# **FACILITY CONDITION ASSESSMENT**



prepared for

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



Linda Vista Elementary 100 Kirk Avenue San Jose, California 95127

#### PREPARED BY:

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ON SITE DATE: November 16, 2022

# **TABLE OF CONTENTS**

1.	Executive Summary	٠ '
	Campus Overview and Assessment Details	
	Campus Findings and Deficiencies	2
	Facility Condition Index (FCI)	
	Immediate Needs	
	Systems Expenditure Forecast	
	System Condition Ratings	
	Plan Types	
2.	Permanent School Buildings	
3.	Kidango Classroom Building	
4.	Portable Classrooms	2:
5.	Site Summary	
6.	Property Space Use and Observed Areas	29
7.	ADA Accessibility	30
8.	Purpose and Scope	
9.	Opinions of Probable Costs	
	Methodology	
	Definitions	
10	Certification	
	Annendices	3(



# 1. Executive Summary

# Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	The school has 7 permanent buildings and some portables
Main Address	100 Kirk Avenue, San Jose, California 95127
Site Developed	1959 Renovated 1993
Site Area	10.8 acres (estimated)
Parking Spaces	42 total spaces all in open lots; five of which are accessible
Outside Occupants / Leased Spaces	One building and adjacent yard space leased by daycare provider Kidango
Date(s) of Visit	November 16 and 17, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zhao
Assessment and Report Prepared By	Arthur Balourdas
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 elementary school campus was originally constructed in 1959. The Kidango modular classrooms were added sometime after, and the portable classrooms were added in 1997.A standalone restroom building was constructed more recently.

#### **Architectural**

The buildings have been maintained over the years however many components are near the end of their predicted useful life including roofs. The interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings are served by a variety of HVAC systems. Although apparently well maintained and reported to be in good operating condition, most are nearing the end of their useful life with the exception of the rooftop packaged unit serving the Administration building and the Multi Use/Cafeteria building which is newer. Significant electrical upgrades have been made

#### Site

The areas at the front of the property are recent and the paving and fixtures are in good condition. The paving at the secondary parking areas and the play yards is worn. Grinding and overlaying is anticipated in the short term. The lawns are in fair to poor condition with large bare areas and invasive weeds throughout. Play equipment varies in age and is generally in fair to good condition.

#### **Recommended Additional Studies**

No additional studies recommended at this time.



# 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.				

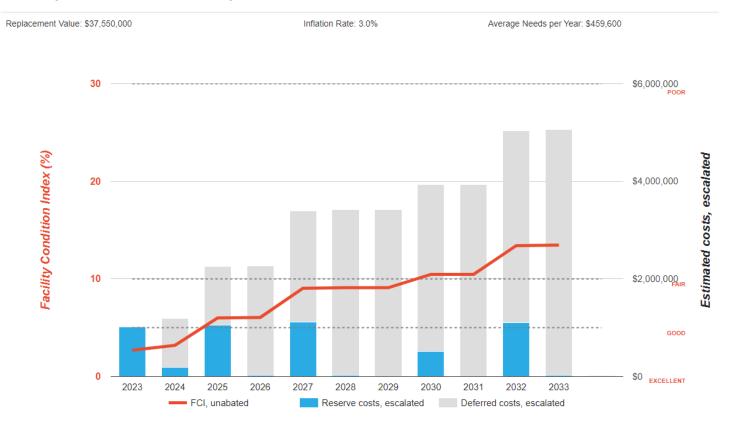
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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
Administration Building	\$790	3,100	\$2,449,000	0.0%	1.9%	4.2%	12.4%
Building 2 (2-01 to 2-05)	\$790	4,500	\$3,555,000	0.0%	3.8%	8.0%	12.9%
Building 3 (3-01 to 3-10)	\$790	4,500	\$3,555,000	0.0%	3.8%	8.0%	12.8%
Building 4E (4E-18-4E-21 & Library)	\$790	4,000	\$3,555,000	0.0%	3.5%	8.2%	12.7%
Building 4W( 4W-02 to 4W-17)	\$790	6,200	\$4,898,000	0.0%	5.8%	6.7%	12.1%
Kidango Modular Building	\$690	3,200	\$2,208,000	0.0%	4.2%	7.1%	11.7%
Multi Use/Cafeteria Building	\$790	4,000	\$3,160,000	0.7%	8.7%	11.9%	17.1%
Portable Buildings 23-32 & K5-6 & K7-8	\$690	9,600	\$476,100	0.0%	19.6%	57.4%	57.4%
Restroom Building	\$790	1,200	\$948,000	0.1%	0.1%	7.5%	7.5%



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: Linda Vista Elementary





# Immediate Needs

Facility/Building	Total Items	Total Cost
Linda Vista Elementary / Multi Use/Cafeteria Building	2	\$23,000
Linda Vista Elementary / Restroom Building	1	\$800
Linda Vista Elementary / Site	1	\$987,200
Total	4	\$1,011,000

## Multi Use/Cafeteria Building

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4540713	Linda Vista Elementary / Multi Use/Cafeteria Building	Stage	C2030	Flooring, Wood, Strip, Refinish	Poor	Performance/Integrity	\$2,500
4540768	Linda Vista Elementary / Multi Use/Cafeteria Building	Kitchen	D2010	Water Heater, Gas, Commercial (200 MBH), Replace	Poor	Performance/Integrity	\$20,500
Total (2 item	ıs)						\$23,000

## **Restroom Building**

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> <u>Code</u>	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4540706	Linda Vista Elementary / Restroom Building		D2010	Water Heater, Electric, Residential, Replace	Poor	Performance/Integrity	\$800
Total (1 item	ıs)						\$800



## Site

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4540745	Linda Vista Elementary / Site	Site	G2080	Landscaping, Lawns & Grounds, Re- Establishment, Repair	Poor	Performance/Integrity	\$987,200
Total (1 item	ıs)						\$987,200



# Systems Expenditure Forecast

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

System Expenditure Forecast	t					
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$471	-	\$1,104	\$2,117	\$3,692
Facade	-	\$192,670	\$409,085	-	\$191,495	\$793,250
Roofing	-	\$458,195	\$24,164	\$56,191	\$257,208	\$795,758
Interiors	\$2,468	\$294,682	\$169,373	\$39,144	\$614,632	\$1,120,299
Conveying	-	\$22,255	-	-	-	\$22,255
Plumbing	\$21,286	-	\$14,719	\$535,435	\$555,037	\$1,126,477
HVAC	-	\$96,218	\$47,675	\$254,751	\$423,488	\$822,132
Fire Protection	-	-	\$146,655	-	\$17,349	\$164,004
Electrical	-	\$9,005	\$3,124	\$118,737	\$2,442,911	\$2,573,777
Fire Alarm & Electronic Systems	-	-	\$124,161	\$52,379	\$17,358	\$193,898
Equipment & Furnishings	-	\$66,501	\$53,971	\$190,651	\$471,521	\$782,644
Site Development	\$987,200	\$20,563	\$168,743	\$376,652	\$403,707	\$1,956,865
Site Utilities	-	-	-	-	\$72,605	\$72,605
Site Pavement	-	\$80,231	-	\$16,390	\$41,028	\$137,649
TOTALS (3% inflation)	\$1,011,000	\$1,240,800	\$1,161,700	\$1,641,500	\$5,510,500	\$10,565,500



### System Condition Ratings

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

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

Linda Vista Elementary School								
Building Area = 40,300 SF								
	FTA Primary	TERM	Replacement					
	Level	Scale	Cost x TERM					
	Replacement	Condition	Scale					
FTA Primary Level	Cost	Rating	Condition					
Substructure	\$1,644,675	4.00	\$6,578,701					
Shell	\$1,279,053	2.24	\$2,867,779					
Interiors	\$899,783	2.96	\$2,661,837					
Conveyance	\$20,978	2.00	\$0					
Plumbing	\$782,479	2.97	\$2,320,599					
HVAC	\$581,004	2.82	\$1,640,961					
Fire Protection	\$111,800	2.00	\$223,601					
Electrical	\$1,924,892	3.70	\$7,129,324					
Equipment	\$107,728	2.25	\$241,987					
Site	\$2,099,528	2.01	\$4,219,293					
Total Building	\$9,451,922	Subtotal	\$27,884,081					
Building Weighted Av	erage Condition	2.95						
	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.



#### Parking Lots in Poor condition.

Pavement, Asphalt Site Linda Vista Elementary Parking lots along Gordon Ave

Uniformat Code: G2020

Recommendation: Overlay in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$64,200

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Poor condition. - AssetCALC ID: 4540773



#### Water Heater in Poor condition.

Gas, Commercial (200 MBH) Multi Use/Cafeteria Building Linda Vista Elementary Kitchen

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$20,500

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Water heater was reported to have failed and abandoned in place. - AssetCALC ID: 4540768



#### Water Heater in Poor condition.

Electric, Residential Restroom Building Linda Vista Elementary Janitor closet

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$800

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Water heater is leaking and in need of replacement. - AssetCALC ID: 4540706



#### Playground Surfaces in Poor condition.

Engineered Wood Fiber, Chips 6" Depth Site Linda Vista Elementary Site

Uniformat Code: G2050

Recommendation: Replace in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$12,300

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Poor condition. - AssetCALC ID: 4540721





#### Landscaping in Poor condition.

Lawns & Grounds, Re-Establishment Site Linda Vista Elementary Site

Uniformat Code: G2080

Recommendation: Repair in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$987,200

\$\$\$\$

Lawns are weed infested with large bare areas. Erosion likely. - AssetCALC ID: 4540745



#### Flooring in Poor condition.

Wood, Strip Multi Use/Cafeteria Building Linda Vista Elementary Stage

Uniformat Code: C2030

Recommendation: Refinish in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$2,500

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Flooring is worn, has gouges, and has been partially painted. Flooring is in need of refinishing. - AssetCALC ID: 4540713



#### Window in Poor condition.

Steel. 16-25 SF Building 4W( 4W-02 to 4W-17) Linda Vista **Elementary Building Exterior** 

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$102,800

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Original windows. - AssetCALC ID: 4629274

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Building 2 (2-01 to 2-05) Linda Vista Elementary

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$16,700

\$\$\$\$

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: 5253180



Priority Score: 60.6

Cost Estimate: \$11,500

Plan Type: Retrofit/Adaptation

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Administration Building Linda Vista Elementary

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

\$\$\$\$

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: 5253179

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Building 4W( 4W-02 to 4W-17) Linda Vista Elementary Throughout building

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

Uniformat Code: D4010 \$\$\$\$

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: 5253183

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Building 3 (3-01 to 3-10) Linda Vista Elementary

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$16,700

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5253181

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Building 4E (4E-18-4E-21 & Library) Linda Vista Elementary Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5253182

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Multi Use/Cafeteria Building Linda Vista 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: 5253185

#### **Fire Suppression System**

Full System Install/Retrofit, Low Density/Complexity Kidango Modular Building Linda Vista Elementary

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5253184

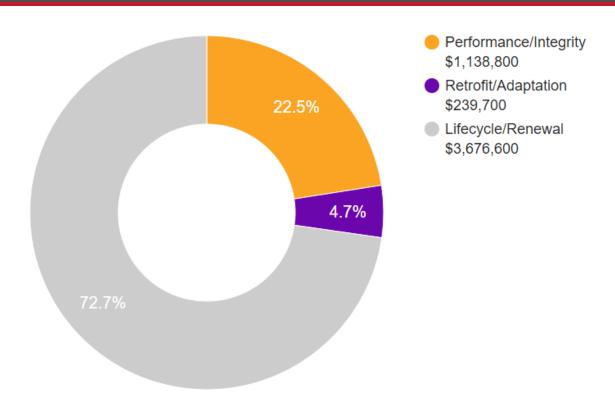


## Plan Types

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	•	fe condition that if left unaddressed could result in that presents potential liability risk.				
Performance/Integrity		ed, is almost failing, performs unreliably, does not oses risk to overall system stability.				
Accessibility	Does not meet ADA, UFAS, ar	nd/or other accessibility requirements.				
Environmental	Improvements to air or water of from the building or site.	quality, including removal of hazardous materials				
Retrofit/Adaptation	Components, systems, or spac current standards, facility usag	ces recommended for upgrades in in order to meet ge, or client/occupant needs.				
Lifecycle/Renewal		is not currently deficient or problematic but for pair is anticipated and budgeted.				

# Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$5,055,100



# 2. Permanent School Buildings





Main School Buildings: Systems Summary						
Address	100 Kirk Avenue, San Jose, California					
Constructed/Renovated	1959					
<b>Building Size</b>	40,300 SF					
Number of Stories	One					
System	Description	Condition				
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab	Good				
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Painted and bare brick Windows: Aluminum	Fair				
Roof	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Fair				
Interiors	Walls: Painted gypsum board Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair				
Elevators	Wheelchair lift serving multipurpose room stage	Fair				
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair				
HVAC	Non-Central System: Heat pumps Supplemental components: Ductless split-systems	Fair				
Fire Suppression	Fire extinguishers and kitchen hood system	Fair				

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



# Main School Buildings: Photographic Overview



1 - MAIN ENTRY TO ADMIN BUILDING



2 - CLASSROOM BUILDING



3 - CLASSROOM BUILDING SIDE ELEVATION



4 - CLASSROOM BUILDING SIDE ELEVATION



5 - MULTI USE/CAFETERIA BUILDING



6 - CLASSROOM BUILDING







9 - LIBRARY



11 - VERTICAL LIFT AT STAGE



8 - RESOURCE ROOM



10 - CAFETERIA KITCHEN



12 - CLASSROOM HEAT PUMP





13 - HVAC SYSTEM



15 - DISTRIBUTION PANEL



14 - ROOFTOP PACKAGED UNIT



16 - FIRE ALARM PANEL



# 3. Kidango Classroom Building





Kidango Classroom E	Building: Systems Summary	
Address	100 Kirk Avenue, San Jose, California	
Constructed/Renovated	1965	
Building Size	3,200 SF	
Number of Stories	One	
System	Description	Condition
Structure	Pre-engineered structure over crawl space and concrete pier foundation	Good
Façade	Wood siding Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Gypsum board with vinyl finish Floors: VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from permanent classroom building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

Kidango Classroom Building: Systems Summary		
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Building lacks fire suppression	



# Kidango Classroom Building: Photographic Overview



1 – EAST ELEVATION



2 - WEST ELEVATION



3 - NEWER ROOFTOP PACKAGED UNIT



4 - OLDER ROOFTOP PACKAGED UNIT



# 4. Portable Classrooms





Portable Classrooms: Systems Summary		
Address	100 Kirk Avenue, San Jose, California	
Constructed/Renovated	1997	
Building Size	9,600 SF	
Number of Stories	One	
System	Description	Condition
Structure	Pre-engineered structure with crawl space over concrete foundation	Good
Façade	Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board with vinyl finish Floors: Carpet ,VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric tank-less water heaters Fixtures: Sinks in all classrooms	Fair
HVAC	Non-Central System: Heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair



Portable Classrooms: Systems Summary		
Electrical	Source & Distribution: Fed from main classroom building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, and back- up emergency lights	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Buildings lack fire suppression	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



# Portable Classrooms: Photographic Overview



1 – PORTABLE CLASSROOMS



2 - HEAT PUMP



3 - EXTERIOR DOOR



4 - STAIR/RAMP RAILS



# 5. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; metal tube fencing; CMU fence dumpster enclosures Playgrounds and sports fields and courts Park benches and picnic tables	Fair
Landscaping and Topography	Landscaping features including lawns, trees, and bushes Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: metal halide Pedestrian walkway lighting	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. D.	See Appendix
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	Lawn areas are in poor condition.	



# Site: Photographic Overview



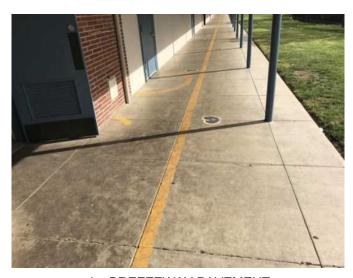
1 - MAIN DROP STUDENT OFF AREA AT FRONT



2 – ACCESSIBLE PARKING



3 - MAIN DRIVEWAY



4 - BREEZEWAY PAVEMENT



5 - STAIRS



6 - ACCESSIBLE RAMP





7 - ACCESSIBLE RAMP



9 - PLAY AREA AT KIDANGO



11 – LAWN AREA



8 - PLAY AREA



10 - TETHER BALL COURTS



12 - BASEBALL BACKSTOP





13 - BASKETBALL COURT



15 - PLAY STRUCTURE



17 - RETAINING WALL



14 - VOLLEY BALL COURT



16 - PLAY STRUCTURE



18 - DUMPSTER ENCLOSURE



# 6. Property Space Use and Observed Areas

### **Areas Observed**

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

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



## 7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1959. The campus has not since been substantially renovated. Widespread accessibility improvements appear to have been implemented.

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities.



## 8. 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.



### 9. 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.



#### 10. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Linda Vista Elementary, 100 Kirk Avenue, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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

Prepared by: Arthur Balourdas,

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Reviewed by:

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# 11. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

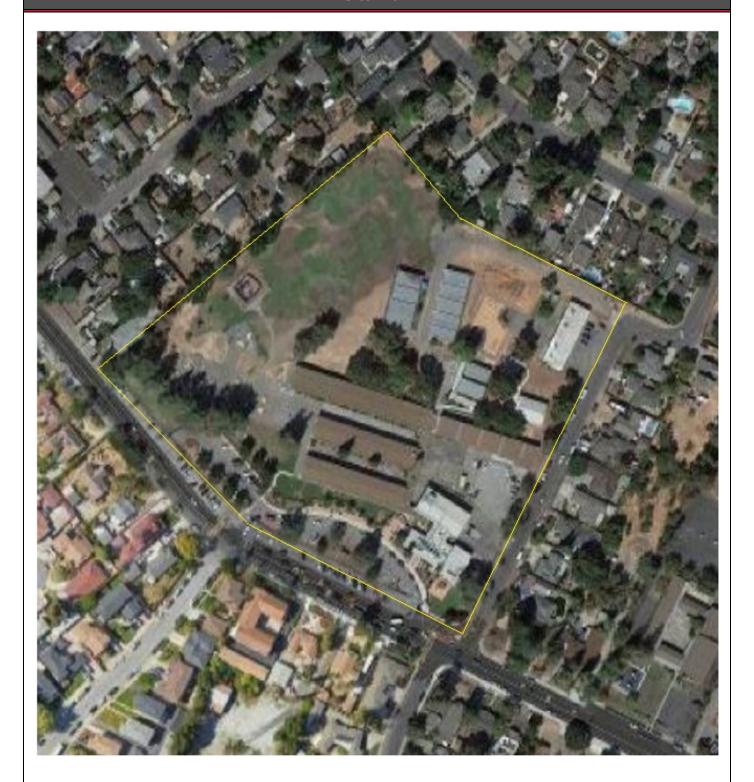
Appendix F: Equipment Inventory List



# Appendix A: Site Plans



### Site Plan

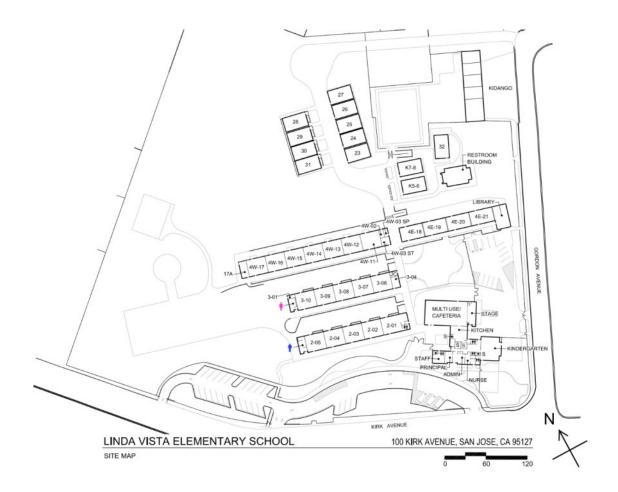




Project Number	Project Name
128659.18R000-008.354	Linda Vista Elementary
Source	On-Site Date
Google	November 15, 2022



### Site Plan



TAS
BUREAU
VERITAS

Project Number	Project Name
128659.18R000-008.354	Linda Vista Elementary
Source	On-Site Date
Google	November 15, 2022



Appendix B:
Pre-Survey Questionnaire





Appendix C:
Accessibility Review and Photos



#### Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Linda Vista Elementary

BV Project Number: 128659.18R000 - 008.354

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

Linda Vista Elementary: A	Accessibility Issues			
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				×
Exterior Accessible Route				×
Building Entrances				×
Interior Accessible Route				×
Elevators		NA		
Public Restrooms				×
Kitchens/Kitchenettes		NA		
Playgrounds & Swimming Pools				×
Other		NA ( // // // // // // // // // // // // /		×

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

### **Linda Vista Elementary: Photographic Overview**



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSEUP OF ACCESSIBLE STALL



ACCESSIBLE CURB CUT



ACCESSIBLE CURB CUT

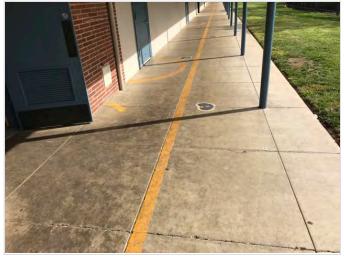


SECONDARY ENTRANCE



MAIN ACCESSIBLE ENTRANCE

## Linda Vista Elementary: Photographic Overview



ACCESSIBLE EXTERIOR SIDEWALK



DOOR HARDWARE



**TOILET STALL OVERVIEW** 



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix D:
Component Condition Report



### Component Condition Report | Linda Vista Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	3,100 SF	40	5133470
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,600 SF	4	4629177
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	14	2	4629178
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	8	29	4629179
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	3,400 SF	9	4540798
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	9	4629181
Interiors						
C1030	Office	Adequate	Interior Door, Wood, Solid-Core	10	24	4540825
C1070	Office	Marginal	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,100 SF	2	4540717
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	50 SF	29	4629182
C2010	Office	Adequate	Wall Finishes, any surface, Prep & Paint	3,000 SF	4	4540757
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,000 SF	9	4629184
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	1,100 SF	4	4629185
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	80 SF	4	4629186
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	19	4629190
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	19	4629189
D2010	Throughout building	Good	Water Heater, Electric, Residential	1	11	4629187
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,100 SF	9	4629188
HVAC						
D3030	Administration Building - Kindergarten	Adequate	Split System, Interior & Exterior Component Pairing [No tag/plate found]	1	4	4540832
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	3,100 SF	17	4629193
D3050	Office	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [AC 2]	1	7	4540779
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	3,100 SF	4	5253179
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	10	4	4629195
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,100 SF	9	4629196
D5040	Office	Marginal	Emergency & Exit Lighting, Exit Sign, LED	4	2	4540734
D5040	Office	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,100 SF	14	4540823

#### Component Condition Report | Linda Vista Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4629197
Fire Alarm & Elec	ctronic Systems					
D7050	Office	Adequate	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	9	4540810
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	3,100 SF	14	4629198
Equipment & Fu	rnishings					
E2010	Classrooms	Adequate	Casework, Countertop, Plastic Laminate	70 LF	4	4629199
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	35 LF	7	4629200

### Component Condition Report | Linda Vista Elementary / Building 2 (2-01 to 2-05)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,500 SF	40	5133471
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,600 SF	4	4629201
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	35	4	4629202
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	13	14	4629203
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	6,000 SF	2	4629204
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	350 LF	2	4629205
Interiors						
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	200 SF	29	4629206
C2010	Classrooms	Marginal	Wall Finishes, any surface, Prep & Paint	6,000 SF	2	4629207
C2030	Classrooms	Marginal	Flooring, Carpet, Commercial Standard	4,000 SF	2	4629209
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	500 SF	7	4629208
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	4	4629210
Plumbing						
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	5	17	4629216
D2010	Restrooms	Adequate	Urinal, Standard	4	19	4629215
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	19	4629214
D2010	Throughout building	Good	Water Heater, Electric, Residential	1	11	4629211
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	19	4629213
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,500 SF	9	4629212
HVAC						
D3030	Building 2 - Classroom 5	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-5]	1	7	4540662

### Component Condition Report | Linda Vista Elementary / Building 2 (2-01 to 2-05)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building 2 - Classroom 1 (2K)	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-2K]	1	7	4540724
D3030	Building 2 - Classroom 2	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-2]	1	7	4540672
D3030	Building 2 - IT Room	Adequate	Split System Ductless, Single Zone [Condensing unit 1]	1	4	4540780
D3030	Building 2 - Classroom 4	Marginal	Heat Pump, Packaged & Wall-Mounted [HP-4]	1	7	4540687
D3030	Building 2 - Classroom 3	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-3]	1	7	4540805
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,200 SF	17	4629217
D3060	Roof	Adequate	Axial Flow Fan, In-Line, 1 HP Motor [Inaccessible]	1	4	4629218
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,500 SF	4	5253180
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	7	4	4629219
Electrical						
D5020	Building 2 - Exterior	Good	Distribution Panel, 120/208 V [B2M]	1	27	4540772
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,500 SF	9	4629220
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4629221
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	4,500 SF	4	4629222
Equipment & Furn	nishings					
E2010	Classrooms	Adequate	Casework, Countertop, Plastic Laminate	60 LF	4	4629223
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	60 LF	7	4629224

## Component Condition Report | Linda Vista Elementary / Building 3 (3-01 to 3-10)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,500 SF	40	5133472
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,600 SF	4	4629578
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	35	4	4629579
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	13	14	4629580
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	6,000 SF	2	4629581
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	350 LF	2	4629582
Interiors						
C2010	Classrooms	Marginal	Wall Finishes, any surface, Prep & Paint	6,000 SF	2	4629584
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	200 SF	29	4629583

### Component Condition Report | Linda Vista Elementary / Building 3 (3-01 to 3-10)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	500 SF	7	4629585
C2030	Classrooms	Marginal	Flooring, Carpet, Commercial Standard	4,000 SF	2	4629586
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	4	4629587
Plumbing						
D2010	Throughout building	Good	Water Heater, Electric, Residential	1	11	4629588
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	5	17	4629593
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	19	4629591
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,500 SF	9	4629589
D2010	Restrooms	Adequate	Urinal, Standard	4	19	4629592
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	19	4629590
HVAC						
D3030	Building 3 - Classroom 10	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-10]	1	7	4540826
D3030	Building 3 - Classroom 6	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-6]	1	7	4540666
D3030	Building 3 - Classroom 8	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-8]	1	7	4540818
D3030	Building 2 - IT Room	Adequate	Split System Ductless, Single Zone [Condensing unit 1]	1	4	4629594
D3030	Building 3 - Classroom 9	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-9]	1	7	4540828
D3030	Building 3 - Classroom 7	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-7]	1	7	4540728
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,200 SF	17	4629595
D3060	Roof	Adequate	Axial Flow Fan, In-Line, 1 HP Motor [Inaccessible]	1	4	4629596
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,500 SF	4	5253181
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	7	4	4629597
Electrical						
D5020	Building 3 - Exterior	Good	Distribution Panel, 120/208 V [Panel B3M]	1	24	4540758
D5020	Building 3 - Room 3-04	Adequate	Distribution Panel, 120/208 V [A3]	1	17	4540829
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,500 SF	9	4629598
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4629599
Fire Alarm & Elec	etronic Systems					
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	4,500 SF	4	4629600
Equipment & Fur	nishings					
E2010	Classrooms	Adequate	Casework, Countertop, Plastic Laminate	60 LF	4	4629601
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	60 LF	7	4629602

### Component Condition Report | Linda Vista Elementary / Building 4E (4E-18-4E-21 & Library)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,000 SF	40	5133474
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,600 SF	4	4629911
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	45	4	4629912
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	14	4629913
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	5,800 SF	2	4629914
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	350 LF	2	4629915
Interiors						
C2010	Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	6,000 SF	2	4629917
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	500 SF	7	4629918
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	3,500 SF	2	4629919
Plumbing						
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	5	17	4629923
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,000 SF	9	4629922
HVAC						
D3030	Building 4E - Classroom 18	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-18]	1	7	4540739
D3030	Building 4E - Classroom 19	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-19]	1	7	4540730
D3030	Building 4E - Library	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-22]	1	7	4540770
D3030	Building 4E - Classroom 21	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-21]	1	7	4540709
D3030	Building 4E - Classroom 20	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-20]	1	7	4540725
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,000 SF	17	4629924
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	4	5253182
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	4	4629926
Electrical						
D5020	Building 4E - Exterior	Good	Distribution Panel, 120/208 V [B4ME]	1	24	4540751
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	9	4629927
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4629928
Fire Alarm & Elec	etronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	4,000 SF	4	4629929
Equipment & Fur	nishings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	60 LF	7	4629931

### Component Condition Report | Linda Vista Elementary / Building 4E (4E-18-4E-21 & Library)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms	Adequate	Casework, Countertop, Plastic Laminate	60 LF	4	4629930

### Component Condition Report | Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	62,000 SF	40	5133475
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	4	4629273
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	49	1	4629274
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	17	29	4629275
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	8,000 SF	2	4629276
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	450 LF	2	4629277
Interiors						
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	200 SF	29	4629278
C2010	Classrooms	Adequate	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	4629279
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	700 SF	7	4629280
C2030	Classrooms	Marginal	Flooring, Carpet, Commercial Standard	5,200 SF	2	4629281
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	4	4629282
Plumbing						
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,200 SF	9	4629284
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	7	17	4629288
HVAC						
D3030	Building 4W - Classroom 15	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-15]	1	7	4540792
D3030	Building 4W - Classroom 12	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-12]	1	7	4540759
D3030	Building 4W - Classroom 14	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-14]	1	7	4540716
D3030	Building 4W - Classroom 11	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-11]	1	7	4540701
D3030	Building 4W - Classroom 17	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-17]	1	7	4540719
D3030	Building 4W - Classroom 16	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-16]	1	7	4540737
D3030	Building 4W - Classroom 13	Adequate	Heat Pump, Packaged & Wall-Mounted [HP-13]	1	7	4540782
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	6,000 SF	17	4629289
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	4	5253183
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	11	4	4629291

#### Component Condition Report | Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Building 4W - Exterior	Good	Distribution Panel, 120/208 V [B4MW]	1	24	4540755
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,200 SF	9	4629292
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4,510	17	4629293
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	6,200 SF	7	4629294
Equipment & Furn	ishings					
E2010	Classrooms	Adequate	Casework, Countertop, Plastic Laminate	84 LF	4	4629295
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	84 LF	7	4629296

#### Component Condition Report | Linda Vista Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,000 SF	40	5133476
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	4	4629321
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	25	2	4629322
B2020	Multipurpose	Marginal	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	4	4540669
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	29	4629323
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	4,200 SF	2	4629324
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	2	4629325
Interiors						
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	5,500 SF	4	4629327
C2030	Stage	Poor	Flooring, Wood, Strip, Refinish	500 SF	0	4540713
C2030	Throughout building	Marginal	Flooring, Vinyl Tile (VCT)	3,000 SF	2	4629328
C2050	Kitchen	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	4	4629330
Conveying						
D1010	Multipurpose	Marginal	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	2	4540696
Plumbing						
D2010	Kitchen	Marginal	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	4	4540735
D2010	Kitchen	Good	Water Heater, Gas, Commercial (200 MBH)	1	15	4540682
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,000 SF	9	4629332
D2010	Multipurpose	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	9	4540668

#### Component Condition Report | Linda Vista Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Marginal	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	4540814
D2010	Kitchen	Poor	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	0	4540768
D2010	Kitchen	Marginal	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	4540703
HVAC						
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,000 SF	17	4629337
D3050	Multipurpose	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	7	4540705
D3060	Multipurpose	Adequate	Exhaust Fan, Centrifugal, 5 HP Motor	1	14	4540787
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	4	5253185
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	4	4	4629339
Electrical						
D5020	Stage	Marginal	Distribution Panel, 120/208 V [Panel A1]	1	2	4540673
D5030	Throughout building	Marginal	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	9	4629340
D5040	Stage	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	4	4540695
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	45	17	4629341
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	4,000 SF	4	4629342
Equipment & Furi	nishings					
E1030	Kitchen	Marginal	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	2	4540763
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	4540756
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [No tag/plate found]	1	4	4540670
E1030	Kitchen	Marginal	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [No tag/plate found]	1	2	4540748
E1030	Kitchen	Marginal	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [EH-1]	2	2	4540736
E1030	Kitchen	Marginal	Foodservice Equipment, Walk-In, Refrigerator	1	3	4540796
E1030	Multipurpose	Adequate	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	1	9	4540793
E1030	Kitchen	Marginal	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	2	4540744
E1030	Kitchen	Marginal	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	2	4540677
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In [No tag/plate found]	1	9	4540795
E1030	Multipurpose	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	9	4540702
E1030	Multipurpose	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	4540715
E1030	Kitchen	Marginal	Foodservice Equipment, Steamer, Tabletop [No tag/plate found]	1	2	4540764
Athletic, Recreati	onal & Playfield Areas					
G2050	Multipurpose	Marginal	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	4540766

#### Component Condition Report | Linda Vista Elementary / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	1,200 SF	40	5133492
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	4	4629369
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	29	4629371
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	1,200 SF	4	4629372
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	4	4629373
Interiors						
C2010	Throughout Building	Adequate	Wall Finishes, any surface, Prep & Paint	1,000 SF	4	4629375
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	2,000 SF	24	4629374
C2030	Restrooms	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,200 SF	4	4540727
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	4	4629378
Plumbing						
D2010	Janitor closet	Adequate	Sink/Lavatory, Service Sink, Floor	1	19	4540774
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	14	14	4629381
D2010	Janitor closet	Poor	Water Heater, Electric, Residential [No tag/plate found]	1	0	4540706
D2010	Restrooms	Adequate	Urinal, Standard	6	14	4629383
D2010	Building exterior	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	4	4	4540799
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,200 SF	24	4629380
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	16	14	4629382
HVAC						
D3060	Roof	Marginal	Axial Flow Fan, In-Line, 1 HP Motor [Inaccessible]	4	4	4629386
Fire Protection						
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	1	4	4629387
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,200 SF	24	4629388
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	17	4629389

## Component Condition Report | Linda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building Exterior	Marginal	Stair/Ramp Rails, Metal, Refinish	240 LF	2	4634064
Facade						

### Component Condition Report | Linda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Throughout building	Marginal	Window, Aluminum Double-Glazed, 28-40 SF	12	5	4540657
B2050	Throughout building	Adequate	Exterior Door, Steel, Standard	12	14	4540830
Roofing						
B3010	Roof	Adequate	Roofing, Metal	10,600 SF	14	4540738
B3020	Roof	Adequate	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	4	4629349
Interiors						
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	9,600 SF	4	4629351
C2030	Throughout building	Marginal	Flooring, Vinyl Tile (VCT)	1,000 SF	2	4629352
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	8,600 SF	4	4629353
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	12	17	4629360
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,600 SF	14	4629356
HVAC						
D3030	Portable Classroom 31	Marginal	Heat Pump, Packaged & Wall-Mounted [31]	1	2	4540699
D3030	Portable Classroom 32	Marginal	Heat Pump, Packaged & Wall-Mounted [32]	1	2	4540708
D3030	Portable Classroom 29	Marginal	Heat Pump, Packaged & Wall-Mounted [29]	1	2	4540674
D3030	Portable Classroom 30	Marginal	Heat Pump, Packaged & Wall-Mounted [30]	1	2	4540720
D3030	Portable Classroom 26	Marginal	Heat Pump, Packaged & Wall-Mounted [26]	1	2	4540783
D3030	Portable Classroom 25	Marginal	Heat Pump, Packaged & Wall-Mounted [25]	1	2	4540812
D3030	Portable Classroom K5-6	Marginal	Heat Pump, Packaged & Wall-Mounted [K5-6]	1	2	4540820
D3030	Portable Classroom 24	Marginal	Heat Pump, Packaged & Wall-Mounted [24]	1	2	4540802
D3030	Portable Classroom 23	Marginal	Heat Pump, Packaged & Wall-Mounted [23]	1	2	4540667
D3030	Portable Classroom 28	Marginal	Heat Pump, Packaged & Wall-Mounted [28]	1	2	4540726
D3030	Portable Classroom 27	Marginal	Heat Pump, Packaged & Wall-Mounted [27]	1	2	4540691
D3030	Portable Classroom K7-8	Marginal	Heat Pump, Packaged & Wall-Mounted [K7-8]	1	2	4540729
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	9,600 SF	14	4540731
Fire Protection						
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	12	4	4629363
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,600 SF	19	4629364
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	17	4629365
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	9,600 SF	4	4629366
Equipment & Furn			· · · · · · · · · · · · · · · · · · ·			

### Component Condition Report | Linda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	500 LF	13	4629367
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	500 LF	14	4629368

### Component Condition Report | Linda Vista Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Adequate	Stair/Ramp Rails, Metal, Refinish	500 LF	6	4540684
Plumbing						
D2010	Site	Adequate	Drinking Fountain, Wall-Mounted, Bi-Level	4	7	4540707
HVAC						
D3010	Site	Adequate	Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	1	9	4540788
Electrical						
D5020	Site	Adequate	Switchboard, 120/208 V [No tag/plate found]	1	24	4540690
Pedestrian Plaza	s & Walkways					,
G2020	Main front parking area and drive	Marginal	Parking Lots, Pavement, Asphalt, Seal & Stripe	24,000 SF	2	4540746
G2020	Parking lots along Gordon Ave	Poor	Parking Lots, Pavement, Asphalt, Overlay	26,000 SF	1	4540773
G2030	Site	Adequate	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	150 LF	29	4540813
G2030	Site	Adequate	Sidewalk, Concrete, Large Areas	8,500 SF	29	4540664
Athletic, Recreat	ional & Playfield Areas					
G2050	Site	Adequate	Play Structure, Multipurpose, Large	1	14	4540800
G2050	Site	Marginal	Playfield Surfaces, Rubber, Small Areas	1,000 SF	4	4540790
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,000 SF	2	4540692
G2050	Site	Marginal	Play Structure, Multipurpose, Small	1	4	4540680
G2050	Site	Adequate	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	9	4540693
G2050	Site	Poor	Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth	5,000 SF	1	4540721
G2050	Site	Adequate	Play Structure, Multipurpose, Large	1	14	4540776
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	4	4540762
G2050	Site	Marginal	Play Structure, Multipurpose, Small	1	4	4540679
G2050	Site	Adequate	Sports Apparatus, Baseball, Backstop Chain-Link	1	7	4540710
G2050	Site	Adequate	Play Structure, Multipurpose, Very Small	1	4	4540789
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	7	14	4540683
G2050	Site	Marginal	Play Structure, Multipurpose, Small	1	4	4540697
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	4	4540686

### Component Condition Report | Linda Vista Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Adequate	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	9	4540821
G2060	Site	Good	Picnic Table, Metal Powder-Coated	2	17	4540749
G2060	Site	Good	Flagpole, Metal	1	24	4540685
G2060	Site	Good	Park Bench, Metal Powder-Coated	11	17	4540752
G2060	Site	Adequate	Retaining Wall, Concrete Cast-in-Place	750 SF	29	4540740
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	14	4540698
G2060	Site	Marginal	Park Bench, Wood/Composite/Fiberglass	7	2	4540714
G2060	Site	Adequate	Signage, Property, Monument, Replace/Install	1	9	4540824
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	1,400 LF	29	4540801
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	2,000 LF	29	4540718
G2060	Site	Adequate	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	50 LF	19	4540711
G2080	Site	Poor	Landscaping, Lawns & Grounds, Re-Establishment, Repair	200,000 SF	0	4540745
G2080	Site	Adequate	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	200,000 SF	9	4540753
G4050	Site	Adequate	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	4	14	4540777
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	13	14	4540822

#### Component Condition Report | Linda Vista Elementary / Kidango Modular Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,200 SF	4	4630378
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	6	4	4630379
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	5	14	4630380
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	3,200 SF	2	4630381
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	2	4630382
Interiors						
C2010	Classrooms	Marginal	Wall Finishes, any surface, Prep & Paint	6,000 SF	2	4630384
C2030	Classrooms	Marginal	Flooring, Carpet, Commercial Standard	2,800 SF	2	4630386
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	400 SF	7	4630385
Plumbing						
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,200 SF	9	4630388
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	5	17	4630389
D2010	Kidango	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	9	4540732
HVAC						

## Component Condition Report | Linda Vista Elementary / Kidango Modular Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Kidango	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	4540767
D3050	Kidango	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	18	4540775
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	3,200 SF	17	4630390
D3050	Kidango	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	14	4540723
D3050	Kidango	Adequate	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	13	4540806
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,000 SF	4	5253184
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	4	4630391
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	9	4630392
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	17	4630393
Fire Alarm & Ele	ctronic Systems					
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	3,200 SF	4	4630394
Equipment & Fu	rnishings					
E2010	Classrooms	Adequate	Casework, Countertop, Plastic Laminate	60 LF	4	4630395
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	60 LF	7	4630396

# Appendix E: Replacement Reserves



# BURE

#### 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
Linda Vista Elementary / Administration Building	\$0	\$0	\$46,514	\$0	\$55,472	\$0	\$0	\$38,700	\$0	\$163,827	\$0	\$1,110	\$1,548	\$0	\$79,253	\$0	\$0	\$29,370	\$0	\$42,909	\$0	\$458,704
Linda Vista Elementary / Building 2 (2-01 to 2-05)	\$0	\$0	\$133,730	\$0	\$151,874	\$0	\$0	\$74,062	\$0	\$97,813	\$0	\$1,110	\$68,616	\$0	\$37,424	\$0	\$0	\$50,582	\$0	\$51,066	\$0	\$666,278
Linda Vista Elementary / Building 3 (3-01 to 3-10)	\$0	\$0	\$133,730	\$0	\$151,874	\$0	\$0	\$72,848	\$0	\$97,813	\$0	\$1,110	\$68,616	\$0	\$37,424	\$0	\$0	\$62,820	\$0	\$51,066	\$0	\$677,301
Linda Vista Elementary / Building 4E (4E-18-4E-21 & Library)	\$0	\$0	\$126,202	\$0	\$163,957	\$0	\$0	\$72,848	\$0	\$86,945	\$0	\$0	\$62,018	\$0	\$31,638	\$0	\$0	\$48,951	\$0	\$6,491	\$0	\$599,050
Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)	\$0	\$105,876	\$176,801	\$0	\$46,180	\$0	\$0	\$130,216	\$0	\$134,765	\$0	\$0	\$89,729	\$0	\$26,225	\$0	\$0	\$2,365,748	\$0	\$9,088	\$0	\$3,084,627
Linda Vista Elementary / Kidango Modular Building	\$0	\$0	\$93,342	\$0	\$62,708	\$0	\$0	\$30,353	\$0	\$71,488	\$0	\$0	\$52,782	\$13,591	\$36,117	\$0	\$0	\$42,424	\$15,756	\$6,491	\$0	\$425,053
Linda Vista Elementary / Multi Use/Cafeteria Building	\$22,952	\$0	\$230,411	\$20,226	\$103,333	\$0	\$0	\$45,530	\$0	\$116,087	\$3,317	\$0	\$62,458	\$0	\$76,995	\$31,914	\$0	\$117,380	\$0	\$9,954	\$41,455	\$882,011
Linda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8	\$0	\$0	\$93,421	\$0	\$158,332	\$21,458	\$0	\$0	\$0	\$0	\$0	\$0	\$633	\$45,304	\$970,039	\$0	\$0	\$45,687	\$0	\$51,932	\$0	\$1,386,807
Linda Vista Elementary / Restroom Building	\$802	\$0	\$0	\$0	\$70,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,497	\$1,250	\$0	\$2,040	\$0	\$12,117	\$0	\$218,470
Linda Vista Elementary / Site	\$987,200	\$78,803	\$21,994	\$0	\$155,554	\$0	\$1,105	\$50,994	\$0	\$336,187	\$16,584	\$0	\$22,168	\$18,122	\$374,054	\$0	\$21,287	\$44,260	\$0	\$38,949	\$0	\$2,167,260
Grand Total	\$1,010,955	\$184,679	\$1,056,144	\$20,226	\$1,120,047	\$21,458	\$1,105	\$515,551	\$0	\$1,104,924	\$19,901	\$3,331	\$428,570	\$77,017	\$1,800,666	\$33,164	\$21,287	\$2,809,262	\$15,756	\$280,064	\$41,455	\$10,565,561

inda Vista Elementary / Administration Buil	ding
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Jniformat Code	ID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	yUnit	Unit Cost * Subtotal 2	2023	2024 2025	2026	2027 2	2028	2029	2030	2031 2032	2033	2034	2035 20	036 2037	2038	2039 2040	2041 2042	2043Deficie	ency Repair Estimat
B2010	4629177 Exterior Walls, any painted surface, Prep & Paint	10	6	4	1600	SF	\$3.70 \$5,923			\$5	923								\$5,923					\$11,84
B2020	4629178 Window, Steel, 16-25 SF, Replace	30	28	2	14	EA	\$2,097.80 \$29,369		\$29,369															\$29,36
B3010	4540798 Roofing, Modified Bitumen, Replace	20	11	9	3400	SF	\$12.34 \$41,956								\$41,956									\$41,95
B3020	4629181 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	100	LF	\$11.11 \$1,111								\$1,111									\$1,11
C1070	4540717 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	3100	SF	\$4.32 \$13,389		\$13,389															\$13,38
C2010	4540757 Wall Finishes, any surface, Prep & Paint	10	6	4	3000	SF	\$1.85 \$5,553			\$5	553								\$5,553					\$11,10
C2030	4629184 Flooring, Vinyl Tile (VCT), Replace	15	6	9	2000	SF	\$6.17 \$12,340								\$12,340									\$12,34
C2030	4629185 Flooring, Carpet, Commercial Standard, Replace	10	6	4	1100	SF	\$9.26 \$10,181			\$10	181								\$10,181					\$20,36
C2050	4629186 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	80	SF	\$2.47 \$197			:	197								\$197					\$39
D2010	4629187 Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$802.10 \$802										\$802							\$80
D2010	4629188 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	3100	SF	\$13.57 \$42,079								\$42,079									\$42,07
D2010	4629190 Toilet, Commercial Water Closet, Replace	30	11	19	3	EA	\$1,604.20 \$4,813															\$4,813		\$4,81
D2010	4629189 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	3	EA	\$1,851.00 \$5,553															\$5,553		\$5,55
D3030	4540832 Split System, Interior & Exterior Component Pairing, Replace	15	11	4	1	EA	\$9,785.62 \$9,786			\$9	786											\$9,786		\$19,57
D3050	4540779 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$18,510.00 \$18,510						\$18	18,510										\$18,51
D3050	4629193 HVAC System, Ductwork, Medium Density, Replace	30	13	17	3100	SF	\$4.94 \$15,302														\$15,302			\$15,30
D4010	5253179 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	3100	SF	\$3.70 \$11,476			\$11	476													\$11,47
D4030	4629195 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	10	EA	\$185.10 \$1,851			\$1	851								\$1,851					\$3,70
D5030	4629196 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	3100	SF	\$3.09 \$9,564								\$9,564									\$9,564
D5040	4540734 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	4	EA	\$271.48 \$1,086		\$1,086								\$1	,086						\$2,17
D5040	4540823 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	3100	SF	\$5.55 \$17,214												\$17,214					\$17,21
D5040	4629197 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$308.50 \$2,468														\$2,468			\$2,46
D7050	4540810 Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$18,510.00 \$18,510								\$18,510									\$18,51
D7050	4629198 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	6	14	3100	SF	\$3.70 \$11,476												\$11,476					\$11,47
E2010	4629199 Casework, Countertop, Plastic Laminate, Replace	15	11	4	70	LF	\$61.70 \$4,319			\$4	319											\$4,319		\$8,63
E2010	4629200 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	35	LF	\$370.20 \$12,957						\$1:	12,957										\$12,957
Totals, Unescal	ated							\$0	\$0 \$43,844	\$0 \$49	286	\$0	\$0 \$3	31,467	\$0 \$125,560	\$0	\$802 \$1	,086	\$0 \$52,396	\$0	\$0 \$17,770	\$0 \$24,470	\$0	\$346,680
Totals, Escalate	ed (3.0% inflation, compounded annually)							\$0	\$0 \$46,514	\$0 \$55	472	\$0	\$0 \$3	38,700	\$0 \$163,827	\$0.5	\$1,110 \$1	548	\$0 \$79,253	\$0	\$0 \$29,370	\$0 \$42,909	\$0	\$458.704

Linda Vista Elementary / Building 2 (2-01 to 2-05)

Uniformat C	codeID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Unit	Unit Cost *Subtotal 20	023	2024	2025	2026	2027	2028 202	29 2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimat
B2010	4629201 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3600	SF	\$3.70 \$13,327				\$13	3,327								\$10	3,327						\$26,654
B2020	4629202 Window, Steel, 16-25 SF, Replace	30	26	4	35	EA	\$2,097.80 \$73,423				\$73	3,423															\$73,423
B2050	4629203 Exterior Door, Steel, Standard, Replace	40	26	14	13	EA	\$740.40 \$9,625													\$9	9,625						\$9,62
B3010	4629204 Roofing, Modified Bitumen, Replace	20	18	2	6000	SF	\$12.34 \$74,040			\$74,040																	\$74,040
B3020	4629205 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	350	LF	\$11.11 \$3,887			\$3,887																	\$3,887

#### B U RE A U VERITAS

#### 2/13/2023

Uniformat Co	odeID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	yUnit	Unit Cost *Subtotal	2023	2024 2025	2026 2027	2028	2029 2030	2031	2032	2033	2034 2035	2036	2037	2038	2039 2040	2041	2042	2043Deficie	ency Repair Estimate
C2010	4629207 Wall Finishes, any surface, Prep & Paint	10	8	2	6000	SF	\$1.85 \$11,106		\$11,106							\$11,106								\$22,21
C2030	4629208 Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	\$6.17 \$3,085					\$3,085												\$3,085
C2030	4629209 Flooring, Carpet, Commercial Standard, Replace	10	8	2	4000	SF	\$9.26 \$37,020		\$37,020							\$37,020								\$74,040
C2050	4629210 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	200	SF	\$2.47 \$494			\$494								6494						\$987
D2010	4629211 Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$802.10 \$802									\$802								\$802
D2010	4629212 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4500	SF	\$13.57 \$61,083						9	\$61,083										\$61,083
D2010	4629216 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	5	EA	\$1,480.80 \$7,404													\$7,404				\$7,404
D2010	4629215 Urinal, Standard, Replace	30	11	19	4	EA	\$1,357.40 \$5,430														:	\$5,430		\$5,430
D2010	4629214 Toilet, Commercial Water Closet, Replace	30	11	19	3	EA	\$1,604.20 \$4,813														:	\$4,813		\$4,813
D2010	4629213 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	5	EA	\$1,851.00 \$9,255														:	\$9,255		\$9,255
D3030	4540780 Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$5,923.20 \$5,923			\$5,923											:	\$5,923		\$11,846
D3030	4540662 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787												\$6,787
D3030	4540724 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$7,774.20 \$7,774					\$7,774												\$7,774
D3030	4540672 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787												\$6,787
D3030	4540687 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787												\$6,787
D3030	4540805 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787												\$6,787
D3050	4629217 HVAC System, Ductwork, Medium Density, Replace	30	13	17	4200	SF	\$4.94 \$20,731													\$20,731				\$20,731
D3060	4629218 Axial Flow Fan, In-Line, 1 HP Motor, Replace	20	16	4	1	EA	\$3,455.20 \$3,455			\$3,455														\$3,455
D4010	5253180 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	II 40	36	4	4500	SF	\$3.70 \$16,659			\$16,659														\$16,659
D4030	4629219 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	7	EA	\$185.10 \$1,296			\$1,296							\$1	,296						\$2,591
D5030	4629220 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4500	SF	\$3.09 \$13,883						9	\$13,883										\$13,883
D5040	4629221 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$308.50 \$2,468													\$2,468				\$2,468
D7050	4629222 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	4500	SF	\$3.70 \$16,659			\$16,659														\$16,659
E2010	4629223 Casework, Countertop, Plastic Laminate, Replace	15	11	4	60	LF	\$61.70 \$3,702			\$3,702											:	\$3,702		\$7,404
E2010	4629224 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	60	LF	\$370.20 \$22,212					\$22,212												\$22,212
Totals, Unes	calated							\$0	\$0 \$126,053	\$0 \$134,938	\$0	\$0 \$60,219	\$0 \$	\$74,966	\$0	\$802 \$48,126	\$0 \$24	,742	\$0	\$0 \$30,603	\$0 \$2	29,122	\$0	\$529,571
Totals, Esca	lated (3.0% inflation, compounded annually)							\$0	\$0 \$133,730	\$0 \$151,874	\$0	\$0 \$74,062	\$0 \$	\$97,813	\$0	\$1,110 \$68,616	\$0 \$37	,424	\$0	\$0 \$50,582	\$0 \$	51,066	\$0	\$666,278

Linda Vista Elementary / Building 3 (3-01 to 3-10)

Uniformat Co	deID Cost Description	Lifespan (EU	JL)EAge	RUL	Quant	ityUnit	Unit Cost *Subtotal 2023	2024	2025	2026 2027 2028	8 2029	9 2030 2031 2	032 203	33 2034 2035 2	036 203	7 2038 2039 2040	2041	2042 2043Deficiency Repair Estimate
B2010	4629578 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3600	SF	\$3.70 \$13,327			\$13,327					\$13,32	7		\$26,654
B2020	4629579 Window, Steel, 16-25 SF, Replace	30	26	4	35	EA	\$2,097.80 \$73,423			\$73,423								\$73,423
B2050	4629580 Exterior Door, Steel, Standard, Replace	40	26	14	13	EA	\$740.40 \$9,625								\$9,62	5		\$9,625
B3010	4629581 Roofing, Modified Bitumen, Replace	20	18	2	6000	SF	\$12.34 \$74,040	\$74	,040									\$74,040
B3020	4629582 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	350	LF	\$11.11 \$3,887	\$3	,887									\$3,887
C2010	4629584 Wall Finishes, any surface, Prep & Paint	10	8	2	6000	) SF	\$1.85 \$11,106	\$11	,106					\$11,106				\$22,212
C2030	4629585 Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	\$6.17 \$3,085					\$3,085						\$3,085
C2030	4629586 Flooring, Carpet, Commercial Standard, Replace	10	8	2	4000	) SF	\$9.26 \$37,020	\$37	,020					\$37,020				\$74,040
C2050	4629587 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	200	SF	\$2.47 \$494			\$494					\$49	4		\$987
D2010	4629588 Water Heater, Electric, Residential, Replace	15	4	11	1	EA	\$802.10 \$802							\$802				\$802
D2010	4629589 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4500	SF	\$13.57 \$61,083					\$61,	083					\$61,083
D2010	4629593 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	5	EA	\$1,480.80 \$7,404									\$7,404		\$7,404
D2010	4629591 Toilet, Commercial Water Closet, Replace	30	11	19	3	EA	\$1,604.20 \$4,813											\$4,813 <b>\$4,813</b>
D2010	4629592 Urinal, Standard, Replace	30	11	19	4	EA	\$1,357.40 \$5,430											\$5,430 <b>\$5,430</b>
D2010	4629590 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	5	EA	\$1,851.00 \$9,255											\$9,255 <b>\$9,255</b>
D3030	4629594 Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$5,923.20 \$5,923			\$5,923								\$5,923 \$11,846
D3030	4540826 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787						\$6,787
03030	4540666 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787						\$6,787
D3030	4540818 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787						\$6,787
D3030	4540828 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00 \$6,787					\$6,787						\$6,787

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#### 2/13/2023

Uniformat	CodeID Cost Description	Lifespan (EL	JL)EAge	RUL	Quantity	Unit	Unit Cost	*Subtota	12023	2024	2025	2026	2027	2028	2029 203	0 203	31 2032	2033	2034 2035	2036 203	7 2038	2039	2040	2041 2042	2043Defic	ency Repair Estimat
D3030	4540728 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.0	\$6,787	-						\$6,787	7										\$6,787
D3050	4629595 HVAC System, Ductwork, Medium Density, Replace	30	13	17	4200	SF	\$4.9	4 \$20,731															\$20,731			\$20,73
D3060	4629596 Axial Flow Fan, In-Line, 1 HP Motor, Replace	20	16	4	1	EA	\$3,455.2	3,455	5			\$3	,455													\$3,45
D4010	5253181 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	II 40	36	4	4500	SF	\$3.7	\$16,659				\$16	,659													\$16,659
D4030	4629597 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	7	EA	\$185.1	\$1,296	3			\$1	,296							\$1,29	3					\$2,59
D5020	4540829 Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$7,404.0	3 \$7,404															\$7,404			\$7,404
D5030	4629598 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4500	SF	\$3.0	9 \$13,883	3								\$13,883									\$13,883
D5040	4629599 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$308.5	\$2,468	3														\$2,468			\$2,468
D7050	4629600 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	4500	SF	\$3.7	\$16,659				\$16	,659													\$16,659
E2010	4629601 Casework, Countertop, Plastic Laminate, Replace	15	11	4	60	LF	\$61.7	3,702				\$3	,702											\$3,702		\$7,404
E2010	4629602 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	60	LF	\$370.2	\$22,212							\$22,212	2										\$22,212
Totals, Un	escalated								\$0	\$0 \$	126,053	\$0 \$134	,938	\$0	\$0 \$59,232	2 \$	0 \$74,966	\$0	\$802 \$48,126	\$0 \$24,74	\$0	\$0	\$38,007	\$0 \$29,122	\$0	\$535,988
Totals, Esc	calated (3.0% inflation, compounded annually)								\$0	\$0 \$	133,730	\$0 \$151	,874	\$0	\$0 \$72,848	3 \$	0 \$97,813	\$0 \$1	,110 \$68,616	\$0 \$37,42	\$0	\$0	\$62,820	\$0 \$51,066	\$0	\$677,30

Linda Vista Elen	nentary / Building 4E (4E-18-4E-21 & Library)																									
<b>Uniformat Codel</b>	D Cost Description	Lifespan (EUL	_)EAge	RUL	Quantit	yUnit	Unit Cost	t *Subtotal 2023	2024	2025 20	26 2027	2028 2	2029 203	30 203	1 203	2 2033	2034	2035	2036 203	7 203	38 2039	204	0 2041	2042	2 20431	Deficiency Repair Estimate
B2010	4629911 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3600	SF	\$3.7	70 \$13,327			\$13,327								\$13,32	7						\$26,654
B2020	4629912 Window, Steel, 16-25 SF, Replace	30	26	4	45	EA	\$2,097.8	80 \$94,401			\$94,401															\$94,401
B2050	4629913 Exterior Door, Steel, Standard, Replace	40	26	14	9	EA	\$740.4	\$6,664											\$6,66	4						\$6,664
B3010	4629914 Roofing, Modified Bitumen, Replace	20	18	2	5800	SF	\$12.3	34 \$71,572	\$71	1,572																\$71,572
B3020	4629915 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	350	LF	\$11.1	11 \$3,887	\$3	3,887																\$3,887
C2010	4629917 Wall Finishes, any surface, Prep & Paint	10	8	2	6000	SF	\$1.8	35 \$11,106	\$11	1,106								\$11,106								\$22,212
C2030	4629918 Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	\$6.1	17 \$3.085					\$3.08	35												\$3.085

DOOLO	16260 16 116617 (ppartonances, Gattere a Dewnopoute, 7 taninan w/ 1 tanings, 1 topiase		, ,	_	000		Ψ'		ψο,σσι		φο,σοι									ψο,οσ.
C2010	4629917 Wall Finishes, any surface, Prep & Paint	10	8	2	6000	SF	\$	1.85	\$11,106	3	\$11,106				\$11,106					\$22,212
C2030	4629918 Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	\$	6.17	\$3,085	5			(	\$3,085						\$3,085
C2030	4629919 Flooring, Carpet, Commercial Standard, Replace	10	8	2	3500	SF	\$	9.26	\$32,393	3	\$32,393				\$32,393					\$64,785
D2010	4629922 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4000	SF	\$1	3.57 \$	\$54,296	3				\$54,296						\$54,296
D2010	4629923 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	5	EA	\$1,48	0.80	\$7,404	1							\$7,404			\$7,404
D3030	4540739 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,78	7.00	\$6,787	1			(	\$6,787						\$6,787
D3030	4540730 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,78	7.00	\$6,787	7				\$6,787						\$6,787
D3030	4540770 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,78	7.00	\$6,787	7				\$6,787						\$6,787
D3030	4540709 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,78	37.00	\$6,787	7				\$6,787						\$6,787
D3030	4540725 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,78	7.00	\$6,787	7				\$6,787						\$6,787
D3050	4629924 HVAC System, Ductwork, Medium Density, Replace	30	13	17	4000	SF	\$	4.94 \$	\$19,744	1							\$19,744			\$19,744
D4010	5253182 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Inst	all 40	36	4	5000	SF	\$	3.70 \$	\$18,510	)	\$18	510								\$18,510
D4030	4629926 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	5	EA	\$18	5.10	\$926	3		926				\$926				\$1,851
D5030	4629927 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4000	SF	\$	3.09 \$	\$12,340	)				\$12,340						\$12,340
D5040	4629928 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$30	8.50	\$2,468	3							\$2,468			\$2,468
D7050	4629929 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	4000	SF	\$	3.70 \$	\$14,808	3	\$14	808								\$14,808
E2010	4629930 Casework, Countertop, Plastic Laminate, Replace	15	11	4	60	LF	\$6	1.70	\$3,702	2	\$3	702						\$3,7	02	\$7,404
E2010	4629931 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	60	LF	\$37	0.20 \$	\$22,212	2			\$2	22,212						\$22,212

Totals, E	scalated (3.0% inflation, compounded annually)							\$0	\$0 \$126,202	\$0 \$163,957	\$0	\$0 \$72,848	\$0 \$86,945	\$0	\$0 \$62,018	\$0 \$31,638	\$0	\$0 \$48,951	\$0	\$6,491	\$0	\$599,05	j
Totals, U	nescalated							\$0	\$0 \$118,958	\$0 \$145,674	\$0	\$0 \$59,232	\$0 \$66,636	\$0	\$0 \$43,499	\$0 \$20,916	\$0	\$0 \$29,616	\$0	\$3,702	\$0	\$488,23	
E2010	4629931 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	60	LF	\$370.20 \$22,212					\$22,212										\$22,212	:

Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)

Uniformat Co	deID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	/Unit	Unit Cost	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4629273 Exterior Walls, any painted surface, Prep & Paint	10	6	4	4000	SF	\$3.70	0 \$14,80	8			\$1	4,808									\$14	,808,						\$29,616
B2020	4629274 Window, Steel, 16-25 SF, Replace	30	29	1	49	EA	\$2,097.80	0 \$102,79	)2	\$102,792																			\$102,792
B3010	4629276 Roofing, Modified Bitumen, Replace	20	18	2	8000	SF	\$12.3	4 \$98,72	20	\$9	98,720																		\$98,720
B3020	4629277 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	450	LF	\$11.1	1 \$4,99	18	\$	\$4,998																		\$4,998
C2010	4629279 Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	\$1.8	5 \$14,80	18	\$^	14,808									\$1	4,808								\$29,616
C2030	4629280 Flooring, Vinyl Tile (VCT), Replace	15	8	7	700	SF	\$6.1	7 \$4,31	9							\$4,319													\$4,319

Linda Vista Elementary / Kidango Modular Building

E2010

Totals, Unescalated

4630396 Casework, Cabinetry, Hardwood Standard, Replace

Totals, Escalated (3.0% inflation, compounded annually)

# B U R E A U VERITAS

\$22,212

\$331,946

\$425,053

#### 2/13/2023

Uniformat Co	delD Cost Description	Lifespan (EUL)E	EAge	RUL	Quantity	Unit	Unit Cost '	*Subtotal	2023	2024	2025	2026 2	27 202	28 202	29 2030	2031	2032 2	2033 20	34 2035	2036 2037	2038	2039 2040	2041	2042	2043Deficier	ncy Repair Estimate
C2030	4629281 Flooring, Carpet, Commercial Standard, Replace	10	8	2	5200	SF	\$9.26	\$48,1	26		\$48,126								\$48,126							\$96,252
C2050	4629282 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	200	SF	\$2.47	\$4	94			\$4	94							\$494						\$987
D2010	4629284 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	6200	SF	\$13.57	\$84,1	59							\$84	159									\$84,159
D2010	4629288 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	7	EA	\$1,480.80	\$10,3	66													\$10,366				\$10,366
D3030	4540792 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3030	4540759 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3030	4540716 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3030	4540701 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3030	4540719 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3030	4540737 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3030	4540782 Heat Pump, Packaged & Wall-Mounted, Replace	20	13	7	1	EA	\$6,787.00	\$6,7	87						\$6,787											\$6,787
D3050	4629289 HVAC System, Ductwork, Medium Density, Replace	30	13	17	6000	SF	\$4.94	\$29,6	16													\$29,616				\$29,616
D4010	5253183 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	II 40	36	4	5000	SF	\$3.70	\$18,5	10			\$18,5	10													\$18,510
D4030	4629291 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	11	EA	\$185.10	\$2,0	36			\$2,0	36							\$2,036						\$4,072
D5030	4629292 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	6200	SF	\$3.09	\$19,1	27							\$19	127									\$19,127
D5040	4629293 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	4510	EA	\$308.50	\$1,391,3	35													\$1,391,335				\$1,391,335
D7050	4629294 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	13	7	6200	SF	\$3.70	\$22,9	52						\$22,952											\$22,952
E2010	4629295 Casework, Countertop, Plastic Laminate, Replace	15	11	4	84	LF	\$61.70	\$5,1	83			\$5,1	83											\$5,183		\$10,366
E2010	4629296 Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	84	LF	\$370.20	\$31,0	97						\$31,097											\$31,097
Totals, Unes	calated								\$	0 \$102,792	\$166,652	\$0 \$41,0	31 \$0	0 \$	\$105,877	\$0 \$103	286	\$0	\$0 \$62,934	\$0 \$17,338	\$0	\$0 \$1,431,317	\$0	\$5,183	\$0	\$2,036,409
Totals, Esca	lated (3.0% inflation, compounded annually)								\$	0 \$105,876	\$176,801	\$0 \$46,1	80 \$0	0 \$	50 \$130,216	\$0 \$134	765	\$0 5	\$0 \$89,729	\$0 \$26,225	\$0	\$0 \$2,365,748	\$0	\$9,088	\$0	\$3,084,627

Uniformat Cod	odeID Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	yUnit	Unit Cost * Subtotal 2023	2024	2025	2026	2027	2028 20	29 203	0 2031 20	32 203	3 2034 2035	2036	2037 20	38 203	9 2040 204	<b>11</b> 2042	2043Deficiency Repair Estimate
B2010	4630378 Exterior Walls, any painted surface, Prep & Paint	10	6	4	2200	SF	\$3.70 \$8,144				\$8,144							\$8,144				\$16,28
B2020	4630379 Window, Steel, 16-25 SF, Replace	30	26	4	6	EA	\$2,097.80 \$12,587				\$12,587											\$12,587
B2050	4630380 Exterior Door, Steel, Standard, Replace	40	26	14	5	EA	\$740.40 \$3,702											\$3,702				\$3,702
B3010	4630381 Roofing, Modified Bitumen, Replace	20	18	2	3200	SF	\$12.34 \$39,488	5	\$39,488													\$39,488
B3020	4630382 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	200	LF	\$11.11 \$2,221		\$2,221													\$2,221
C2010	4630384 Wall Finishes, any surface, Prep & Paint	10	8	2	6000	SF	\$1.85 \$11,106		\$11,106							\$11,106						\$22,212
C2030	4630385 Flooring, Vinyl Tile (VCT), Replace	15	8	7	400	SF	\$6.17 \$2,468						\$2,468	3								\$2,468
C2030	4630386 Flooring, Carpet, Commercial Standard, Replace	10	8	2	2800	SF	\$9.26 \$25,914	(	\$25,914							\$25,914						\$51,828
D2010	4630388 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Rep	place 40	31	9	3200	SF	\$13.57 \$43,437							\$43,4	37							\$43,437
D2010	4540732 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	\$1,480.80 \$1,481							\$1,4	81							\$1,481
D2010	4630389 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	5	EA	\$1,480.80 \$7,404													\$7,404		\$7,404
D3050	4540767 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,255.00 \$9,255		\$9,255													\$9,255
D3050	4540806 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,255.00 \$9,255										\$9,255					\$9,255
D3050	4540723 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$11,106.00 \$11,106											\$11,106				\$11,106
D3050	4630390 HVAC System, Ductwork, Medium Density, Replace	30	13	17	3200	SF	\$4.94 \$15,795													\$15,795		\$15,795
D3050	4540775 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$9,255.00 \$9,255													\$9,25	,5	\$9,255
D4010	5253184 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity	, Install 40	36	4	5000	SF	\$3.70 \$18,510				\$18,510											\$18,510
D4030	4630391 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	5	EA	\$185.10 \$926				\$926							\$926				\$1,851
D5030	4630392 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Re	place 40	31	9	3200	SF	\$3.09 \$9,872							\$9,8	72							\$9,872
D5040	4630393 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$308.50 \$2,468													\$2,468		\$2,468
D7050	4630394 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	3200	SF	\$3.70 \$11,846				\$11,846											\$11,846
E2010	4630395 Casework, Countertop, Plastic Laminate, Replace	15	11	4	60	LF	\$61.70 \$3,702				\$3,702										\$3,702	\$7,404

\$0 \$87,984

\$0 \$93,342

\$0 \$55,715

\$0 \$62,708

\$0

\$0

\$22,212

\$0 \$54,790

\$0 \$71,488

\$0

\$0 \$37,020 \$9,255 \$23,878

\$0 \$52,782 \$13,591 \$36,117

\$0 \$0 \$25,667 \$9,255 \$3,702

\$0 \$0 \$42,424 \$15,756 \$6,491

\$0 \$24,680

\$0 \$30,353

20

13 7

60 LF

\$370.20 \$22,212

2/13/2023

# B U R E A U VERITAS

Linda Vista	Elementary / Multi Use/Cafeteria Building odelD Cost Description	Lifespan (EU	II \FAge	RUL	Quantit	/l Init	Unit Cost * Subtotal 2023	2024 2025	2026 2027	2028	2029	2030 2031 :	032 203 <sup>.</sup>	3 2034 2035	2036 20	17 2038	2039 2040	2041	2042 2043Deficienc	v Renair Estimate
B2010	4629321 Exterior Walls, any painted surface, Prep & Paint	10	6	4	4000	SF	\$3.70 \$14,808	2024 2023	\$14,808	2020	2023	2000 2001	200	2004 2005	\$14,80		2003 2040	2041	2042 2040Bellelelle	\$29,616
B2020	4629322 Window, Steel, 16-25 SF, Replace	30	28	2	25	EA	\$2,097.80 \$52,445	\$52,445												\$52,445
B2020	4540669 Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	16	4	1	EA	\$2,468.00 \$2,468		\$2,468											\$2,468
B3010	4629324 Roofing, Modified Bitumen, Replace	20	18	2	4200	SF	\$12.34 \$51,828	\$51,828	· · ·											\$51,828
B3020	4629325 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	300	LF	\$11.11 \$3,332	\$3,332												\$3,332
C2010	4629327 Wall Finishes, any surface, Prep & Paint	10	6	4	5500	SF	\$1.85 \$10,181		\$10,181						\$10,18	1				\$20,361
C2030	4540713 Flooring, Wood, Strip, Refinish	10	10	0	500	SF	\$4.94 \$2,468 \$2,468						\$2,468						\$2,468	\$7,404
C2030	4629328 Flooring, Vinyl Tile (VCT), Replace	15	13	2	3000	SF	\$6.17 \$18,510	\$18,510					, , , , , ,				\$18,510		, , , , ,	\$37,020
C2050	4629330 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1200	SF	\$2.47 \$2,962		\$2,962						\$2,96	2				\$5,923
D1010	4540696 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	23	2	1	EA	\$20,978.00 \$20,978	\$20,978												\$20,978
D2010	4540768 Water Heater, Gas, Commercial (200 MBH), Replace	20	20	0	1		\$20,484.40 \$20,484 \$20,484												\$20,484	\$40,969
D2010	4540682 Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1		\$20,484.40 \$20,484									\$20,484			77	\$20,484
D2010	4629332 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4000	SF	\$13.57 \$54,296					\$54	296			1 1				\$54,296
D2010	4540735 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	\$1,974.40 \$1,974		\$1,974											\$1,974
D2010	4540814 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	\$2,591.40 \$2,591		\$2,591											\$2,591
D2010	4540703 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	\$2,591.40 \$2,591		\$2,591											\$2,591
D2010	4540668 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1		\$1,480.80 \$1,481		φ2,001			\$1	181							\$1,481
D3050	4540705 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1		\$37,020.00 \$37,020				S:	37,020	101							\$37,020
D3050	4629337 HVAC System, Ductwork, Medium Density, Replace	30	13	17	4000	SF	\$4.94 \$19,744				Ψ,	01,020					\$19,744			\$19,744
D3060	4540787 Exhaust Fan, Centrifugal, 5 HP Motor, Replace	25	11	14	1		\$22,212.00 \$22,212								\$22,21	2	Ψ10,744			\$22,212
D4010			36	4	5000	SF	\$3.70 \$18,510		\$18,510						ΨΖΖ,Ζ Ι	2				\$18,510
D4010	5253185 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta 4629339 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	4	EA	\$185.10 \$740		\$18,510						\$74	0				\$10,510
	4540673 Distribution Panel, 120/208 V, Replace	30		2	4		\$7,404.00 \$7,404	\$7,404	\$740						\$74	O O				\$7,404
D5020			28		4000	EA SF		\$7,404				¢40	240							\$12,340
D5030	4629340 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4000		\$3.09 \$12,340 \$308.50 \$2,777		¢2.777			\$12	340							\$12,340 \$2,777
D5040	4540695 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16		-	EA			\$2,777								¢42.002			
D5040	4629341 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	45	EA	\$308.50 \$13,883		¢44.000								\$13,883			\$13,883
D7050	4629342 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	4000	SF	\$3.70 \$14,808	A44 700	\$14,808					044 700						\$14,808
E1030	4540763 Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1			\$11,723						\$11,723			<b>A7 774</b>			\$23,446
E1030	4540748 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1		\$7,774.20 \$7,774	\$7,774									\$7,774			\$15,548
E1030	4540736 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	2		\$5,553.00 \$11,106	\$11,106									\$11,106			\$22,212
E1030	4540744 Foodservice Equipment, Convection Oven, Double, Replace	10			1		\$11,723.00 \$11,723	\$11,723						\$11,723						\$23,446
E1030	4540677 Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1		\$11,723.00 \$11,723	\$11,723						\$11,723						\$23,446
E1030	4540764 Foodservice Equipment, Steamer, Tabletop, Replace	10	8	2	1		\$8,638.00 \$8,638	\$8,638						\$8,638						\$17,276
E1030	4540796 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1		\$18,510.00 \$18,510		\$18,510											\$18,510
E1030	4540670 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	11	4	1	EA			\$5,676										\$5,676	\$11,353
E1030	4540756 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$2,097.80 \$2,098						098							\$2,098
E1030	4540793 Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	6	9	1	EA	\$5,799.80 \$5,800						300							\$5,800
E1030	4540795 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA							293							\$6,293
E1030	4540702 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	\$3,331.80 \$3,332					\$3	332							\$3,332
E1030	4540715 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	\$3,331.80 \$3,332					\$3	332							\$3,332
G2050	4540766 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	\$11,723.00 \$11,723		\$11,723											\$11,723
Totals, Unes	calated						\$22,952	\$0 \$217,184	\$18,510 \$91,810	\$0	\$0 \$3	37,020 \$0 \$88	971 \$2,468	\$0 \$43,807	\$0 \$50,90	3 \$20,484	\$0 \$71,017	\$0	\$5,676 \$22,952	\$693,755
Totals, Esca	lated (3.0% inflation, compounded annually)						\$22,952	\$0 \$230,411	\$20,226 \$103,333	\$0	\$0 \$4	45,530 \$0 \$116	\$3,317	\$0 \$62,458	\$0 \$76,99	5 \$31,914	\$0 \$117,380	\$0	\$9,954 \$41,455	\$882,011

inda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8	3
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Uniformat Co	delD Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit C	ost *Subto	tal 2023	20	024 2	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Rep	pair Estimate
B1080	4634064 Stair/Ramp Rails, Metal, Refinish	10	8	2	240	LF	\$	1.85 \$4	444		\$	444										\$444									\$888
B2020	4540657 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	25	5	12	EA	\$1,54	2.50 \$18,	510					\$18	8,510																\$18,510

## B U R E A U VERITAS

#### 2/13/2023

Jniformat C	odeID Cost Description	Lifespan (El	JL)EAge	RUL	Quantit	yUnit	Unit Cost	Subtotal 2023	2024 202	2026	2027	2028	2029	2030	2031 203	2 2033	2034	2035	2036 2037	2038	2039 2040	2041 2042	2043Deficiency	/ Repair Estimat
32050	4540830 Exterior Door, Steel, Standard, Replace	40	26	14	12	EA	\$740.40	\$8,885											\$8,885					\$8,88
33010	4540738 Roofing, Metal, Replace	40	26	14	10600	SF	\$16.04	\$170,045											\$170,045					\$170,04
33020	4629349 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	500	LF	\$11.11	\$5,553			\$5,553													\$5,55
C2010	4629351 Wall Finishes, any surface, Prep & Paint	10	6	4	9600	SF	\$1.85	\$17,770			\$17,770								\$17,770					\$35,539
C2030	4629352 Flooring, Vinyl Tile (VCT), Replace	15	13	2	1000	SF	\$6.17	\$6,170	\$6,170												\$6,170			\$12,340
C2030	4629353 Flooring, Carpet, Commercial Standard, Replace	10	6	4	8600	SF	\$9.26	\$79,593			\$79,593								\$79,593					\$159,180
D2010	4629356 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	e 40	26	14	9600	SF	\$13.57	\$130,310											\$130,310					\$130,310
D2010	4629360 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	13	17	12	EA	\$1,480.80	\$17,770													\$17,770			\$17,770
D3030	4540699 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
⊃3030	4540708 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540674 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540720 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540783 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540812 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540820 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540802 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540667 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540726 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540691 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3030	4540729 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787	\$6,787															\$6,78
D3050	4540731 HVAC System, Ductwork, Medium Density, Replace	30	16	14	9600	SF	\$4.94	\$47,386											\$47,386					\$47,380
D4030	4629363 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	12	EA	\$185.10	\$2,221			\$2,221								\$2,221					\$4,442
D5030	4629364 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	e 40	21	19	9600	SF	\$3.09	\$29,616														\$29,616		\$29,610
D5040	4629365 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	12	EA	\$308.50	\$3,702													\$3,702			\$3,70
D7050	4629366 Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	16	4	9600	SF	\$3.70	\$35,539			\$35,539													\$35,539
E2010	4629367 Casework, Countertop, Plastic Laminate, Replace	15	2	13	500	LF	\$61.70	\$30,850										\$30	,850					\$30,850
<b>Ξ2010</b>	4629368 Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	500	LF	\$370.20	\$185,100											\$185,100					\$185,100
Totals, Une	scalated							\$0	\$0 \$88,058	\$0 \$	140,676 \$	18,510	\$0	\$0	\$0 \$0	\$0	\$0	\$444 \$30	,850 \$641,310	\$0	\$0 \$27,642	\$0 \$29,616	\$0	\$977,100
T-4-1- F	alated (3.0% inflation, compounded annually)							\$0	\$0 \$93,421	en e	158,332 \$2	21 450	\$0	\$0	\$0 \$0		\$0	\$633 \$4E	,304 \$970,039	\$0	\$0 \$45,687	\$0 \$51,932	\$0	\$1,386,80

inda	Vista	Flementary	/ Restroom	Building

Jniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal 2	023	2024	2025	2026 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 2	037 20	38 20	39 2040	0 204	41 2042	2043Deficienc	cy Repair Estimate
B2010	4629369 Exterior Walls, any painted surface, Prep & Paint	10	6	4	1200	SF	\$3.70	\$4,442				\$4,442									\$4,	142						\$8,885
B3010	4629372 Roofing, Modified Bitumen, Replace	20	16	4	1200	SF	\$12.34	\$14,808				\$14,808																\$14,808
B3020	4629373 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Repla	ce 20	16	4	100	LF	\$11.11	\$1,111				\$1,111																\$1,111
C2010	4629375 Wall Finishes, any surface, Prep & Paint	10	6	4	1000	SF	\$1.85	\$1,851				\$1,851									\$1,	351						\$3,702
C2030	4540727 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	1200	SF	\$14.81	\$17,770				\$17,770									\$17,	770						\$35,539
C2050	4629378 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1200	SF	\$2.47	\$2,962				\$2,962									\$2,	962						\$5,923
D2010	4540706 Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$802.10	\$802	\$802													\$80	)2					\$1,604
D2010	4540799 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	\$1,480.80	\$5,923				\$5,923														\$5,923		\$11,846
D2010	4629381 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	14	EA	\$1,851.00	\$25,914													\$25,	914						\$25,914
D2010	4629383 Urinal, Standard, Replace	30	16	14	6	EA	\$1,357.40	\$8,144													\$8,	144						\$8,144
D2010	4629382 Toilet, Commercial Water Closet, Replace	30	16	14	16	EA	\$1,604.20	\$25,667													\$25,	667						\$25,667
D2010	4540774 Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	\$987.20	\$987																		\$987		\$987
D3060	4629386 Axial Flow Fan, In-Line, 1 HP Motor, Replace	20	16	4	4	EA	\$3,455.20	\$13,821				\$13,821																\$13,821
D4030	4629387 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	1	EA	\$185.10	\$185				\$185									\$	185						\$370
D5040	4629389 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	4	EA	\$308.50	\$1,234																\$1,234	į.			\$1,234
Totals, Unescal	ated								\$802	\$0	\$0	\$0 \$62,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$86,	935 \$8	)2	50 \$1,234	\$	\$6,910	\$0	\$159,556
Totals, Escalate	ed (3.0% inflation, compounded annually)								\$802	\$0	\$0	\$0 \$70,763	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$131,	497 \$1,2	50 5	50 \$2,040	, \$	60 \$12,117	\$0	\$218,470

### B U R E A U VERITAS

#### 2/13/2023

B1080	4540684 Stair/Ramp Rails, Metal, Refinish	10	4	6	500	LF	\$1.8	\$926			\$926				\$926			\$1,851
				7											φυΖυ			
D2010	4540707 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	4	EA		\$7,404			\$7,404							\$7,40
D3010	4540788 Supplemental Components, Seismic Shut-Off Valve, Natural Gas, Replace/Install	20	11	9	1	EA		\$1,234				\$1,234						\$1,234
G2020	4540773 Parking Lots, Pavement, Asphalt, Overlay	25	24	1	26000	SF	\$2.4	\$64,168 \$64,1										\$64,16
G2020	4540746 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	24000	SF	\$0.56	\$13,327	\$13,327		\$13,327		\$13,327		\$13,327			\$53,309
G2050	4540692 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	4000	SF	\$0.56	\$2,221	\$2,221		\$2,221		\$2,221		\$2,221			\$8,88
G2050	4540710 Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	13	7	1	EA	\$6,170.00	\$6,170			\$6,170							\$6,17
G2050	4540693 Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	11	9	1	EA	\$1,727.60	\$1,728				\$1,728						\$1,72
G2050	4540683 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	7	EA	\$11,723.00	\$82,061						\$82,061				\$82,06
G2050	4540721 Playground Surfaces, Engineered Wood Fiber, Chips 6" Depth, Replace	3	2	1	5000	SF	\$2.4	\$12,340 \$12,3	40	\$12,340	\$12,340	\$12,340	\$12,340		\$12,340	\$12,340		\$86,38
G2050	4540790 Playfield Surfaces, Rubber, Small Areas, Replace	20	16	4	1000	SF	\$32.0	\$ \$32,084		\$32,084								\$32,08
G2050	4540680 Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$12,340.00	\$12,340		\$12,340								\$12,34
G2050	4540762 Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$24,680.00	\$24,680		\$24,680								\$24,68
G2050	4540679 Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$12,340.00	\$12,340		\$12,340								\$12,34
G2050	4540789 Play Structure, Multipurpose, Very Small, Replace	20	16	4	1	EA	\$7,404.00	\$7,404		\$7,404								\$7,40
G2050	4540697 Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$12,340.00	\$12,340		\$12,340								\$12,34
G2050	4540686 Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$24,680.00	\$24,680		\$24,680								\$24,68
G2050	4540800 Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	\$43,190.00	\$43,190						\$43,190				\$43,19
G2050	4540776 Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	\$43,190.00	\$43,190						\$43,190				\$43,19
G2060	4540714 Park Bench, Wood/Composite/Fiberglass, Replace	20	18	2	7	EA	\$740.40	\$5,183	\$5,183									\$5,18
G2060	4540749 Picnic Table, Metal Powder-Coated, Replace	20	3	17	2	EA	\$863.80	\$1,728							\$1,728			\$1,72
G2060	4540752 Park Bench, Metal Powder-Coated, Replace	20	3	17	11	EA	\$863.80	\$9,502							\$9,502			\$9,50
G2060	4540824 Signage, Property, Monument, Replace/Install	20	11	9	1	EA	\$3,702.00	\$3,702				\$3,702						\$3,70
G2060	4540698 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	6	14	1	EA	\$30,850.00	\$30,850						\$30,850				\$30,85
G2060	4540821 Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	11	9	2	EA	\$2,097.80	\$4,196				\$4,196						\$4,19
G2060	4540711 Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	21	19	50	LF	\$197.4	\$9,872								\$9,872		\$9,87
G2080	4540753 Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	200000	SF	\$1.23	\$246,800				\$246,800						\$246,80
G2080	4540745 Landscaping, Lawns & Grounds, Re-Establishment, Repair	0	0	0	200000		-	\$987,200 \$987,200				, ,						\$987,20
G4050	4540777 Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Ins'	-	6	14	4	EA	·	\$33,565						\$33,565				\$33,56
G4050	4540822 Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	6	14	13	EA	\$1,110.60							\$14,438				\$14,43
Totals, Unes				1	1		1 * * * * * * * * * * * * * * * * * * *	\$987,200 \$76,5	08 \$20 731	\$0 \$138,208	\$0 \$926 \$41,462	\$0 \$257,659 \$12,340	\$0 \$15,548 \$12,340		\$0 \$13,266 \$26,778	\$0 \$22,212	\$0	\$1,872,47
. ctaio, ones								Ψ301,200 Ψ10,3	υυ,,,οι	ψυ ψ100,200	-υ ΨυΔυ ΨΤ1, <del>Τ</del> 02	Ψυ ΨΕυτ,000 Ψ12,040	ψο ψ10,040 ψ12,040	Y271,237	ψυ ψιο,200 ψ20,170	Ψυ Ψεε,ε ι ε	\$0	\$2,167,260

Appendix F:
Equipment Inventory List



D10 Conve	, y												
dex	ID 4540696	UFCode D1010	Component Description  Vertical Lift	n Attributes  Wheelchair, 5' Rise	Capacity 750	Building  Linda Vista Elementary  Multi Use/Cafeteria  Building	Location Detail  / Multipurpose	Manufacturer  National wheel-O-Vato Company	Model or BC-42	Serial 18708-1	Dataplate Yr	Barcode 19042857	Qty
D20 Plumb	ing												
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4629588	D2010	Water Heater	Electric, Residential	19 GAL	Linda Vista Elementary Building 3 (3-01 to 3-10	) inroughout building						
2	4629187	D2010	Water Heater	Electric, Residential	19 GAL	Linda Vista Elementary Administration Building							
3	4629211	D2010	Water Heater	Electric, Residential	19 GAL	Linda Vista Elementary Building 2 (2-01 to 2-05	/ Throughout building )						
4	4540682	D2010	Water Heater	Gas, Commercial (200 MBH	) 100 GAL	Linda Vista Elementary Multi Use/Cafeteria Building	/ Kitchen	Bradford White	ULG2100H853N	PM40676497	2018	19042853	
5	4540706	D2010	Water Heater	Electric, Residential	19 GAL	Linda Vista Elementary Restroom Building	/ Janitor closet	Preferred	DEL 20 102	1036J003722			
6	4540768	D2010	Water Heater	Gas, Commercial (200 MBH	) 100 GAL	Linda Vista Elementary Multi Use/Cafeteria Building	/ Kitchen	Standard	D100-250-AS	D970186		19042904	
D30 HVAC													
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4540667	D3030	Heat Pump [23]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 23	Bard			1997	19042842	
2	4540802	D3030	Heat Pump [24]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 24	Bard	WH 421-A10UX4XXX	1268971081130-02	1997	19042810	
3	4540812	D3030	Heat Pump [25]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 25	Bard	WH421-A10UX4XXX	126 C971089217-02	1997	19042870	
1	4540783	D3030	Heat Pump [26]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 26	Bard	WH421-A10UX4XXX	126 C971089213-02	1997	19042876	
5	4540691	D3030	Heat Pump [27]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 27	Bard	WH421-A10UX4XXX	126C971089210-02	1997	19042809	
6	4540726	D3030	Heat Pump [28]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 28	Bard	WH421LAOSVX4XXX	126M971161277-02	1997	19042829	
7	4540674	D3030	Heat Pump [29]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary	/ 2 Portable Classroom 29	Bard	WH421-A10UXAX	126N971176201I0N	1997	19042893	
3	4540720	D3030	Heat Pump [30]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 30	Bard	WH421-A1OVX4XXX	126L991367430-01	1999	19042902	
)	4540699	D3030	Heat Pump [31]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 31	Bard	WH421 LA0BUX4XXX	126D971099230-02	1997		
0	4540708	D3030	Heat Pump [32]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-3: & K5-6 & K7-8	/ 2 Portable Classroom 32	Bard	WH421-A10UX4XXX	126D971099740-02	1997	19042849	
1	4540826	D3030	Heat Pump [HP-10]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 3 (3-01 to 3-10		Airedale	CHH4	729400\$110500355111710-5439	2010	19042827	
2	4540701	D3030	Heat Pump [HP-11]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4W( 4W-02 to		Airedale	СНН4	729400S110500355111710-5451	2010	19042819	

13	4540759	D3030	Heat Pump [HP-12]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4W( 4W-02 to 4W-17)	<sup>/</sup> Building 4W - Classroom 12	Airedale	CHH4	729400S110500355111710-5444	2010	19042838
14	4540782	D3030	Heat Pump [HP-13]	Packaged & Wall-Mounted	5 TON	400-17)	Classroom 13	Airedale	CHH4	729400S110500355111710-5442	2010	19042881t
15	4540716	D3030	Heat Pump [HP-14]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4W( 4W-02 to 4W-17)	Classroom 14	Airedale	CHH4	729400S110500355111710-5449	2010	19042795
16	4540792	D3030	Heat Pump [HP-15]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4W( 4W-02 to 4W-17)	Classroom 15	Airedale	CHH4	729400S110500355111710-5447	2010	19042908
17	4540737	D3030	Heat Pump [HP-16]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4W( 4W-02 to 4W-17)	Classroom 16	Airedale	CHH4	729400S110500355111710-5450	2010	19042837
18	4540719	D3030	Heat Pump [HP-17]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4W( 4W-02 to 4W-17)	Classroom 17	Airedale	CHH4	729400S110500355111710-5459	2010	19042898
19	4540739	D3030	Heat Pump [HP-18]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4E (4E-18-4E- 21 & Library)	18		CHH4	729400S110500355111710-5455	2010	19042892
20	4540730	D3030	Heat Pump [HP-19]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4E (4E-18-4E- 21 & Library)	/ Building 4E - Classrooi 19	n Airedale	CHH4	729400S110500355111710-5441	2010	19042818
21	4540672	D3030	Heat Pump [HP-2]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 2 (2-01 to 2-05)	/ Building 2 - Classroom	2 Airedale	CHH4	729400S110500355111710-5445	2010	19042846
22	4540725	D3030	Heat Pump [HP-20]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4E (4E-18-4E- 21 & Library)	/ Building 4E - Classrooi 20	n Airedale	CHH4	729400S110500355111710-5446	2010	19042831
23	4540709	D3030	Heat Pump [HP-21]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4E (4E-18-4E- 21 & Library)	Building 4E - Classrooi 21	n Airedale	CHH4	729400S110500355111710-5454	2010	19042878
24	4540770	D3030	Heat Pump [HP-22]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 4E (4E-18-4E- 21 & Library)	Building 4E - Library	Airedale	CHH4	729400S110500355111710-5443	2010	19042845
25	4540724	D3030	Heat Pump [HP-2K]	Packaged & Wall-Mounted	5 TON	Linda Vista Elementary Building 2 (2-01 to 2-05)	/ Building 2 - Classroom ) (2K)	1 Airedale	CHH5	729400S110500355111710-5461	2010	19042874
26	4540805	D3030	Heat Pump [HP-3]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 2 (2-01 to 2-05)	Building 2 - Classroom	3 Airedale	CHH4	729400S110500355111710-5458	2010	19042848
27	4540687	D3030	Heat Pump [HP-4]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 2 (2-01 to 2-05)	Building 2 - Classroom	4 Airedale	СНН4	729400S110500355111710-5457	2010	19042880
28	4540662	D3030	Heat Pump [HP-5]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 2 (2-01 to 2-05)	Building 2 - Classroom	5 Airedale	СНН4	729400S110500355111710-5453	2010	19042879
29	4540666	D3030	Heat Pump [HP-6]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 3 (3-01 to 3-10)	Building 3 - Classroom	6 Airedale	СНН4	729400S110500355111710-5448	2010	19042856
30	4540728	D3030	Heat Pump [HP-7]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 3 (3-01 to 3-10)	Building 3 - Classroom	7 Airedale	СНН4	729400S110500355111710-5452	2010	19042868
31	4540818	D3030	Heat Pump [HP-8]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 3 (3-01 to 3-10)	Building 3 - Classroom	8 Airedale	СНН4	729400S110500355111710-5456	2010	19042830
32	4540828	D3030	Heat Pump [HP-9]	Packaged & Wall-Mounted	4 TON	Linda Vista Elementary Building 3 (3-01 to 3-10)			СНН4	729400S110500355111710-5440	2010	19042808
33	4540820	D3030	Heat Pump [K5-6]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-32 & K5-6 & K7-8			WHA21LA0BUXAXXX	126CS0LZ00SZT-02	1997	19042834
34	4540729	D3030	Heat Pump [K7-8]	Packaged & Wall-Mounted	3.5 TON	Linda Vista Elementary Portable Buildings 23-32 & K5-6 & K7-8			WH421-AL0UXAXXX	126F901231900-02	1997	19042877
35	4540832	D3030	Split System	Interior & Exterior Component Pairing	3.5 TON	Linda Vista Elementary Administration Building	/ Administration Building Kindergarten	- York	YCJD42S41S2HA	W1B2580157	2012	19042825
36	4629594	D3030	Split System Ductles [Condensing unit 1]	Single Zone	2 TON	Linda Vista Elementary Building 3 (3-01 to 3-10)	Building 2 - IT Room	Carrier	Illegible	Illegible		1904281

37	4540780	D3030	Split System Ductless [Condensing unit 1]	Single Zone	2 TON	Linda Vista Elementary / Building 2 (2-01 to 2-05)		Carrier	Illegible	Illegible		19042813	
	4540779	D3050	Packaged Unit [AC 2]	RTU, Pad or Roof-Mounted	7.5 TON	Linda Vista Elementary / Administration Building	Office	Trane	YHC092E3RMA	102812425L	2010	19042814	
	4540767	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Linda Vista Elementary / Kidango Modular Building	Kidango	Carrier	655ANX036000AAAF	2294640147	1994	19042840	
	4540775	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Linda Vista Elementary / Kidango Modular Building	Kidango	Trane	4WCC4036A1000AB	211413417L	2021	19042889	
	4540723	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Linda Vista Elementary / Kidango Modular Building	Kidango	Carrier	50VT-B3630TP	1917C43886	2017	19042850	
	4540705	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Linda Vista Elementary / Multi Use/Cafeteria Building	Multipurpose	Trane	YCD181	103010337D	2010	19042855	
	4540806	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Building	Kidango	Carrier	50VT-B3630TP	0416C34370	2016	19042826	
	4629386	D3060	Axial Flow Fan	In-Line, 1 HP Motor	5000 CFM	Linda Vista Elementary / Restroom Building		Inaccessible	Inaccessible	Inaccessible			4
	4629596	D3060	Axial Flow Fan	In-Line, 1 HP Motor	5000 CFM	Linda Vista Elementary / Building 3 (3-01 to 3-10)		Inaccessible	Inaccessible	Inaccessible			
	4629218	D3060	Axial Flow Fan	In-Line, 1 HP Motor	5000 CFM	Linda Vista Elementary / Building 2 (2-01 to 2-05)	Roof	Inaccessible	Inaccessible	Inaccessible			
	4540787	D3060	Exhaust Fan	Centrifugal, 5 HP Motor	30000 CFM	Linda Vista Elementary / Multi Use/Cafeteria Building	Multipurpose					19042865	
0 Fire Pro	tection												
dex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4629219	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Building 2 (2-01 to 2-05)	Throughout building						7
	4630391	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Kidango Modular Building	Throughout building						5
	4629363	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8	Throughout building						12
	4629291	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)							11
	4629339	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Multi Use/Cafeteria Building	Throughout building						4
	4629195	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Administration Building	Throughout building						10
	4629926	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Building 4E (4E-18-4E- 21 & Library)							5
	4629387	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Restroom Building	Throughout building						
	4629597	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Linda Vista Elementary / Building 3 (3-01 to 3-10)	Throughout building						7
	al												
D50 Electrica		LIEG	Component Description	Attributes	Capacity		Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrica</b> ndex	ID	UFCode	Component Becompact										
	ID 4540690	D5020	Switchboard	120/208 V	2000 AMP	Linda Vista Elementary / Site Linda Vista Elementary / Building 3 (3-01 to 3-10)		GE	No tag/plate found	No tag/plate found		19042859	

3	4540772	D5020	<b>Distribution Panel</b> [B2M]	120/208 V	400 AMP	Linda Vista Elementary / Building 2 (2-01 to 2-05)	Building 2 - Exterior	GE	AQF3424JBX	No tag/plate found		19042854	
4	4540751	D5020	<b>Distribution Panel</b> [B4ME]	120/208 V	400 AMP	Linda Vista Elementary / Building 4E (4E-18-4E- 21 & Library)		GE	AQF3424JTX	No tag/plate found		19042815	
5	4540755	D5020	Distribution Panel [B4MW]	120/208 V	600 AMP	Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)		GE	AQF3426JTX	No tag/plate found		19042862	
6	4540673	D5020	<b>Distribution Panel</b> [Panel A1]	120/208 V	400 AMP	Linda Vista Elementary /	Stage	Siemens	PRL-1/36CKT	No tag/plate found	1992	19042864	
7	4540758	D5020	<b>Distribution Panel</b> [Panel B3M]	120/208 V	400 AMP	Linda Vista Elementary / Building 3 (3-01 to 3-10)		GE	AQF3424JTX	No tag/plate found		19042823	
8	4540734	D5040	Emergency & Exit Lighting	Exit Sign, LED		Linda Vista Elementary / Administration Building	Office						4
9	4540695	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Building	Stage						9
10	4629389	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Restroom Building	Building exterior						4
11	4629928	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Building 4E (4E-18-4E- 21 & Library)							8
12	4629293	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Building 4W( 4W-02 to 4W-17)							4510
13	4629365	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Portable Buildings 23-32 & K5-6 & K7-8							12
14	4629221	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Building 2 (2-01 to 2-05)	building exterior						8
15	4629599	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Building 3 (3-01 to 3-10)	Building exterior						8
16	4630393	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Kidango Modular Building	Building exterior						8
17	4629341	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Building	Building exterior						45
18	4629197	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Linda Vista Elementary / Administration Building	Building exterior						8
D70 Electron	nic Safety & Securit	у											
Index	ID	UFCode	Component Description	n Attributes	Capacity		Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4540810	D7050	Fire Alarm Panel	Fully Addressable		Linda Vista Elementary / Administration Building	Office	Honeywell	NFS2-3030D	No tag/plate found		19042811	
E10 Equipme	ent												
Index	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4540756	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Linda Vista Elementary / Multi Use/Cafeteria Building	Kitchen	Metro				19042901	
2	4540715	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach- In		Linda Vista Elementary / Multi Use/Cafeteria Building	Multipurpose		SM58N-W	10804854		19042816	
3	4540796	E1030	Foodservice Equipment	Walk-In, Refrigerator		Linda Vista Elementary / Multi Use/Cafeteria Building	Kitchen						
4	4540736	E1030	Foodservice Equipment [EH-1]	Exhaust Hood, 8 to 10 LF	300 CFM	Linda Vista Elementary / Multi Use/Cafeteria Building	Kitchen	Greenheck	GHD-10.0-P	92G09377	1992	19042843	2

5	4540763	E1030	Foodservice Equipment	Convection Oven, Double	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen Royalton Food Equipment Co.	Service SS2RRH-8135-C4W	06W1395	19042863
6	4540744	E1030	Foodservice Equipment	Convection Oven, Double	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen Royalton Food Equipment Co.	Service SS2RRH-8135-C4W	07V1393	00016188
7	4540677	E1030	Foodservice Equipment	Convection Oven, Double	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen Montague	No tag/plate found	Inaccessible	19042835
8	4540795	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen Traulsen	No tag/plate found	No tag/plate found	19042884
9	4540793	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Linda Vista Elementary / Multi Use/Cafeteria Multi <sub>l</sub> Building	tipurpose Cambro	VBRL6	No tag/plate found	19042897
10	4540702	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach- In	Linda Vista Elementary / Multi Use/Cafeteria Multi <sub>l</sub> Building	tipurpose Beverage-Air Corporation	SM58N-W	10804841	19042822
11	4540764	E1030	Foodservice Equipment	Steamer, Tabletop	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen Hatco	Illegible	Illegible	19042871
12	4540748	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen No tag/plate for	und No tag/plate found	No tag/plate found	19042860
13	4540670	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Linda Vista Elementary / Multi Use/Cafeteria Kitch Building	hen Climate Contro	No tag/plate found	No tag/plate found	19042852