Unit EA	\$1.173	2.30 \$32,824	2024	4 2025	2026 20	27 2028				\$3 2034 203 \$32,824	4		2038 2039			2042 2043Deficie	\$32,824
B2050	4589719 Exterior Door, Steel, Standard, Replace	40	23	17	8	EA		0.40 \$5,923								Ψ02,02				\$5,923			\$5,923
B3010	4589713 Roofing, Modified Bitumen, Replace	20	20	0	5000	SF		2.34 \$61,700 \$61,7	700											ψο,σ2σ		\$61,700	\$123,400
B3020	4589724 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	200	LF		1.11 \$2,221			\$2,221											ψο 1,7 σο	\$2,221
B3080	4589730 Soffit, Wood, Replace	20	13	7	350	SF	-	7.89 \$6,263			Ψ <u></u> , <u></u> , <u></u> , <u></u> , ,			\$6,263									\$6,263
C1070	4589711 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	4500	SF		1.32 \$19,436						\$19,436									\$19,436
C1090	4589721 Toilet Partitions, Plastic/Laminate, Replace	20	8	12	3	EA		5.50 \$2.777						ψ10,100		\$2,777	7						\$2,777
C2010	4589732 Wall Finishes, Ceramic Tile, Replace	40	24	16	250	SF		2.21 \$5,553								ΨΞ,///	'		\$5,553	3			\$5,553
C2010	4589723 Wall Finishes, Vinyl, Replace	15	12	3	8000	SF	-	3.09 \$24,680			\$24,680								ψ0,000		\$24,680		\$49,360
C2010	4589727 Wall Finishes, any surface, Prep & Paint	10	7	3	500	SF		1.85 \$926		4	\$926						\$926				\$24,000		\$1,851
C2010		40	7	14	200	SF		2.21 \$4,442			\$920						ψ920	\$4,442					\$4,442
	4589715 Flooring, Ceramic Tile, Replace		26										044.000					\$4,442					
C2030	4589712 Flooring, Vinyl Tile (VCT), Replace	15	9	6	2400 3500	SF		5.17 \$14,808				_	\$14,808						taa aaa				\$14,808 \$64,785
C2030	4589725 Flooring, Carpet, Commercial Standard, Replace	10	5	5		SF		9.26 \$32,393			0.4	\$32,393							\$32,393				
C2050	4589722 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	200	SF		2.47 \$494			\$4	94						\$494					\$987
D2010	4793303 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	5000	SF	-	3.57 \$67,870										\$67,870					\$67,870
D2010	4589731 Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	7	8	1	EA	-	3.80 \$864						\$864									\$864
D2010	4589717 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	19	11	3	EA		7.40 \$4,072								\$4,072							\$4,072
D2010	4589733 Urinal, Standard, Replace	30	18	12	1	EA		7.40 \$1,357								\$1,35	-						\$1,357
D2010	4589714 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	6	EA	\$1,85	1.00 \$11,106									\$11,106						\$11,106
D2010	4589710 Toilet, Commercial Water Closet, Replace	30	17	13	4	EA	\$1,604	1.20 \$6,417									\$6,417						\$6,417
D3020	4589716 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	1.80 \$3,332						\$3,332									\$3,332
D3020	4589718 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	1.80 \$3,332						\$3,332									\$3,332
D3020	4589736 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	1.80 \$3,332						\$3,332									\$3,332
D3030	4589726 Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,787	7.00 \$6,787			\$6,787												\$6,787
D3030	4589709 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,578	3.60 \$3,579				\$3,579							\$3,579				\$7,157
D3030	4589738 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578	3.60 \$3,579					\$3,579						\$3,579	9			\$7,157
D3030	4589734 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578	3.60 \$3,579					\$3,579						\$3,579	9			\$7,157
D3030	4589720 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578	3.60 \$3,579					\$3,579						\$3,579	9			\$7,157
D4010	5250476 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	6500	SF	\$3	3.70 \$24,063			\$24,0	63											\$24,063
D5030	4793620 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5000	SF	\$3	3.09 \$15,425								\$15,425							\$15,425
D5040	4589735 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	3	EA	\$308	3.50 \$926						\$926									\$926
D5040	4589708 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	6500	SF	\$5	5.55 \$36,095						\$36,095									\$36,095
D7050	5250800 Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	10	10	0	4	EA	\$222	2.12 \$888 \$8	388						\$88	8						\$888	\$2,665
E2010	4589729 Casework, Countertop, Plastic Laminate, Replace	15	10	5	30	LF	\$61	1.70 \$1,851				\$1,851										\$1,851	\$3,702

2/13/2023

Uniformat CodeID Cost Description	Lifespan (EUL)EAge RUL QuantityUnit Unit Cost *Subtota	al 2023	2024	2025 2026 202	7 2028	2029 2030 203	1 2032	2033 20	034 2035 203	6 2037	2038	2039 2040 2	041 2042	2043Deficiency Rep	pair Estimate
Totals, Unescalated		\$62,588	\$0	\$0 \$34,614 \$24,557	\$37,822 \$25	5,544 \$44,208 \$66,38	\$0	\$888 \$19,4	97 \$36,958 \$18,44	\$72,806	\$35,971 \$16	,289 \$5,923 \$24,6	\$0 \$0	\$64,439	\$591,623
Totals, Escalated (3.0% inflation, compounded annually)		\$62,588	\$0	\$0 \$37,823 \$27,639	\$43,846 \$30	0,501 \$54,370 \$84,10	\$0	\$1,194 \$26,9	89 \$52,694 \$27,09	\$110,126	\$56,042 \$26	,139 \$9,790 \$42,0)16 \$0	\$116,385	\$809,333

Uniformat Cod B2010	elD Cost Description 4589637 Exterior Walls, any painted surface, Prep & Paint	Lifespan (EUL	5	RUL 5	5500	SF		\$3.70 \$	20.361	2024 2025 2026 202	27 2028 \$20,361	2029			2033 2034 2	2035 2036		\$20,361	2039 2040			\$40,72
B2020	4589646 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	17	13	25	EA		172.30 \$,		Ψ20,301					\$29,308		Ψ20,301				\$29,30
B2050	4589649 Exterior Door, Steel, Standard, Replace	40	23	17	6	EA		740.40	· .							Ψ20,000			\$4,442			\$4,44
B3010	4589657 Roofing, Modified Bitumen, Replace	20	20	0	3400	SF	-		11,956 \$41,956										Ψ4,442		\$41,956	\$83,91
B3020	4589637 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	200	LF		\$11.11		\$2,221											\$41,930	\$2,22
B3080	4589647 Soffit, Wood, Replace	20	12	0	150	SF		617.89	,	Ψ2,221				\$2,684								\$2,68
C1070	459634 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	8	17	4500	SF		\$4.32 \$						\$2,004					\$19,436			\$19,43
			-	-		EA			,						\$1,851				\$19,430			
C1090	4589653 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	2			925.50							\$1,851			ФЕ <u>Б</u> ЕО				\$1,85
C2010	4589641 Wall Finishes, Ceramic Tile, Replace	40	25	15	250	SF		\$22.21			040.040							\$5,553				\$5,55
C2010	4589656 Wall Finishes, any surface, Prep & Paint	10	5	5	5750	SF		\$1.85 \$	· .		\$10,643							\$10,643				\$21,28
C2030	4589654 Flooring, Ceramic Tile, Replace	40	23	17	200	SF		\$22.21					40.055						\$4,442			\$4,44
C2030	4589634 Flooring, Vinyl Tile (VCT), Replace	15	8	7	1500	SF	-	\$6.17					\$9,255	1								\$9,25
C2030	4589645 Flooring, Carpet, Commercial Standard, Replace	10	6	4	3000	SF		\$9.26 \$		\$27,769							\$27,765					\$55,53
C2050	4589651 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	300	SF		\$2.47			\$740							\$740				\$1,48
D2010	4793304 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	3400	SF		\$13.57 \$									\$46,152					\$46,15
D2010	4589636 Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	12	3	1	EA	. \$8	363.80	\$864	\$864										\$864		\$1,72
D2010	4589658 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	2	EA	\$1,3	357.40	62,715						\$2,715							\$2,71
D2010	4589640 Toilet, Commercial Water Closet, Replace	30	17	13	5	EA	\$1,6	604.20	88,021							\$8,021						\$8,02
D2010	4589639 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	5	EA	\$1,8	351.00	59,255										\$9,255			\$9,25
D3020	4589642 Furnace, Gas, Replace	20	12	8	1	EA	\$3,3	331.80	33,332					\$3,332								\$3,33
D3020	4589633 Furnace, Gas, Replace	20	12	8	1	EA	\$3,3	331.80	53,332					\$3,332								\$3,33
D3020	4589659 Furnace, Gas, Replace	20	12	8	1	EA	\$3,3	331.80	53,332					\$3,332								\$3,33
D3030	4589648 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$2,7	714.80	62,715			\$2,715							\$2,715			\$5,43
D3030	4589638 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,5	578.60	3,579			\$3,579							\$3,579			\$7,15
D3030	4589644 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$2,7	714.80	62,715			\$2,715							\$2,715			\$5,43
D3030	4589643 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,5	578.60	33,579			\$3,579							\$3,579			\$7,15
D4010	5250477 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	3400	SF		\$3.70 \$	12,587	\$12,587	7											\$12,58
D5030	4793657 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	3400	SF		\$3.09 \$	10,489						\$10,489							\$10,48
D5040	4589652 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3400	SF		\$5.55 \$	18,880					\$18,880								\$18,88
D7050	5250801 Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	10	10	0	2	EA	\$2	222.12	\$444 \$444						\$444						\$444	\$1,33
E2010	4589650 Casework, Countertop, Plastic Laminate, Replace	15	8	7	30	LF	\$	61.70	61,851				\$1,851									\$1,85
E2010	4589655 Casework, Cabinetry Hardwood High-End, Replace	20	7	13	60	LF	\$6	\$17.00 \$	37,020							\$37,020						\$37,02
	alated								\$42,400	\$0 \$0 \$3,085 \$40,352	0 004 745				\$3,159 \$12,340	£0 £74.040	672.047	£27.000	\$21,842 \$28,320	\$864	\$0 \$42,400	\$467,32

uraton	Elementary .	/ Ruilding	15 to 18	

Uniformat Co	delD Cost Description	Lifespan (EUL)EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal 2023	2024	2025	2026 2027	2028	2029	2030	2031	2032	2033	2034	2035 2	036 2	2037 20	038	2039	2040	2041	2042	2043Deficiency Repair	Estimate
B2010	4587056 Exterior Walls, any painted surface, Prep & Paint	10	6	4	9000	SF	\$3.70 \$33,318			\$33,318									\$33	318							\$66,636
B2020	4587079 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	\$1,172.30 \$1,172													\$1,1	172						\$1,172
B2050	4587080 Exterior Door, Steel, Standard, Replace	40	26	14	8	EA	\$740.40 \$5,923												\$5	923							\$5,923
B3010	4587069 Roofing, Modified Bitumen, Replace	20	20	0	5000	SF	\$12.34 \$61,700 \$61,700																		\$6	\$1,700	\$123,400
B3020	4587072 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	120	LF	\$11.11 \$1,333			\$1,333																	\$1,333
B3080	4587065 Soffit, Wood, Replace	20	13	7	350	SF	\$17.89 \$6,263						\$6,263														\$6,263
C1070	4587076 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	4500	SF	\$4.32 \$19,436 \$19,436																				\$19,436
C1090	4587078 Toilet Partitions, Plastic/Laminate, Replace	20	7	13	5	EA	\$925.50 \$4,628											\$4,6	628								\$4,628

2/13/2023

Jniformat C	delD Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit .	Unit Cost *Subtotal 2023	202	24 2025	2026	2027 20	202	9 20	030 20	031 2032 20	33 2034	2035 20	36 2037 2	2038	2039 2	2040 204	11 2042 2043D	eficiency Repair Estimat
C2010	4587058 Wall Finishes, Ceramic Tile, Replace	40	22	18	250	SF	\$22.21 \$5,553														\$5,55	3	\$5,55
C2010	4587064 Wall Finishes, any surface, Prep & Paint	10	5	5	8000	SF	\$1.85 \$14,808				\$14,8	08						\$14,	808				\$29,616
C2010	4587067 Wall Finishes, any surface, Prep & Paint	10	5	5	500	SF	\$1.85 \$926				\$9	26						\$	926				\$1,851
C2030	4587059 Flooring, Ceramic Tile, Replace	40	26	14	200	SF	\$22.21 \$4,442											\$4,442					\$4,442
C2030	4587062 Flooring, Vinyl Tile (VCT), Replace	15	9	6	2400	SF	\$6.17 \$14,808					\$14,80	8										\$14,808
C2030	4587057 Flooring, Carpet, Commercial Standard, Replace	10	5	5	3500	SF	\$9.26 \$32,393				\$32,3	93						\$32,	393				\$64,785
C2050	4587073 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	300	SF	\$2.47 \$740					\$74	0							\$740			\$1,481
D2010	4793305 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	5000	SF	\$13.57 \$67,870											\$67,870					\$67,870
D2010	4587077 Drinking Fountain, Exterior/Site, Economy Pedestal, Replace	15	11	4	1	EA	\$863.80 \$864				\$864											\$864	\$1,728
D2010	4587061 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	6	EA	\$1,851.00 \$11,106										\$11,1	06					\$11,106
D2010	4587060 Urinal, Standard, Replace	30	17	13	1	EA	\$1,357.40 \$1,357										\$1,3	57					\$1,357
D2010	4587071 Toilet, Commercial Water Closet, Replace	30	17	13	3	EA	\$1,604.20 \$4,813										\$4,8	13					\$4,813
D2010	4587051 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	4	EA	\$1,357.40 \$5,430										\$5,4	30					\$5,430
D3020	4587063 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80 \$3,332							\$3,3	332								\$3,332
D3020	4587053 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80 \$3,332							\$3,3	332								\$3,332
D3020	4587066 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80 \$3,332							\$3,3	332								\$3,332
D3020	4587055 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80 \$3,332							\$3,3	332								\$3,332
D3030	4587054 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,578.60 \$3,579				\$3,5	79						\$3,	579				\$7,157
D3030	4587052 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60 \$3,579					\$3,57	9						\$	3,579			\$7,157
D3030	4587070 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60 \$3,579					\$3,57	9						\$	3,579			\$7,157
D3030	4587068 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60 \$3,579					\$3,57	9						\$	3,579			\$7,157
D4010	5250478 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	II 40	36	4	5000	SF	\$3.70 \$18,510			(\$18,510												\$18,510
D5030	4793658 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5000	SF	\$3.09 \$15,425									\$15,425							\$15,425
D5040	4587075 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	5000	SF	\$5.55 \$27,765									\$27,765							\$27,765
D7050	5250802 Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	10	10	0	4	EA	\$222.12 \$888 \$888								\$88	8						\$888	\$2,665
E2010	4587074 Casework, Countertop, Plastic Laminate, Replace	15	11	4	40	LF	\$61.70 \$2,468				\$2,468											\$2,468	\$4,936
E2010	4587050 Casework, Cabinetry Hardwood High-End, Replace	20	10	10	80	LF	\$617.00 \$49,360								\$49,36	0							\$49,360
Totals, Unes	calated						\$82,024	\$	0 \$0	\$0 \$	\$56,493 \$51,7	05 \$26,28	4 \$6,2	63 \$13,3	327 \$0 \$50,24	8 \$43,190	\$0 \$27,3	33 \$111,554 \$52,	877 \$1	1,476	\$0 \$5,55	3 \$3,332 \$62,588	\$604,247
Totals, Esca	ated (3.0% inflation, compounded annually)						\$82,024	g	0 \$0	\$n s	63,583 \$59,9	40 \$31.38	5 \$77	02 \$16 8	882 \$0 \$67 53	0 \$59,785	\$0 \$40 1	10 \$168,735 \$82,	380 \$1	8.416	\$0 \$9.45	4 \$5,842 \$113,042	\$826,839

Cureton Elementary / Building 5 to 8

Uniformat	CodeID Cost Description	Lifespan (EU	L)EAge	RUL	Quanti	tyUnit	Unit C	Cost *Su	ıbtotal 2023	2024 202	25 202	6 2027 2028 2029	203	0 2031 2032 2	033 203	34 2035	5 2036 203	7 2038	2039 20	40 20	041 2042	2043Deficiency Repair Estimate
B2010	4589699 Exterior Walls, any painted surface, Prep & Paint	10	6	4	9000	SF	\$	\$3.70 \$3	33,318			\$33,318					\$33,318	3				\$66,636
B2020	4589697 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	30	EA	\$1,17	72.30 \$3	35,169								\$35,169	9				\$35,169
B2050	4589696 Exterior Door, Steel, Standard, Replace	40	23	17	8	EA	\$74	40.40 \$	55,923										\$5,92	23		\$5,923
B3010	4589695 Roofing, Modified Bitumen, Replace	20	18	2	4700	SF	\$1	12.34 \$5	57,998	\$57,99	8											\$57,998
B3020	4589703 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	200	LF	\$	\$11.11 \$	\$2,221			\$2,221										\$2,221
C1070	4589700 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	4500	SF	\$	\$4.32 \$1	19,436		\$19,436	3										\$19,436
C2010	4589688 Wall Finishes, any surface, Prep & Paint	10	5	5	8000	SF	\$	\$1.85 \$1	14,808			\$14,808						\$14,808				\$29,616
C2030	4589698 Flooring, Vinyl Tile (VCT), Replace	15	9	6	2400	SF	\$	\$6.17 \$1	14,808			\$14,808										\$14,808
C2030	4589694 Flooring, Carpet, Commercial Standard, Replace	10	5	5	3000	SF	\$	\$9.26 \$2	27,765			\$27,765						\$27,765				\$55,530
D2010	4793306 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	4700	SF	\$1	13.57 \$6	63,798								\$63,798	3				\$63,798
D2010	4589690 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	3	EA	\$1,35	57.40 \$	\$4,072								\$4,072	2				\$4,072
D3020	4589701 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	31.80 \$	3,332					\$3,332								\$3,332
D3020	4589707 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	31.80 \$	3,332					\$3,332								\$3,332
D3020	4589702 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	31.80 \$	3,332					\$3,332								\$3,332
D3020	4589704 Furnace, Gas, Replace	20	12	8	1	EA	\$3,33	31.80 \$	3,332					\$3,332								\$3,332
D3030	4589705 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,57	78.60 \$	3,579			\$3,579						\$3,579				\$7,157
D3030	4589692 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,57	78.60 \$	3,579			\$3,579						\$3,579				\$7,157
D3030	4589706 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,57	78.60 \$	3,579			\$3,579							\$3,579			\$7,157

B U E R I T

2/13/2023

Uniformat Co	delD Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	yUnit	Unit Cost	*Subtotal	2023	2024 20	025 2	2026 202	7 2028	3 2029	203	0 2031	2032	2033	3 2034	2035	2036	203	7 203	38 20	39 2040	0 20	041 20)42 204	3Deficiency Repair Estimate
D3030	4589689 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579						\$3,579										\$3,57	79				\$7,157
D4010	5250479 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Instal	I 40	36	4	4700	SF	\$3.70	\$17,399				\$17,399)																\$17,399
D5030	4793659 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	4700	SF	\$3.09	\$14,500											\$14,500										\$14,500
D5040	4589691 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	12	8	4700	SF	\$5.55	\$26,099								\$26,099													\$26,099
D7050	5250803 Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	10	10	0	4	EA	\$222.12	\$888	\$888									\$888										\$888	\$2,665
E2010	4589686 Casework, Countertop, Plastic Laminate, Replace	15	10	5	30	LF	\$61.70	\$1,851					\$1,851															\$1,851	\$3,702
E2010	4589693 Casework, Cabinetry Hardwood High-End, Replace	20	12	8	60	LF	\$617.00	\$37,020								\$37,020													\$37,020
Totals, Unesc	alated								\$888	\$0 \$57,9	98 \$19,	436 \$52,939	\$51,581	\$21,965	\$0	\$76,446	\$0	\$888	\$14,500	\$0	\$0	\$136,357	\$49,73	0 \$7,15	57 \$5,923	3	\$0	\$0 \$2,739	\$498,548
Totals, Escala	ated (3.0% inflation, compounded annually)								\$888	\$0 \$61,5	30 \$21,	238 \$59,583	\$59,797	\$26,228	\$0	\$96,840	\$0	\$1,194	\$20,071	\$0	\$0	\$206,252	\$77,47	8 \$11,48	85 \$9,790	0	\$0	\$0 \$4,948	\$657,321

Cureton Elementary / Building 9 to 12

Uniformat Co		Lifespan (EU	IL)EAge	RUL	Quantit	•		Subtotal 2023	2024 20	25 2026 202			2030 2031	2032	2033	2034 20	35 2036	2037			2040 20	11 204	2 2043Defic	iency Repair Estimate
B2010	4589674 Exterior Walls, any painted surface, Prep & Paint	10	5	5	9000	SF	\$3.70	\$33,318			\$33,318								\$33,318					\$66,636
B2020	4589679 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	17	13	1	EA	\$1,542.50	\$1,543									\$1,543							\$1,54
B2050	4589685 Exterior Door, Steel, Standard, Replace	40	23	17	8	EA	\$740.40	\$5,923													\$5,923			\$5,92
B3010	4589668 Roofing, Modified Bitumen, Replace	20	20	0	5000	SF	\$12.34	\$61,700 \$61,700															\$61,700	\$123,400
B3020	4589682 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	200	LF	\$11.11	\$2,221		\$2,22	1													\$2,22
B3080	4589677 Soffit, Wood, Replace	20	17	3	300	SF	\$17.89	\$5,368		\$5,368														\$5,368
C1070	4589672 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	4500	SF	\$4.32	\$19,436		\$19,436														\$19,430
C2010	4589675 Wall Finishes, any surface, Prep & Paint	10	5	5	9000	SF	\$1.85	\$16,659			\$16,659								\$16,659					\$33,318
C2030	4589684 Flooring, Vinyl Tile (VCT), Replace	15	9	6	2400	SF	\$6.17	\$14,808				\$14,808												\$14,80
C2030	4589670 Flooring, Carpet, Commercial Standard, Replace	10	5	5	3500	SF	\$9.26	\$32,393			\$32,393								\$32,393					\$64,78
C2050	4589661 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	250	SF	\$2.47	\$617				\$617								\$617				\$1,234
D2010	4589664 Water Heater, Electric, Residential, Replace	15	2	13	1	EA	\$678.70	\$679									\$679							\$679
D2010	4793307 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	5000	SF	\$13.57	\$67,870										\$67,870						\$67,870
D2010	4589669 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	4	EA	\$1,357.40	\$5,430									\$5,430							\$5,430
D2010	4589666 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	\$1,727.60	\$1,728													\$1,72	8		\$1,728
D3020	4589683 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80	\$3,332					\$3,332											\$3,333
D3020	4589665 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80	\$3,332					\$3,332											\$3,332
D3020	4589660 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80	\$3,332					\$3,332											\$3,332
D3020	4589663 Furnace, Gas, Replace	20	12	8	1	EA	\$3,331.80	\$3,332					\$3,332											\$3,333
D3030	4589678 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,578.60	\$3,579			\$3,579								\$3,579					\$7,15
D3030	4589662 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$2,714.80	\$2,715				\$2,715								\$2,715				\$5,430
D3030	4589681 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60	\$3,579				\$3,579								\$3,579				\$7,15
D3030	4589676 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$2,714.80	\$2,715				\$2,715								\$2,715				\$5,430
D4010	5250480 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	I 40	36	4	5000	SF	\$3.70	\$18,510		\$18,510)													\$18,510
D5030	4793660 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5000	SF	\$3.09	\$15,425							\$	15,425								\$15,425
D5040	4589671 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	12	8	5000	SF	\$5.55	\$27,765					\$27,765											\$27,76
D7050	5250804 Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace	10	10	0	4	EA	\$222.12	\$888 \$888	3						\$888								\$888	\$2,66
E2010	4589667 Casework, Countertop, Plastic Laminate, Replace	15	10	5	40	LF	\$61.70	\$2,468			\$2,468												\$2,468	\$4,93
E2010	4589673 Casework, Cabinetry Hardwood High-End, Replace	20	13	7	80	LF	\$617.00	\$49,360					\$49,360											\$49,366
G4050	4589680 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	1	EA	\$740.40	\$740				\$740												\$740
Totals, Unes	calated							\$62,588	\$ \$0	\$0 \$24,803 \$20,73	1 \$88,416	\$25,174	\$49,360 \$41.092	\$0	\$888 \$	15,425	\$0 \$7,651	\$67,870	\$85,948	\$9,625	\$5,923 \$1,72	8 \$	0 \$65,056	\$572,280
	ated (3.0% inflation, compounded annually)							\$62,588		\$0 \$27,103 \$23,333					\$1.194 \$						\$9,790 \$2,94		0 \$117.499	\$774.364

Cureton Elementary / K1 - K2 & Admin Buildings

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Uniformat Code	eID Cost Descripti	n Lifespan (E	JL)EAge	RUL	Quantity	yUnit	Unit Cost *	Subtotal 2023	2024 2025 2026	2027	2028	2029 203	2031	2032 2	033 2034	2035 2036 2037	2038	2039	2040	2041 2	042 204	13Deficiency Repair Estimate
B2010	4585903 Exterior Walls,	any painted surface, Prep & Paint 10	6	4	9000	SF	\$3.70	\$33,318		\$33,318						\$33,318						\$66,636
B2020	4585906 Window, Alumin	um Double-Glazed, 16-25 SF, Replace 30	20	10	30	EA	\$1,172.30	\$35,169						\$35,1	169							\$35,169
B2050	4585927 Exterior Door, S	teel, Standard, Replace 40	27	13	9	EA	\$740.40	\$6,664								\$6,664						\$6,664

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Uniformat Cod	elD Cost Description	Lifespan (EU	IL)EAge	RUL	Quantity	yUnit .	Unit Cost * Subtotal 20	023	2024 2025 2026 2	2027	2028 2029 2030	2031 2032 203	3 2034	2035 203	6 2037	2038	2039 2	040 2041 2		ency Repair Estimate
B3010	4585932 Roofing, Modified Bitumen, Replace	20	20	0	5000	SF	\$12.34 \$61,700 \$6	61,700											\$61,700	\$123,400
C1030	4585913 Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	7	8	8	EA	\$617.00 \$4,936					\$4,936								\$4,936
C1030	4585901 Door Hardware, Office, per Door, Replace	30	17	13	10	EA	\$431.90 \$4,319							\$4,319)					\$4,319
C1070	4585905 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	5200	SF	\$4.32 \$22,459						\$22,459							\$22,459
C1090	4585899 Toilet Partitions, Plastic/Laminate, Replace	20	7	13	2	EA	\$925.50 \$1,851							\$1,85						\$1,851
C2010	4585928 Wall Finishes, Ceramic Tile, Replace	40	22	18	100	SF	\$22.21 \$2,221											\$2,221		\$2,221
C2010	4585922 Wall Finishes, any surface, Prep & Paint	10	6	4	9000	SF	\$1.85 \$16,659		\$16,6	659					\$16,659					\$33,318
C2030	4585924 Flooring, Ceramic Tile, Replace	40	23	17	100	SF	\$22.21 \$2,221										\$2,	221		\$2,221
C2030	4585916 Flooring, Vinyl Tile (VCT), Replace	15	10	5	3000	SF	\$6.17 \$18,510			\$	18,510								\$18,510	\$37,020
C2030	4585925 Flooring, Carpet, Commercial Standard, Replace	10	5	5	700	SF	\$9.26 \$6,479				\$6,479					\$6,479				\$12,957
C2050	4585918 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	100	SF	\$2.47 \$247				\$247						\$247			\$494
D2010	4585912 Water Heater, Gas, Residential, Replace	15	13	2	1	EA	\$2,344.60 \$2,345		\$2,345								\$2,	345		\$4,689
D2010	4585920 Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$678.70 \$679		\$6	679								\$6	79	\$1,357
D2010	4585917 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	6400	SF	\$13.57 \$86,874								\$86,874					\$86,874
D2010	4585907 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	4	EA	\$1,357.40 \$5,430							\$5,430)					\$5,430
D2010	4585902 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	3	EA	\$1,851.00 \$5,553							\$5,55	3					\$5,553
D2010	4585915 Toilet, Child-Sized, Replace	30	17	13	4	EA	\$1,110.60 \$4,442							\$4,442	2					\$4,442
D2010	4585909 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	\$1,480.80 \$1,481								\$1,481					\$1,481
D2010	4585929 Toilet, Commercial Water Closet, Replace	30	12	18	3	EA	\$1,604.20 \$4,813											\$4,813		\$4,813
D3030	4585923 Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$3,578.60 \$3,579		\$3,579					\$3,579)					\$7,157
D3030	4585904 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,578.60 \$3,579				\$3,579					\$3,579				\$7,157
D3030	4585919 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$3,578.60 \$3,579				\$3,579					\$3,579				\$7,157
D3030	4585931 Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$3,578.60 \$3,579				\$3,579						\$3,579			\$7,157
D3050	5250805 HVAC System, Full System Renovation/Upgrade, Medium Complexity, Replace	40	37	3	27100	SF	\$25.91 \$702,269		\$702,269											\$702,269
D4010	5250481 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	6400	SF	\$3.70 \$23,693		\$23,6	693										\$23,693
D5030	4793661 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	6400	SF	\$3.09 \$19,744						\$19,744							\$19,744
D5040	4585910 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	6400	SF	\$5.55 \$35,539					\$35,539								\$35,539
D6060	4585900 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	40000	SF	\$2.04 \$81,444					\$81,444								\$81,444
D7030	4585926 Security/Surveillance System, Full System Installation, High Density, Install	15	9	6	40000	SF	\$4.94 \$197,440				\$197,440									\$197,440
D7050	4585921 Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$18,510.00 \$18,510				\$18,510									\$18,510
E1040	4585930 Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,851.00 \$1,851		\$1,851					\$1,85						\$3,702
E2010	4585914 Casework, Countertop, Plastic Laminate, Replace	15	7	8	10	LF	\$61.70 \$617					\$617								\$617
E2010	4585908 Casework, Cabinetry Economy, Replace	20	10	10	10	LF	\$215.95 \$2,160					\$2,16	0							\$2,160
G4050	4585911 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	1	EA	\$740.40 \$740					\$740								\$740
P2030	5250799 Engineering Study, Mechanical, General Design	0	0	0	1	EA	\$8,638.00 \$8,638	\$8,638												\$8,638
Totals, Unesca	alated						\$	570,338	\$0 \$2,345 \$707,699 \$74,5	349 \$	32,146 \$201,265 \$18.510	\$87,737 \$35.539 \$37.32	9 \$42.203	\$0 \$33.68	\$138.331	13,636	\$3,825 \$4.	566 \$7,034 \$6	79 \$80,210	\$1,591,428
	ted (3.0% inflation, compounded annually)							370,338	\$0 \$2,487 \$773,322 \$83,6									547 \$11,975 \$1, ²		\$1,947,951

Cureton Elementary / Multi Use/Cafeteria Buildings

Uniformat Co	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quantit	yUnit	Unit Cost * Subtot	al 2023	20	024 2025 202	26 20	2028 2029	2030	2031	2032 20	33 2034 2035 203	6 2037	2038 2039 2040	2041	2042 2043Deficiency	y Repair Estimate
B2010	4586076 Exterior Walls, any painted surface, Prep & Paint	10	10	0	7100	SF	\$3.70 \$26,28	4 \$26,28	1						\$26,28	34				\$26,284	\$78,853
B2010	4586070 Exterior Walls, Glass Block, Replace	40	27	13	200	SF	\$61.70 \$12,34	0								\$12,34)				\$12,340
B2020	4586067 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	19	11	10	EA	\$1,542.50 \$15,42	5								\$15,425					\$15,425
B2020	4586095 Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	7	13	2	EA	\$1,480.80 \$2,96	2								\$2,96	2				\$2,962
B2050	4586065 Exterior Door, Steel, Standard, Replace	40	27	13	8	EA	\$740.40 \$5,92	3								\$5,92	3				\$5,923
B3010	4586063 Roofing, Modified Bitumen, Replace	20	20	0	4400	SF	\$12.34 \$54,29	6 \$54,29	3											\$54,296	\$108,592
B3020	4586082 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	240	LF	\$11.11 \$2,66	5 \$2,66	5											\$2,665	\$5,331
B3080	4586073 Soffit, Gypsum Board, Replace	20	17	3	50	SF	\$10.24 \$51	2		\$51	2										\$512
C1090	4586081 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	1	EA	\$617.00 \$61	7							\$6	7					\$617
C2030	4586072 Flooring, Vinyl Tile (VCT), Replace	15	10	5	3000	SF	\$6.17 \$18,51	0				\$18,510								\$18,510	\$37,020

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2/10/2020																									
Uniformat Co	eID Cost Description	Lifespan (EU	JL)EAge	RUL	Quant	ityUnit	Unit Cost * Subto	tal 2023	2024	4 2025 20	026 202	7 2028 2	203	30 2031	2032	2033	2034	2035 203	6 203	7 2038	2039 2	2040 20	2041 20	042 2043Deficien	ncy Repair Estimate
C2030	4586077 Flooring, Vinyl Sheeting, Replace	15	10	5	700	SF	\$8.64 \$6,0	47				\$6,047												\$6,047	\$12,093
D1010	4586075 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	25	0	1	EA	\$20,978.00 \$20,9	78 \$20,978																	\$20,978
D2010	4793308 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	4400	0 SF	\$13.57 \$59,7	26											\$59,726	3					\$59,726
D2010	4586069 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,480.80 \$1,4	81					\$1,48	:1											\$1,481
D2010	4586064 Toilet, Commercial Water Closet, Replace	30	17	13	1	EA	\$1,604.20 \$1,6	04										\$1,60	4						\$1,604
D2010	4586085 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	1	EA	\$1,851.00 \$1,8	51										\$1,85	1						\$1,851
D2010	4586071 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	16	14	1	EA	\$2,591.40 \$2,5	91											\$2,59	1					\$2,591
D3020	4586074 Unit Heater, Electric, Replace	20	15	5	1	EA	\$2,714.80 \$2,7	15				\$2,715													\$2,715
D3020	4586090 Unit Heater, Electric, Replace	20	15	5	1	EA	\$2,714.80 \$2,7	15				\$2,715													\$2,715
D3020	4586083 Unit Heater, Electric, Replace	20	12	8	1	EA	\$1,480.80 \$1,4	81						\$1,481											\$1,481
D4010	5250482 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	all 40	36	4	4000	0 SF	\$3.70 \$14,8	08			\$14,808	3													\$14,808
D4010	4586061 Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	15	LF	\$493.60 \$7,4	04									\$7,404								\$7,404
D5020	4586088 Switchboard, 120/208 V, Replace	40	27	13	1	EA	\$61,700.00 \$61,7	00										\$61,70	0						\$61,700
D5020	4586080 Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	\$9,872.00 \$9,8	72											\$9,872	2					\$9,872
D5030	4793663 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	4400	0 SF	\$3.09 \$13,5	74									\$13,574								\$13,574
D7030	4586094 Security Panel, Alarm & Control (Main Panel), Replace	15	10	5	1	EA	\$8,884.80 \$8,8	85				\$8,885												\$8,885	\$17,770
E1030	4586089 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,7	23			\$11,72	3							\$11,723	3					\$23,446
E1030	4586091 Foodservice Equipment, Blast Chiller/Freezer, Replace	10	5	5	1	EA	\$16,412.20 \$16,4	12				\$16,412								\$16,412					\$32,824
E1030	4586084 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40 \$5,6	76				\$5,6	76												\$5,676
E1030	4586066 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80 \$2,0	98				\$2,0	98												\$2,098
E1030	4586078 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40 \$5,6	76				\$5,6	76												\$5,676
E1030	4586087 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$4,442.40 \$4,4	42					\$4,44	2											\$4,442
E1030	4586092 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$4,442.40 \$4,4	42					\$4,44	2											\$4,442
E1030	4586062 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$4,442.40 \$4,4	42					\$4,44	2											\$4,442
E1030	4586068 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	\$2,097.80 \$2,0	98					\$2,09	8											\$2,098
E1030	4586079 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$3,331.80 \$3,3	32					\$3,33	2											\$3,332
E1030	4586093 Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	\$7,033.80 \$7,0	34						\$7,034											\$7,034
E1030	4586086 Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	\$7,033.80 \$7,0	34						\$7,034											\$7,034
Totals, Unesc	alated							\$104,224	\$0	\$0 \$5	\$26,53°	1 \$55,283 \$13,4	51 \$20,23	8 \$15,548	\$0 \$	\$26,901	\$36,403	\$0 \$86,38	0 \$83,912	2 \$16,412	\$0	\$0	\$0	\$0 \$116,687	\$602,482
Totals, Escala	ted (3.0% inflation, compounded annually)							\$104,224	\$0	\$0 \$5	60 \$29,86°	1 \$64,088 \$16,0	61 \$24,89	0 \$19,696	\$0 \$	\$36,153	\$50,390	\$0 \$126,85	2 \$126,924	4 \$25,570	\$0	\$0	\$0	\$0 \$210,750	\$836,018

Cureton Elementary / Portable Buildings Library & Music

2 2043Deficiency Repair Estima	2041	2039 2040	2037 2038	2036	2035	2034	2033	2032	2031	2030	2029	2028	202	2026	2025	2024	2023	Subtotal	nit Cost *	nit l	uantityU	UL C	Age F	(EUL)F	Lifespan (E		deID Cost Description	Uniformat C
\$38,25																	\$38,254	\$38,254	\$12.34	SF	3100	0	30	j	30	ng, Replace	4586878 Exterior Walls, Wood Siding	B2010
\$3,5				\$3,517														\$3,517	\$1,172.30	EA	3	13	17)	30	e-Glazed, 16-25 SF, Replace	4586880 Window, Aluminum Double	B2020
\$1,48			\$1,481															\$1,481	\$740.40	EA	2	15	25)	40	lard, Replace	4586882 Exterior Door, Steel, Standa	B2050
\$12,83																\$12,834		\$12,834	\$16.04	SF	800	1	39)	40		4593159 Roofing, Metal, Replace	B3010
\$24,680 \$49,36																	\$24,680	\$24,680	\$12.34	SF	2000	0	20)	20	, Replace	4593160 Roofing, Modified Bitumen,	B3010
\$3,57														\$3,579				\$3,579	\$17.89	SF	200	3	17)	20		4586874 Soffit, Wood, Replace	B3080
\$7,77																	\$7,774	\$7,774	\$4.32	SF	1800	0	25	;	25	Tile, Replacement w/ ACT, Replace	4586881 Suspended Ceilings, Hard	C1070
\$9,564 \$19,12												\$9,564						\$9,564	\$3.09	SF	3100	5	10	ز	15	nce	4586877 Wall Finishes, Vinyl, Replace	C2010
\$7,40		\$3,702													\$3,702			\$3,702	\$6.17	SF	600	2	13	,	15	Replace	4586879 Flooring, Vinyl Tile (VCT), F	C2030
\$7,404 \$22,2							\$7,404										\$7,404	\$7,404	\$9.26	SF	800	0	10)	10	cial Standard, Replace	4586873 Flooring, Carpet, Commerc	C2030
\$27,14			27,148	\$														\$27,148	\$13.57	SF	2000	14	26	j	e 40	& Sanitary, Medium Density (excludes fixtures), Replace	4793309 Plumbing System, Supply 8	D2010
\$1,48			\$1,481															\$1,481	\$1,480.80	EA	1	14	16)	30	Stainless Steel, Replace	4586883 Sink/Lavatory, Vanity Top, S	D2010
\$6,787 \$13,57																	\$6,787	\$6,787	\$6,787.00	EA	1	0	20)	20	Vall-Mounted, Replace	4586875 Heat Pump, Packaged & W	D3030
\$6,78														\$6,787				\$6,787	\$6,787.00	EA	1	3	17)	20	Vall-Mounted, Replace	4586872 Heat Pump, Packaged & W	D3030
\$6,17						\$6,170												\$6,170	\$3.09	SF	2000	11	29)	ce 40	Switches, Average or Low Density/Complexity, Repla	4793664 Electrical System, Wiring &	D5030
\$98									\$987									\$987	\$493.60	EA	2	8	12)	20	any type, w/ LED Replacement, Replace	4586876 Exterior Fixture w/ Lamp, a	G4050
\$48,435 \$221,68	\$0	\$0 \$3,702	28,629 \$1,481	\$3,517 \$	\$0	\$6,170	\$7,404	\$0	\$987	\$0	\$0	\$9,564	S	\$10.366	\$3,702	\$12,834	\$84,899										alated	Totals, Une

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Uniformat CodeID Cost Description	Lifespan (EUL)EAge RUL QuantityUnit Un	nit Cost *Subtotal 2023 2024 2025 2026	2027 2028 2029 2030	2031 2032 2033 2034	2035 2036 2037 2038 2	2039 2040 2041 2042 2043Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)		\$84,899 \$13,219 \$3,927 \$11,327	\$0 \$11,087 \$0 \$0	\$1,251 \$0 \$9,950 \$8,541	\$0 \$5,165 \$43,304 \$2,307	\$0 \$6,119 \$0 \$0 \$87,478 \$288,573

B2010	4586856 Exterior Walls, Wood Siding, Replace	30	21	9	17000	SF	\$12.34	\$209,780					\$209,780							\$209,7
32020	4586850 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	16	14	8	EA	\$802.10						Ψ200,700			\$6,417				\$6,4
32020	4586864 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	25	EA										\$29,308				\$29,3
32050	4586846 Exterior Door, Steel, Standard, Replace	40	22	18	13	EA		\$9.625								\$20,000		\$9,625		\$9,6
33010	4586848 Roofing, Metal, Replace	40	27	13	7000	SF	· ·	\$112,294							\$112,294			ψ3,023		\$112,2
33020	4586831 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	24	LF	\$11.11	\$267 \$2	67						Ψ112,204				\$267	\$5
33080	4586829 Soffit, Metal, Replace	25	25	0	50	SF	\$6.17												+	\$3
33080	4586833 Soffit, Wood, Replace	20	12	8	400	SF	\$17.89					\$7	7,157							\$7,1
1020	4586865 Interior Window, Fixed, 12 SF, Replace	40	22	18	1	EA	\$617.00	\$617					,,,,,					\$617		\$6
1030	4586835 Interior Door, Wood, Solid-Core, Replace	40	25	15	3	EA	\$863.80										\$2,591	\$ 0		\$2,5
21070	4586855 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	25	0	300	SF		\$1,296 \$1,2	96								4 2,001			\$1,2
1070	4586844 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	6000	SF		\$25,914		\$25,9	14									\$25,9
2010	4586854 Wall Finishes, Vinyl, Replace	15	15	0	11000			\$33,935 \$33,9	35	Ψ20,3							\$33,935			\$67,8
2030	4586834 Flooring, Vinyl Tile (VCT), Replace	15	15	0	5000	SF		\$30,850 \$30,8									\$30,850			\$61,7
22030	4586863 Flooring, Carpet, Commercial Standard, Replace	10	10	0	2000	SF		\$18,510 \$18,5					\$18,510				750,000		\$18,510	\$55,5
2050	4586857 Ceiling Finishes, Gypsum Board/Plaster, Replace	50	49	1	30	SF	\$9.87	\$296	\$296				\$10,510						ψ10,510	\$2
02010	4586830 Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$678.70	· ·	Ψ200				\$679							\$6
2010	4793310 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		26	14	7000	SF		\$95,018					Ψοτο			\$95,018				\$95,0
2010	4586859 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	18	12	12	EA	\$1,357.40							\$16,28	9	ψ55,010				\$16,2
2010	4586852 Toilet, Commercial Water Closet, Replace	30	17	13	2	EA								Ψ10,20	\$3,208					\$3,2
2010	4586861 Toilet, Child-Sized, Replace	30	16	14	2	EA									ψ0,200	\$2,221				\$2,2
2010	4586849 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA										\$1,851				\$1,8
3030	4586837 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787						\$1,00 1				\$6,
3030	4586840 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,7
3030	4586843 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
3030	4586836 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,7
3030	4586858 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
3030	4586847 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
3030	4586853 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
03030	4586841 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
3030	4586860 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
3030	4586838 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,
3030	4586839 Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA				\$6,787										\$6,7
5020	4586862 Switchboard, 120/208 V, Replace	40	32	8	1		\$61,700.00			40,101		\$61	1,700							\$61,7
5030	4793665 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		29	11	5000	SF		\$15,425				ΨΟ		15,425						\$15,4
5040	4586828 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	11	EA		\$2,986				\$3	2,986	10,120						\$2,9
5040	4586832 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$308.50	· ·					\$617							\$6
1060	4586845 Residential Appliances, Garbage Disposal, Replace	10	7	3	1	EA	\$333.18			\$333					\$333					\$(
2010	4586842 Casework, Countertop, Plastic Laminate, Replace	15	7	8	20	LF		\$1,234		\$500		•	1,234		ψυυυ					\$1,2
2010	4586851 Casework, Cabinetry Economy, Replace	20	7	13	200	LF		\$43,190				Ψ	1,207		\$43,190					\$43,1
2010	4586827 Casework, Cabinetry Hardwood High-End, Replace	20	6	14	15	LF		\$9,255							ψ-10, 100	\$9,255				\$9,2
010	Jasonom, Jasonom, Jasonomy Harawood High-End, Nepidoe	20		14	13	-	ψυ17.00	ψυ,200								ψυ,200				Ψ3,2

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Uniformat C	odeID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	/Unit	Unit Cost * Subtota	12023	2024	2025 2	026 202	7 2028 2029	2030	2031 2032	2033	2034 2035	2036	2037	2038 2039	2040 2041	2042	2043Deficienc	cy Repair Estimat
D2020	5250798 Pump, Sewage Ejector, 1 to 5 HP, Replace	15	9	6	1	EA	\$4,047.52 \$4,048	3				\$4,048											\$4,04
D5020	4585859 Primary Transformer, Dry, Property-Owned, Replace	30	17	13	1	EA	\$57,998.00 \$57,998	3									\$57,998						\$57,99
D5020	4585855 Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$30,850.00 \$30,850											\$30,850					\$30,85
F1020	4585866 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	16	14	400	SF	\$30.85 \$12,34											\$12,340					\$12,34
G2050	4585870 Sports Apparatus, Baseball, Batting Cage, Replace	15	5	10	1	EA	\$1,851.00 \$1,85								\$1,851								\$1,85
G2050	4585878 Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	4	11	2	EA	\$863.80 \$1,72	3								\$1,728							\$1,72
G2050	4585858 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	6	EA	\$11,723.00 \$70,33	3											\$70,338				\$70,33
G2050	4585862 Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	1500	SF	\$2.47 \$3,70	\$3,702		\$3,7	702	\$3,702		\$3,702		\$3,702			\$3,702	\$3,702			\$25,91
G2050	4585872 Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	10	5	1800	SF	\$30.85 \$55,530					\$55,530										\$55,530	\$111,06
G2050	4585871 Play Structure, Multipurpose, Small, Replace	20	11	9	3	EA	\$12,340.00 \$37,020							\$37,020									\$37,02
G2050	4585875 Play Structure, Multipurpose, Very Small, Replace	20	11	9	7	EA	\$7,404.00 \$51,82	3						\$51,828									\$51,82
G2050	4585863 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$24,680.00 \$24,680)							\$24,680								\$24,68
G2060	4585879 Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	17	EA	\$740.40 \$12,58	,				\$12,587											\$12,58
G2060	4585861 Bike Rack, Portable 6-10 Bikes, Replace	15	7	8	1	EA	\$617.00 \$61	,						\$617									\$61
G2060	4585880 Park Bench, Wood/Composite/Fiberglass, Replace	20	11	9	41	EA	\$740.40 \$30,350	3						\$30,356									\$30,35
G2060	4585868 Bike Rack, Fixed 1-5 Bikes, Replace	20	7	13	4	EA	\$740.40 \$2,963	2									\$2,962						\$2,96
G2060	4585876 Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	2	EA	\$863.80 \$1,72	3									\$1,728						\$1,72
G2060	4585877 Park Bench, Metal Powder-Coated, Replace	20	6	14	3	EA	\$863.80 \$2,59											\$2,591					\$2,59
G2060	4585869 Picnic Table, Metal Powder-Coated, Replace	20	5	15	10	EA	\$863.80 \$8,638	3											\$8,638				\$8,63
G2060	4585865 Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	9	11	23	EA	\$185.10 \$4,25	,								\$4,257							\$4,25
G2060	4585867 Signage, Property, Building or Pole-Mounted, Replace/Install	20	8	12	1	EA	\$1,851.00 \$1,85									\$1,851							\$1,85°
G2060	4585857 Flagpole, Metal, Replace	30	12	18	1	EA	\$3,085.00 \$3,08	5												\$3,085			\$3,08
G2080	4585860 Irrigation System, Control Panel, Replace	15	7	8	1	EA	\$6,170.00 \$6,170)						\$6,170									\$6,17
G4050	4585873 Walkway Lighting, Bollard Style, Concrete-Based, Replace/Install	20	7	13	12	EA	\$1,851.00 \$22,21	2									\$22,212						\$22,21
G4050	4585874 Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Instal	II 20	7	13	12	EA	\$4,936.00 \$59,23	2									\$59,232						\$59,23
Totals, Une	scalated							\$3,702	\$0	\$0 \$3,7	702 \$	0 \$55,530 \$20,336	\$0	\$6,787 \$122,906	\$26,531	\$5,985 \$5,553	\$144,131	\$45,781	\$82,678 \$0	\$0 \$6,787	\$0	\$55,530	\$585,94
Totals Fec	ulated (3.0% inflation, compounded annually)							\$3,702	\$0	\$0 \$4,0	045 \$	0 \$64,374 \$24,283	\$0	\$8,598 \$160,365	¢35 655	\$9 285 \$7 Q17	\$211 662	\$69 248	\$128,810 \$0	\$0 \$11,554	\$0	\$100,293	\$838,792

Appendix F:
Equipment Inventory List



010 Convey													
ndex	ID 4586075	UFCode D1010	Component Description Vertical Lift	Attributes Wheelchair, 5' Rise	Capacity	Building Cureton Elementary / Multi Use/Cafeteria	Location Detail Cafeteria	Manufacturer The National Wheel-O-Vator Co., Inc.	Model	Serial	Dataplate Yr 1990	Barcode 1006836	Qty
)20 Plumbi	na					Buildings		,					
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4585920	D2010	Water Heater	Electric, Residential		Cureton Elementary / K1 - K2 & Admin Buildings	Main Office		EJC-10 200	1748108415554			
2	4586830	D2010	Water Heater	Electric, Residential		Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Throughout building	Eemax	EMT4	Not applicable		1006882	
3	4589664	D2010	Water Heater	Electric, Residential		Cureton Elementary / Building 9 to 12	Custodian		XE10P06PU20U0	XE68022200	2022	1006865	
1	4585912	D2010	Water Heater	Gas, Residential		Cureton Elementary / K1 - K2 & Admin Buildings	Mechanical room	Bradford White	U75T80R3N	LA33894728	2011	1006840	
5	5250798	D2020	Pump	Sewage Ejector, 1 to 5 HF	D	Cureton Elementary / Site	Near portable 2	Inaccessible	Inaccessible	Inaccessible			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building Curatan Flamentany	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4587063	D3020	Furnace	Gas		Cureton Elementary / Building 15 to 18	Throughout building	Not applicable	Inaccessible	Inaccessible		1006876	
2	4589701	D3020	Furnace	Gas		Cureton Elementary / Building 5 to 8	Throughout building	Not applicable	Inaccessible	Inaccessible		1006854	
3	4589707	D3020	Furnace	Gas		Cureton Elementary / Building 5 to 8	Throughout building	Not applicable	Inaccessible	Inaccessible		1006856	
1	4589683	D3020	Furnace	Gas		Cureton Elementary / Building 9 to 12	Throughout building	Not applicable	Inaccessible	Inaccessible		1006872	
5	4589702	D3020	Furnace	Gas		Cureton Elementary / Building 5 to 8 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006852	
5	4589642	D3020	Furnace	Gas		Building 13 to 14 Cureton Elementary /	Throughout building		Inaccessible	Inaccessible		1006859	
7	4589665	D3020	Furnace	Gas		Building 9 to 12 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006868	
3	4589716	D3020	Furnace	Gas		Building 1 to 4 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006847	
9	4589718	D3020	Furnace	Gas		Building 1 to 4 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006845	
10	4589633	D3020	Furnace	Gas		Building 13 to 14 Cureton Elementary /	Throughout building		Inaccessible	Inaccessible		1006861	
11	4589736	D3020	Furnace	Gas		Building 1 to 4 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006848	
12	4589660	D3020	Furnace	Gas		Building 9 to 12 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006870	
13	4587053	D3020	Furnace	Gas		Building 15 to 18 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006880	
4	4589704	D3020	Furnace	Gas		Building 5 to 8 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006850	
15	4589659	D3020	Furnace	Gas		Building 13 to 14 Cureton Elementary /	Throughout building		Inaccessible	Inaccessible		1006863	
16	4587066	D3020	Furnace	Gas		Building 15 to 18 Cureton Elementary /	Throughout building	Not applicable	Inaccessible	Inaccessible		1006878	
17	4587055	D3020	Furnace	Gas		Building 15 to 18	Throughout building	Not applicable	Inaccessible	Inaccessible		1006874	
18	4589663	D3020	Furnace	Gas		Cureton Elementary / Building 9 to 12	Throughout building	Not applicable	Inaccessible	Inaccessible		1006866	

19	4586083	D3020	Unit Heater	Electric		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Trane			
20	4586074	D3020	Unit Heater	Electric		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	ITT REZNOR			
21	4586090	D3020	Unit Heater	Electric		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	ITT REZNOR			
22	4589709	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / Building 1 to 4	Throughout building	Friedrich			1006844
23	4587054	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / Building 15 to 18	Throughout building	Friedrich			1006875
24	4585904	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / K1 - K2 & Admin Buildings	Throughout building	Friedrich			1006837
25	4585919	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / K1 - K2 & Admin Buildings	1 Throughout building	Friedrich			1006822
26	4585923	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / K1 - K2 & Admin Buildings	Throughout building	Friedrich			1006820
27	4589678	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / Building 9 to 12	Throughout building	Friedrich			1006873
28	4589705	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / Building 5 to 8	Throughout building	Frigidaire			1006857
29	4589692	D3030	Air Conditioner	Window/Thru-Wall		Cureton Elementary / Building 5 to 8	Throughout building	Friedrich			1006855
30	4589662	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Cureton Elementary / Building 9 to 12	Throughout building	Friedrich			1006867
31	4589648	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Cureton Elementary / Building 13 to 14	Throughout building	Frigidaire			1006858
32	4589738	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 1 to 4	Throughout building	Friedrich			1006846
33	4589681	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 9 to 12	Throughout building	Friedrich			1006871
34	4589676	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Cureton Elementary / Building 9 to 12	Throughout building	Friedrich			1006869
35	4589706	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 5 to 8	Throughout building	Frigidaire			1006843*
36	4589734	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 1 to 4	Throughout building	Frigidaire			1006843
37	4587052	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 15 to 18	Throughout building	Friedrich			1006881
38	4589638	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 13 to 14	Throughout building	Friedrich			1006864
39	4589720	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 1 to 4	Throughout building	Frigidaire			1006849
40	4587070	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 15 to 18	Throughout building	Friedrich			1006879
41	4587068	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Cureton Elementary / Building 15 to 18	Throughout building	Friedrich			1006877
42	4589644	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Cureton Elementary / Building 13 to 14	Throughout building	Frigidaire			1006860
43	4589689	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 5 to 8	Throughout building	Friedrich			1006853
44	4585931	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / K1 - K2 & Admin Buildings	Throughout building	Friedrich			1006821
45	4589643	D3030	Air Conditioner	Window/Thru-Wall	1.5 TON	Cureton Elementary / Building 13 to 14	Throughout building	Friedrich			1006862
46	4586837	D3030	Heat Pump	Packaged & Wall-Mounted	d	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible	1006900

47	4586840	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006890	
48	4586872	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings Librar & Music	y Building exterior	Bard	Inaccessible	Inaccessible		1006904	
49	4586875	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings Librar & Music	y Building exterior	Wall-King	Inaccessible	Inaccessible		1006903	
50	4586843	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006891	
51	4586836	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006898	
52	4589726	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Building 1 to 4	Building exterior	Barb Co.	Inaccessible	Inaccessible		1006842	
53	4586858	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006896	
54	4586847	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006899	
55	4586853	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006892	
56	4586841	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006893	
57	4586860	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006897	
58	4586838	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006895	
59	4586839	D3030	Heat Pump	Packaged & Wall-Mounte	ed	Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior	Bard	Inaccessible	Inaccessible		1006894	
D40 Fire Prote	ction												
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4586061	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen						15
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4585859	D5020	Primary Transformer	Dry, Property-Owned		Cureton Elementary / Site	Site	No tag/plate found	No tag/plate found	'No tag/plate found		1006888	
2	4585855	D5020	Secondary Transforme	r Dry, Stepdown		Cureton Elementary / Site	Site	Howard Industries	Not applicable	Not applicable		1006902	
3	4586862	D5020	Switchboard	120/208 V		Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Building exterior					1006884	
4	4586088	D5020	Switchboard	120/208 V		Cureton Elementary / Multi Use/Cafeteria Buildings	Building exterior	Square D					
						Cureton Elementary /							
5	4586080	D5020	Distribution Panel	120/208 V		Multi Use/Cafeteria Buildings	Building exterior	Square D				1006838	

7	4586832	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement		Cureton Elementary / Portable Buildings M1 - M9, 21 & A1	Roof						2
	4589735	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement		Cureton Elementary / Building 1 to 4	Building exterior						3
070 Electro	nic Safety & Security												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4586094	D7030	Security Panel	Alarm & Control (Main Panel)		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen						
	4585921	D7050	Fire Alarm Panel	Fully Addressable		Cureton Elementary / K1 - K2 & Admin Buildings	Main Office	Fire Control Instruments				1006819	
10 Equipm	nent												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4586091	E1030	Foodservice Equipmer	nt Blast Chiller/Freezer		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Kelvinator Commercial	KCCF180QWA	WB62557587		1006835	
	4586089	E1030	Foodservice Equipmer	nt Convection Oven, Double	9	Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Montague				1006824	
	4586087	E1030	Foodservice Equipmer	nt Dairy Cooler/Wells		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Beverage-Air Corporation	SM58N	11610321		1006834	
	4586092	E1030	Foodservice Equipmer	nt Dairy Cooler/Wells		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Beverage-Air Corporation	SM58N	8812545		1006833	
	4586062	E1030	Foodservice Equipmer	nt Dairy Cooler/Wells		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Beverage-Air Corporation	SM58N-W	11407473		1006832	
	4586068	E1030	Foodservice Equipmer	Food Warmer, Proofing Cabinet on Wheels		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Cres Cor	H135UA11	DBF-J379528-3		1006823	
	4586093	E1030	Foodservice Equipmer	Food Warmer, Tabletop Drawers (Set of 4)		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Atlas Metal Industries	WTH-D&M 3	1100-90		1006826	
	4586086	E1030	Foodservice Equipmer	Food Warmer, Tabletop Drawers (Set of 4)		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Atlas Metal Industries	With-D&M-E	1102-90		1006825	
	4586079	E1030	Foodservice Equipmer	Refrigerator, 1-Door Reach-In		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen		G12010	T91477C15			
)	4586066	E1030	Foodservice Equipmer	Food Warmer, Proofing Cabinet on Wheels		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Royalton	No tag/plate found	No tag/plate found		1006830	
1	4586084	E1030	Foodservice Equipmer	nt Refrigerator, 2-Door Reach-In		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	True Manufacturing Co	TR2RRI-25	1-3932095		1006828	
2	4586078	E1030	Foodservice Equipmer	nt Refrigerator, 2-Door Reach-In		Cureton Elementary / Multi Use/Cafeteria Buildings	Kitchen	Traulsen	G20010	T176776A12		1006831	
3	4585930	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Cureton Elementary / K1 - K2 & Admin Buildings	Main Office				2017		