FACILITY CONDITION ASSESSMENT



prepared for

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



George Middle School 277 Mahoney Drive San Jose, California 95127

PREPARED BY:

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BV PROJECT #: 159228.22R000-016.354

DATE OF REPORT: January 30, 2023

ON SITE DATE:
January 9-10, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	13
Main Address	277 Mahoney Drive, San Jose, California 95127
Site Developed	Constructed:1969 Modernized: 2000
Site Area	20.2 acres (estimated)
Parking Spaces	49 total spaces all in open lots; two of which are accessible
Outside Occupants / Leased Spaces	It is unclear if the community building is leased
Date(s) of Visit	January 9-10, 2023
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zaho
Assessment and Report Prepared By	Kay van der Have, Architect
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

This site was built as a school in 1969. Since then, very little has been done in terms of renovations or upgrades.

Architectural

George Middle School was built in 1969 as a school and continues as that presently. The structures themselves are in fairly good condition. The roofs are in need of short-term replacement, many classroom ceilings show stains due to leaks. Typical lifecycle-based interior replacements are budgeted and anticipated. Cracked terrazzo was noted in several restrooms, see comments below in the Site section.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems at George Middle School are aged and unreliable some have been out of commission for more than ten years (locker rooms). The Multi-Use/Cafeteria building has no air conditioning. The plumbing system also has issues; supply piping is both galvanized and copper, storm drainage does not work well and in the E building a wall is wet to the touch. Fire suppression is exclusively fire extinguishers.

Site

Cracks in the restroom terrazzo floors, concrete sidewalks and asphalt indicate movement of the soil. Improved drainage may resolve the issue. The parking lots are in serviceable shape. Throughout the site ADA accessibility is difficult if not impossible. Site lighting is also poor, additional lighting has been budgeted.

Recommended Additional Studies

The soil appears to be moving, resulting in damage to asphalt, concrete and buildings. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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



Facility Condition Index (FCI)

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

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

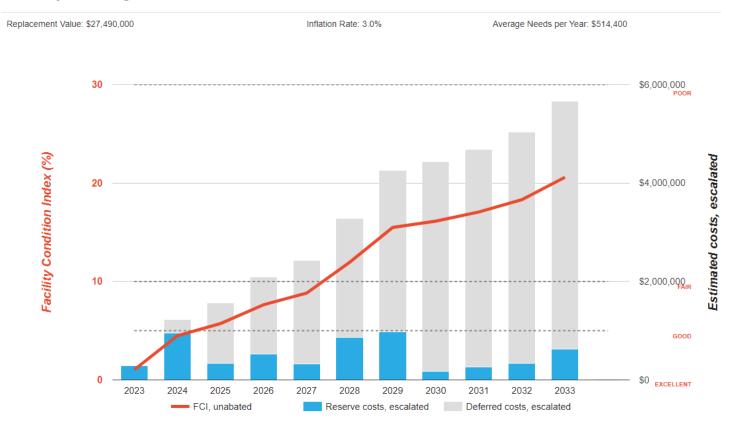
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Administration Building	\$790	3,200	\$2,528,000	0.4%	2.6%	12.0%	15.1%
Building A	\$790	4,200	\$3,318,000	0.1%	3.7%	6.7%	13.6%
Building B	\$790	4,200	\$3,318,000	0.0%	5.3%	8.5%	14.0%
Building C	\$790	4,200	\$3,318,000	0.0%	4.4%	7.6%	16.1%
Building D	\$790	5,600	\$4,424,000	0.1%	5.9%	8.8%	13.1%
Building E	\$790	5,600	\$4,424,000	0.2%	5.3%	7.4%	22.1%
Community Center	\$690	2,800	\$1,932,000	0.0%	2.5%	6.2%	11.7%
Locker Rooms	\$790	5,000	\$3,950,000	1.4%	12.6%	15.7%	18.5%
Multi-Use/Cafeteria	\$910	5,000	\$4,550,000	0.8%	5.1%	6.9%	12.6%
Music	\$790	3,000	\$2,370,000	0.3%	1.1%	3.3%	8.9%
Portable Buildings P1- P3 & Restrooms	\$550	2,700	\$1,485,000	0.0%	4.4%	10.1%	15.5%



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: George Middle School





Immediate Needs

Facility/Building	Total Items	Total Cost
George Middle School / Administration Building	2	\$9,800
George Middle School / Building A	1	\$4,300
George Middle School / Building C	1	\$1,500
George Middle School / Building D	2	\$2,400
George Middle School / Building E	1	\$6,800
George Middle School / Locker Rooms	4	\$53,700
George Middle School / Multi-Use/Cafeteria	3	\$35,300
George Middle School / Music	3	\$7,000
George Middle School / Site	9	\$165,500
Total	26	\$286,300

Administration Building

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4870374	George Middle School / Administration Building	Building exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$4,900
4870391	George Middle School / Administration Building	Building exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$4,900
Total (2 items)							\$9,800

Building A

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	Cost
4878550	George Middle School / Building A	Roof	D3030	Split System Ductless, Single Zone, Replace	Poor	Performance/Integrity	\$4,300
Total (1 items)							\$4,300



Building C

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4878649	George Middle School / Building C	Building exterior	D2010	Drinking Fountain, Wall- Mounted, Single-Level, Replace	Poor	Retrofit/Adaptation	\$1,500
Total (1 items)							\$1,500

Building D

<u>ID</u>	Location	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4878659	George Middle School / Building D	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Performance/Integrity	\$1,600
4878674	George Middle School / Building D	Custodian	D2010	Water Heater, Electric, Residential, Replace	Poor	Performance/Integrity	\$800
Total (2 items)							\$2,400

Building E

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4878707	George Middle School / Building E	E1	D3030	Heat Pump, Packaged & Wall-Mounted, 4 TON, Replace	Poor	Performance/Integrity	\$6,800
Total (1 items)							\$6,800



Locker Rooms

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4883721	George Middle School / Locker Rooms	Utility Room	D2010	Water Heater, Gas, Commercial (125 MBH), Replace	Poor	Performance/Integrity	\$30,600
4883740	George Middle School / Locker Rooms	Utility closet	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	\$7,700
4883731	George Middle School / Locker Rooms	Utility Room	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	\$7,700
4883718	George Middle School / Locker Rooms	Girls side utility closet	D3020	Furnace, Gas, Replace	Poor	Performance/Integrity	\$7,700
Total (4 items)							\$53,700



Multi-Use/Cafeteria

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Pian Type</u>	Cost
4870445	George Middle School / Multi- Use/Cafeteria	Kitchen	D5020	Distribution Panel, 120/208 V, Replace	Poor	Safety	\$2,500
4870434	George Middle School / Multi- Use/Cafeteria	Kitchen	E1030	Foodservice Equipment, Dishwasher Commercial, Replace	NA	Retrofit/Adaptation	\$26,500
4870437	George Middle School / Multi- Use/Cafeteria	Kitchen	E1030	Foodservice Equipment, Freezer, 2- Door Reach-In, Replace	Poor	Performance/Integrity	\$6,300
Total (3 items)							\$35,300

Music

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4870859	George Middle School / Music	Toilet room	D2010	Toilet, Residential Water Closet, Replace	Poor	Retrofit/Adaptation	\$1,700
4870852	George Middle School / Music	Main room	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Poor	Retrofit/Adaptation	\$3,700
4870854	George Middle School / Music	Utility closet	D2010	Water Heater, Gas, Residential, Replace	Poor	Performance/Integrity	\$1,600
Total (3 items)							\$7,000



Site

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4884307	George Middle School / Site	Behind the portables	G1070	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	Poor	Performance/Integrity	\$25,900
4884296	George Middle School / Site	Site	G2030	Sidewalk, Asphalt, Replace	Poor	Safety	\$3,400
4884312	George Middle School / Site	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Safety	\$16,700
4884301 🗹	George Middle School / Site	Site	G2060	Fences & Gates, Fence, Metal Tube 6', Replace	Poor	Safety	\$39,500
4884297	George Middle School / Site	Site	G2060	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	NA	Safety	\$8,400
4884298	George Middle School / Site	Playground	G3030	Piping & Valves, any type Storm Drain Pipes, Water Jet Cleaning, Clean	NA	Performance/Integrity	\$24,100
4884318	George Middle School / Site	Throughout site	G4050	Exterior Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	Poor	Safety	\$29,600
4884295	George Middle School / Site	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Retrofit/Adaptation	\$8,600
4884293	George Middle School / Site	Entire school	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (9 items)							\$165,500



Systems Expenditure Forecast

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

System Expenditure Forecast							
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL	
Structure	-	-	-	-	-	-	
Facade	-	-	\$19,293	\$348,336	\$302,285	\$669,914	
Roofing	-	\$394,015	\$224,107	\$44,499	-	\$662,621	
Interiors	-	\$386,004	\$335,213	\$442,774	\$812,454	\$1,976,445	
Plumbing	\$41,522	\$303,432	\$65,367	\$116,733	\$174,604	\$701,658	
HVAC	\$43,928	\$185,634	\$114,262	\$29,297	\$264,253	\$637,374	
Fire Protection	-	-	\$328,564	\$10,715	\$19,995	\$359,274	
Electrical	\$2,468	\$15,801	\$148,858	\$412,403	\$450,112	\$1,029,642	
Fire Alarm & Electronic Systems	-	-	\$315,298	\$134,576	\$330,062	\$779,936	
Equipment & Furnishings	\$32,824	-	\$105,331	\$761,345	\$162,407	\$1,061,907	
Special Construction & Demo	-	-	-	-	-	-	
Site Pavement	\$20,052	-	\$18,203	\$21,103	\$237,559	\$296,917	
Site Development	\$73,793	-	\$39,983	\$50,497	\$1,125,135	\$1,289,408	
Site Utilities	\$53,679	-	-	-	\$53,489	\$107,168	
Follow-up Studies	\$8,638	-	-	-	-	\$8,638	
Accessibility	\$9,255	-	-	-	-	\$9,255	
TOTALS (3% inflation)	\$286,200	\$1,284,900	\$1,714,500	\$2,372,300	\$3,932,400	\$9,590,300	



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.

George Middle School							
Building Area = 51,030 SF							
FTA Primary Level	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating				
Substructure	\$845,043	4.00	\$3,380,173				
Shell	\$1,041,829	2.06	\$2,144,519				
Interiors	\$1,816,744	2.66	\$4,831,998				
Conveyance	\$0	0.00	\$0				
Plumbing	\$550,673	1.68	\$924,760				
HVAC	\$459,048	1.83	\$839,737				
Fire Protection	\$293,137	5.87	\$1,721,615				
Electrical	\$1,177,865	2.93	\$3,450,202				
Equipment	\$137,468	3.31	\$454,359				
Site	\$955,795	2.86	\$2,734,606				
Total Building	\$7,277,601	Subtotal	\$20,481,969				
	Building Weighted Average Condition	2.81					
	Rounded	3					

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

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



Key Findings

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



Sidewalk in Poor condition.

Concrete, Large Areas Site George Middle School Site

Uniformat Code: G2030

Recommendation: Replace in 2023

Priority Score: 94.9

Plan Type: Safety

Cost Estimate: \$16,700

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Deep crack, trip hazards - AssetCALC ID: 4884312



Sidewalk in Poor condition.

Asphalt Site George Middle School Site

Uniformat Code: G2030

Recommendation: Replace in 2023

Priority Score: 94.9

Plan Type: Safety

Cost Estimate: \$3,400

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Deep crack, hole - AssetCALC ID: 4884296

Fences & Gates

Vehicle Gate, Chain Link Manual Site George Middle School Site

Uniformat Code: G2060

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$8,400

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Needed at front in order to secure the facility - AssetCALC ID: 4884297

Exterior Lighting in Poor condition.

Wall Pack, any type w/ LED, 50 to 105 W Site George Middle School Throughout site

Uniformat Code: G4050

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$29,600

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Insufficient site lighting - AssetCALC ID: 4884318





Distribution Panel in Poor condition.

120/208 V Multi-Use/Cafeteria George Middle School Kitchen

Uniformat Code: D5020

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$2,500

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Zinsco, should be replaced - AssetCALC ID: 4870445

Fences & Gates in Poor condition.

Fence, Metal Tube 6' Site George Middle School Site

Uniformat Code: G2060

Recommendation: Replace in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$39,500

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Needed at front to secure the facility - AssetCALC ID: 4884301



Roofing in Poor condition.

Modified Bitumen Building C George Middle School Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$74,000

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Heavily worn - AssetCALC ID: 4878637



Roofing in Poor condition.

Modified Bitumen Building B George Middle School Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$74,000







Roofing in Poor condition.

Modified Bitumen Building A George Middle School Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$74,000

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Very worn - AssetCALC ID: 4878560



Roofing in Poor condition.

Modified Bitumen Building E George Middle School Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$74,000

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This roof has leaked and has been patched several times it needs to be replaced - AssetCALC ID: 4878730



Roofing in Poor condition.

Modified Bitumen Building D George Middle School Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 88.8

Plan Type:

Performance/Integrity

Cost Estimate: \$86,400

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Heavily worn, leaks in places - AssetCALC ID: 4878671



Piping & Valves

any type Storm Drain Pipes, Water Jet Cleaning Site George Middle School Playground

Uniformat Code: G3030

Recommendation: Clean in 2023

Priority Score: 86.9

Plan Type:

Performance/Integrity

Cost Estimate: \$24,100

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What are is not flowing down the drains - AssetCALC ID: 4884298





Furnace in Poor condition.

Gas

Locker Rooms George Middle School Girls side utility closet

Uniformat Code: D3020

Recommendation: Replace in 2023

Priority Score: 86.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,700

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Not working - AssetCALC ID: 4883718



Furnace in Poor condition.

Gas

Locker Rooms George Middle School Utility Room

Uniformat Code: D3020

Recommendation: Replace in 2023

Priority Score: 86.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,700

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Not working - AssetCALC ID: 4883731



Furnace in Poor condition.

Gas

Locker Rooms George Middle School Utility closet

Uniformat Code: D3020

Recommendation: Replace in 2023

Priority Score: 86.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,700

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Not working - AssetCALC ID: 4883740

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
Building B George Middle School Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$25,900

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Possible galvanized, leaky - AssetCALC ID: 4878589

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building D George Middle School Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$34,600



Possible galvanized, leaky - AssetCALC ID: 4878655



Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building C George Middle School Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$25,900

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Possible galvanized, leaky - AssetCALC ID: 4878621

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Locker Rooms George Middle School Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$30,900

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Possible galvanized - AssetCALC ID: 4883727

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building A George Middle School Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$25,900

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Leaks, possible galvanized supply - AssetCALC ID: 4878565

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Portable Buildings P1-P3 & Restrooms George Middle School Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$16,700

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Possible galvanized - AssetCALC ID: 4884123

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building E George Middle School Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$34,600



Possible galvanized, leak at E2 - AssetCALC ID: 4878698

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Community Center George Middle School

Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$17,300

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Possible galvanized - AssetCALC ID: 4883824



Water Heater in Poor condition.

Gas, Residential Music George Middle School Utility closet

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,600

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No hot water supplied - AssetCALC ID: 4870854



Water Heater in Poor condition.

Gas, Commercial (125 MBH) Locker Rooms George Middle School Utility Room

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$30,600

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Abandoned in place - AssetCALC ID: 4883721



Water Heater in Poor condition.

Electric, Residential Building D George Middle School Custodian

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$800

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Rusted not working, abandoned in place - AssetCALC ID: 4878674





Toilet in Poor condition.

Commercial Water Closet Building D George Middle School Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,600

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Locked partition, not usable - AssetCALC ID: 4878659



Site Earthwork in Poor condition.

Slopes & Contours, Reshaping/Regrading Site George Middle School Behind the portables

Uniformat Code: G1070

Recommendation: Repair in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$25,900

\$\$\$\$

It is faulty grade behind the portables - AssetCALC ID: 4884307



Heat Pump in Poor condition.

Packaged & Wall-Mounted, 4 TON Building E George Middle School E1

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878707



Split System Ductless in Poor condition.

Single Zone Building A George Middle School Roof

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$4,300

\$\$\$\$

No longer working - AssetCALC ID: 4878550





Split System in Poor condition.

Condensing Unit/Heat Pump Administration Building George Middle School Building exterior

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

Unreliable - AssetCALC ID: 4870391



Split System in Poor condition.

Condensing Unit/Heat Pump Administration Building George Middle School Building exterior

Uniformat Code: D3030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$4,900

\$\$\$\$

Unreliable - AssetCALC ID: 4870374



Foodservice Equipment in Poor condition.

Freezer, 2-Door Reach-In Multi-Use/Cafeteria George Middle School Kitchen

Uniformat Code: E1030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$6,300

\$\$\$\$

Not working - AssetCALC ID: 4870437



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B George Middle School B2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

Unreliable - AssetCALC ID: 4878587





Heat Pump in Poor condition.

Packaged & Wall-Mounted Building E George Middle School E3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878722



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building C George Middle School C1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878634



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B George Middle School B4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878586



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building C George Middle School C5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800







Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliab - AssetCALC ID: 4878676



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878675



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building E George Middle School E7

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878733



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A George Middle School A4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

Untrustworthy - AssetCALC ID: 4878562





Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B George Middle School B1

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878603



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878692



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building E George Middle School E6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878720



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building B George Middle School B3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800







Heat Pump in Poor condition.

Packaged & Wall-Mounted Building A George Middle School A2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Untrustworthy - AssetCALC ID: 4878554



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building C George Middle School C3

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

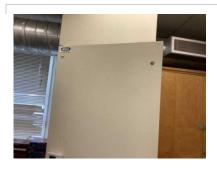
Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878631



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D7

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878687



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D5

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Not working well - AssetCALC ID: 4878665





Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878678



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building C George Middle School C4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878650



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building D George Middle School D2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878669



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building C George Middle School C2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800







Heat Pump in Poor condition.

Packaged & Wall-Mounted Building E George Middle School E2

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878716



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building C George Middle School C6

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878625



Heat Pump in Poor condition.

Packaged & Wall-Mounted Building E George Middle School E4

Uniformat Code: D3030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Unreliable - AssetCALC ID: 4878709



ADA Miscellaneous

Level III Study, Includes Measurements Site George Middle School Entire school

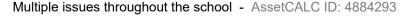
Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: 63.9

Plan Type: Accessibility

Cost Estimate: \$9,300





Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Multi-Use/Cafeteria George Middle School

Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$30,900

\$\$\$\$

Intended improvemen - AssetCALC ID: 4870423

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Music George Middle School Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4870867

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Administration Building George Middle School

Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$19,700

\$\$\$\$

Intended improvement - AssetCALC ID: 4870383

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Portable Buildings P1-P3 & Restrooms George

Middle School Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$16,700

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4884113

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Building A George Middle School Throughout

building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$25,900



Intended improvement - AssetCALC ID: 4878569

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Building D George Middle School Throughout

building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$34,600

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4878697

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Community Center George Middle School

Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$17,300

\$\$\$\$

*Anticipated improvement - AssetCALC ID: 4883833

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Building C George Middle School Throughout

building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$25,900

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4878623

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Building E George Middle School Throughout

building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$34,600

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4878714



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building B George Middle School Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$25,900

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4878592

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Locker Rooms George Middle School Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$30,900

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4883741



Furnace in Poor condition.

Gas
Administration Building George Middle School Utility closet

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 59.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$5,200

\$\$\$\$

Inconsistent heat - AssetCALC ID: 4870381



Furnace in Poor condition.

Gas Administration Building George Middle School Utility closet

Uniformat Code: D3020

Recommendation: Replace in 2024

Priority Score: 59.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$5,200

\$\$\$\$

Inconsistent heat - AssetCALC ID: 4870394



Plumbing System in Poor condition.

Supply & Sanitary, Low Density (includes fixtures)
Multi-Use/Cafeteria George Middle School

Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 57.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$43,200

\$\$\$\$

Leaking - AssetCALC ID: 4870450

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Administration Building George Middle School

Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 57.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$19,700

\$\$\$\$

Resting and feeling pipes throughout the facility - AssetCALC ID: 4870373

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Music George Middle School Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 57.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,500

\$\$\$\$

Leaks and clogs reported in the system - AssetCALC ID: 4870856



Toilet in Poor condition.

Residential Water Closet Music George Middle School Toilet room

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 56.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$1,700

\$\$\$\$

No place to wash hands in either toilet room - AssetCALC ID: 4870859



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Building C George Middle School Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 56.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$1,500



Corroded - AssetCALC ID: 4878649



Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China Music George Middle School Main room

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 56.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$3,700

\$\$\$\$

These lavatories are outside of the toilet rooms and considered non-compliant in terms of hygiene - AssetCALC ID: 4870852



Foodservice Equipment

Dishwasher Commercial Multi-Use/Cafeteria George Middle School Kitchen

Uniformat Code: E1030

Recommendation: Replace in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$26,500

\$\$\$\$

Abandoned in place - AssetCALC ID: 4870434



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage Site George Middle School Site

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$8,600

\$\$\$\$

The site has many indications of moving and shifting soil. Improved drainage may help. - AssetCALC ID: 4884295



Distribution Panel in Poor condition.

277/480 V Multi-Use/Cafeteria George Middle School Mechanical room

Uniformat Code: D5020

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$6,500

\$\$\$\$

Has greatly exceeded its estimated useful life - AssetCALC ID: 4870430





Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Building E George Middle School Throughout
building

Uniformat Code: C1070

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$22,900

\$\$\$\$

Sagging, stained - AssetCALC ID: 4878701



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Portable Buildings P1-P3 & Restrooms George
Middle School Throughout building

Uniformat Code: C1070

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$11,700

\$\$\$\$

Sagging, mismatched - AssetCALC ID: 4884124



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Building D George Middle School Throughout
building

Uniformat Code: C1070

Recommendation: Replace in 2024

Priority Score: 54.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$22,500

\$\$\$\$

Unsightly - AssetCALC ID: 4878689



Distribution Panel in Poor condition.

120/208 V Multi-Use/Cafeteria George Middle School Mechanical room

Uniformat Code: D5020

Recommendation: Replace in 2024

Priority Score: **54.8**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$7,400

\$\$\$\$

Has greatly exceeded its EUL - AssetCALC ID: 4870443





Distribution Panel in Poor condition.

120/240 V, Residential Style, 100 AMP Locker Rooms George Middle School Office

Uniformat Code: D5020

Recommendation: Replace in 2025

Priority Score: 54.7

Plan Type: Retrofit/Adaptation

Cost Estimate: \$1,400

\$\$\$\$

Upgrade needed (old) - AssetCALC ID: 4883728

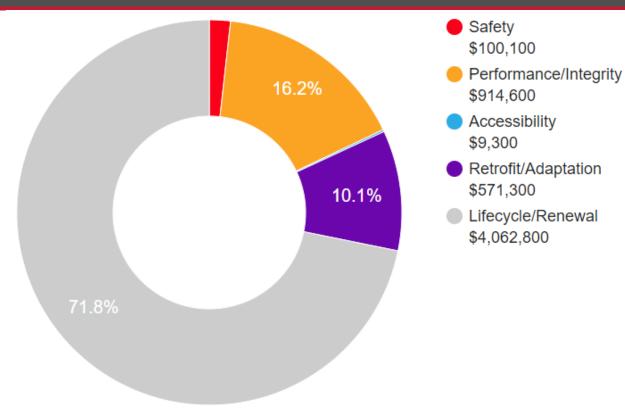


Plan Types

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

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

Plan Type Distribution (by Cost)

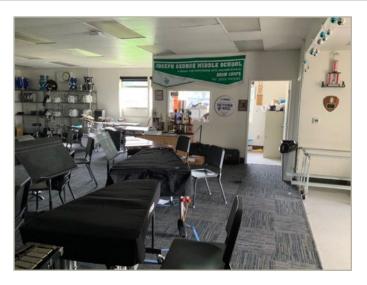


10-YEAR TOTAL: \$5,658,100



2. Administration, Multi-Use/Cafeteria, Music





Administration, Multi	-Use/Cafeteria, Music: Systems Summary	
Address	277 Mahoney Drive, San Jose, California 95127	
Constructed/Renovated	1969	
Building Size	Administration 3,200 SF Multi-Use/Cafeteria 5,000 SF Music 3,000 SF Total 11,200 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick veneer Windows: Aluminum	Fair
Roof	Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile, FRP Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and	Fair
Elevators	None	
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste & venting Hot Water: Administration Electric water heater with integral tank Multi-Use/Cafeteria Electric water heater with integral tank Music Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Administration, Multi-Use/Cafeteria, Music: Systems Summary		
HVAC	Non-Central System: Administration Furnaces with split-system condensing units Multi-Use/Cafeteria Furnaces, no cooling Music Furnaces with split-system condensing units, ductless split system	Poor
Fire Suppression	Fire extinguishers only	
Electrical	ource and Distribution: Main panel with copper wiring terior Lighting: Linear fluorescent mergency Power: None	
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations	
Equipment/Special	Commercial kitchen equipment Fair	
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Possible galvanized supply piping, antiquated HVAC components and infrastructure, building lacks fire suppression, aging roof, outdated fire alarm system	
Key Spaces Not Observed	All key areas of the property were accessible and observed	



Administration, Multi-Use/Cafeteria, Music: Photographic Overview



1 - FRONT ELEVATION ADMINISTRATION



2 - FRONT MULTI-USE/CAFETERIA



3 - MUSIC BUILDING



4 - ROOF OVERVIEW



5 - ADMINISTRATION, STAFF ROOM



6 - MULTI-USE/CAFETERIA INTERIOR





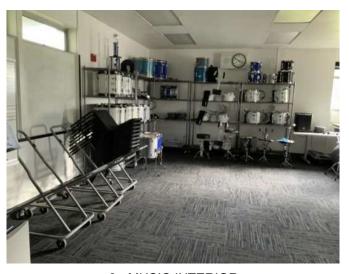
7 - MULTI-USE/CAFETERIA INTERIOR



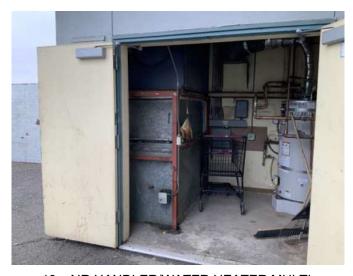
9 - RESTROOM FIXTURES



11 - MULTI-USE/CAFETERIA HEATING MAIN COMPONENTS



8 - MUSIC INTERIOR



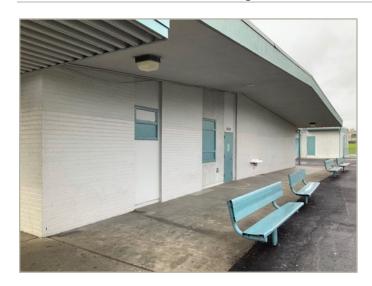
10 - AIR HANDLER/WATER HEATER MULTI-USE/CAFETERIA



12 - ADMINISTRATION CONDENSING UNITS



3. Classroom Buildings A, B, C, D, E and Locker Rooms





Classroom Buildings	A, B, C, D, E & Locker Rooms: Systems Summary	
Address	277 Mahoney Drive, San Jose, California 95127	
Constructed/Renovated	1969	
	Classroom Building A 4,200 SF	
	Classroom Building B 4,200 SF	
	Classroom Building C 4,200 SF	
Building Size	Classroom Building D 5,600 SF	
	Classroom Building E 5,600 SF	
	Locker Rooms 5,000 SF	
	Total 29,800 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
	Primary Wall Finish: Stucco	
Façade	Secondary Wall Finish: Brick veneer	Fair
	Windows: Aluminum	
Roof	Gable construction with modified bituminous finish	Fair
	Walls: Painted gypsum board, vinyl, ceramic tile, FRP	
Interiors	Floors: Carpet, VCT, ceramic tile	Fair
	Ceilings: Painted gypsum board and	
Elevators	None	
	Distribution: Copper and Galvanized iron supply and cast-iron waste &	
Plumbing	venting	Poor
i idilibiliy	Hot Water: No hot water	. 55.
	Fixtures: Toilets and sinks in all restrooms	WAU V

Classroom Buildings A, B, C, D, E & Locker Rooms: Systems Summary		
HVAC	Non-Central System: Classrooms Each classroom has a heat pump Locker Rooms Inoperable furnaces, no cooling	
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring nterior Lighting: Linear fluorescent Emergency Power: None	
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations Fai	
Equipment/Special	None	
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Possible structural settlement, possible galvanized supply piping, antiquated HVAC components, building lacks fire suppression, aging roof, outdated fire alarm system, leaking into the wall at E2	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Classroom Buildings A, B, C, D, E and Locker Rooms: Photographic Overview



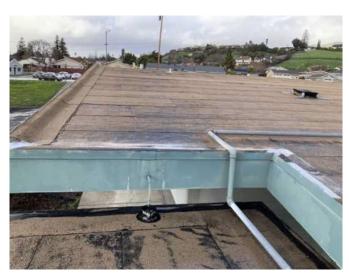
1 - FRONT ELEVATION



2 - SIDE ELEVATION



3 - REAR ELEVATION, BUILDING A



4 - ROOF OVERVIEW



5 - INTERIOR



6 - INTERIOR





7 - INTERIOR



9 - RESTROOM FIXTURES



11 - MAIN ELECTRICAL EQUIPMENT



8 - INTERIOR, LOCKER ROOM



10 -LOCKER ROOM NON-FUNCTIONAL HVAC



12 - CLASSROOM LEVEL HVAC



4. Community Center





Address	277 Mahoney Drive, San Jose, California 95127	
Constructed/Renovated		
Constructed/Renovated	1990, estimated	
Building Size	2,800 SF	
Number of Stories	On	
System	Description	Condition
Structure	Conventional modular structure over concrete slab foundation	Good
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT, vinyl sheet Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, possibly galvanized supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Poor
Fire Suppression	Fire extinguishers only	Fair



Community Center: Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Possible structural settlement, possible galvanized supply piping, antiquated HVAC components and infrastructure, building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	HGIG.	



Community Center: Photographic Overview



1 - FRONT ELEVATION



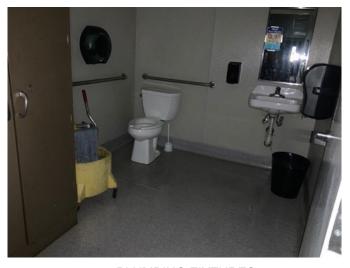
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - INTERIOR



5 - PLUMBING FIXTURES



6 - PACKAGED UNIT



5. Portables





Portables: Systems Summary		
Address	277 Mahoney Drive, San Jose, California 95127	
Constructed/Renovated	1990, estimated	
Building Size	2,700 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional portable frame structure on jacks	Good
Façade	Primary Wall Finish: T-111 Windows: Aluminum	
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper, possibly Galvanized iron supply and PVC waste and venting Hot Water: Electric water heaters with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair



Portables: Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
	None observed at time of assessment	
Key Issues and Findings	Possible galvanized supply piping, building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof; extreme weather	



Portables: Photographic Overview

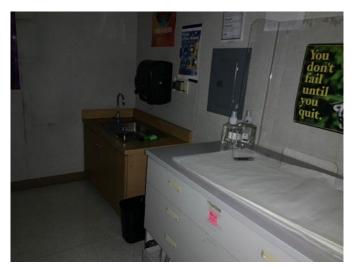


1 - FRONT ELEVATION





3 - ROOF OVERVIEW



4 - INTERIOR



5 - PLUMBING FIXTURES



6 – WATER HEATER



6. Site Summary





System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs and steps	
Site Development	Building-mounted and property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with picnic tables	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: none Building-mounted: LED	Fair
Ancillary Structures	None	
Accessibility	Potential moderate/major issues have been identified at this site and a detailed a study is recommended. See Appendix D.	accessibility



Site Information	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for the general site at this time. The soil appears to be moving resulting in damage to asphalt, concrete and buildings. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.
Key Issues and Findings	No way to secure the facility. Possible soil movement, insufficient exterior lighting



Site: Photographic Overview



1 - MAIN PARKING AREA



2 - SIGNAGE



3 - SITE SLOPES



4 - PLAYGROUND



5 – BACKFLOW PREVENTER



6 - BACKED UP DRAIN



7. Property Space Use and Observed Areas

Areas Observed

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

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



8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1969 with additional buildings added and renovated in phases over time.



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

Campus: Accessibility Summary			
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	1969	No	Yes
Administration, Multi-Use/Cafeteria, Music	1969	No	Yes
Classroom Buildings A, B, C, D, E & Locker Rooms	1969	No	Yes
Community Center	1969	No	No
Portables	1969	No	No

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

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



9. Purpose and Scope

Purpose

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

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

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

Condition Ratings		
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.	
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.	
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.	
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.



10. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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



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

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

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

Key Findings

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

Exceedingly Aged

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



11. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of George Middle School, 277 Mahoney Drive, San Jose, California 95127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies was 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: Kay van der Have, Architect

Project Manager

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

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12. Appendices

Appendix A: Site Plans and Flood Map

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



Appendix A:
Site Plans and Flood Map



Aerial Site Plan

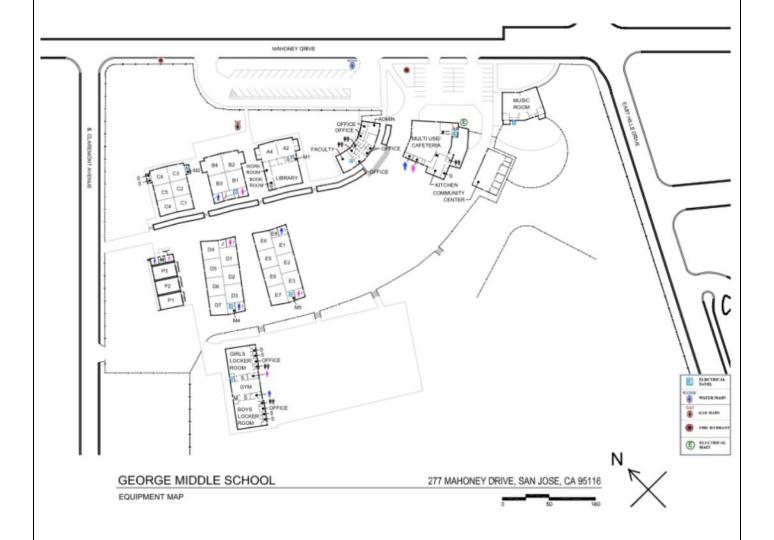




Project Number	Project Name
159228.22R000-016.354	George Middle School
Source	On-Site Date
Google Earth	January 9-10, 2023



Site Plan





Project Number	Project Name				
159228.22R000-016.354	George Middle School				
Source	On-Site Date				
Alum Rock USD	January 9-10, 2023				



Flood Map

National Flood Hazard Layer FIRMette 👺 FEMA Legend SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD SANTA CLARA COUNTY UNINCORPORATED AREAS Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D ---- Channel, Culvert, or Storm Sewer GENERAL ---- Channel, Culvert, or Storm STRUCTURES LITTLE Levee, Dike, or Floodwall B 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation AREA OF MINIMAL FLOOD HAZARD S - - Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary --- Coastal Transect Baseline OTHER FEATURES Profile Baseline 060349 060349 Hydrographic Feature Digital Data Available No Digital Data Available MAP PANELS Unmapped This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/11/2023 at 8:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes. 1:6,000 1,000 1,500 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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BUREAU VERITAS

Project Number	Project Name				
159228.22R000-016.354	George Middle School				
Source	On-Site Date				
FEMA	January 9-10, 2023				



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: George Middle School

Name of person completing form: Suzanne Cicala

Title / Association w/ property: Assistant Principal

Length of time associated w/ property: 6 months

Date Completed: 1/6/2023

Phone Number: 408.928.7600

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview			Response			
1	Year(s) constructed	Constructed 1969	Renovated				
2	Building size in SF	SF					
			Year	Additional Detail			
		Facade	-	Unknown			
		Roof		Unknown			
	Major Renovation/Rehabilitation	Interiors		Unknown			
3		HVAC		Unknown			
		Electrical		Unknown			
		Site Pavement	2022	Playground			
		Accessibility		Unknown			
4	List other significant capital improvements (focus on recent years; provide approximate date).	Shade structure 2022					
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Replace lockers					
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Security, fencing, no way to lock down					

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

	Question Response		Comments			
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					Water pipe burst, possibly due to a tree root
8	Are there any wall, window, basement or roof leaks?	×				E3, roof patched
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?			×		
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	×				Leaks, clogged drains
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		×			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	×				Office has poor heating & cooling, no ac in cafeteria, classroom hvac units are failing
14	Is the electrical service outdated, undersized, or problematic?		×			
15	Are there any problems or inadequacies with exterior lighting?	×				Too dark
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	×				
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Accessibility is an issue
18	ADA: Has an accessibility study been previously performed? If so, when?		×			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	×				Lever handles, parking
20	ADA: Has building management reported any accessibility-based complaints or litigation?		×			
21	Are any areas of the property leased to outside occupants?			×		Community center

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Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: George Middle School

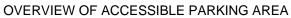
BV Project Number: 159228.22R000 - 016.354

	Abbreviated Accessibility Checklist						
	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.	×			Lever handles, accessible parking spaces		
3	Has building management reported any accessibility-based complaints or litigation?			×			

Abbreviated Accessibility Checklist

Parking







CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route





ACCESSIBLE PATH

NON ACCESSIBLE PATH

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

7	Do ramps on an accessible route appear to have compliant end and intermediate landings?	×		One sloped sidewalk, too sloped to be a ramp
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	×		One sloped sidewalk, too sloped to be a ramp
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		×	No stairways

Building Entrances



SafePla

ACCESSIBLE ENTRANCE

DOOR HARDWARE

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

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

Interior Accessible Route







ACCESS TO STAGE

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

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

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Kitchens/Kitchenettes







BREAKROOM PATH OF TRAVEL

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

Playgrounds & Swimming Pools



NON ACCESSIBLE RAMP TO PLAYGROUND



NON ACCESSIBLE STEPS TO PLAYGROUND

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

Appendix D:
Component Condition Report



Component Condition Report | George Middle School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	3,200 SF	45	5133304
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	7	4870380
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	20	6	4870393
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	1	14	4870384
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	4	6	4870385
Roofing						
B3010	Roof	Adequate	Roofing, Modified Bitumen	4,000 SF	4	4870363
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	17	20	4870382
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	12	4870379
C1090	Restrooms	Marginal	Toilet Partitions, Metal	4	3	4870365
C2010	Restrooms	Marginal	Wall Finishes, Laminated Paneling (FRP)	900 SF	3	4870367
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	5,400 SF	5	4870375
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,200 SF	7	4870368
C2030	Restrooms	Marginal	Flooring, Ceramic Tile	400 SF	10	4870376
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	1,800 SF	4	4870390
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	4870395
Plumbing						
D2010	Office	Marginal	Water Heater, Electric, Residential [No tag/plate found]	1	3	4870400
D2010	Restrooms	Marginal	Toilet, Commercial Water Closet	5	4	4870388
D2010	Restrooms	Adequate	Urinal, Standard	1	6	4870370
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	4870362
D2010	Kitchen	Marginal	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	4870386
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,200 SF	1	4870373
HVAC						
D3020	Utility closet	Poor	Furnace, Gas	1	1	4870394
D3020	Utility closet	Poor	Furnace, Gas [No tag/plate found]	1	1	4870381
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	0	4870374
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	0	4870391
D3030	Building exterior	Adequate	Air Conditioner, Window/Thru-Wall, Residential	1	5	4870378
Fire Protection	Sanany Oxtorior	, adquate	7 iii Conditionor, Frindow/Thru Fran, Nooidontial	ı	J	_

Component Condition Report | George Middle School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,200 SF	5	4870383
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	6	7	4870387
Electrical						
D5020	Closet	Adequate	Secondary Transformer, Dry, Stepdown	1	9	4870398
D5020	Office	Adequate	Distribution Panel, 120/240 V, Residential Style [RA]	1	9	4870372
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	20	4870397
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	5	4870364
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	3,200 SF	15	4870366
D6060	Throughout building	Marginal	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,200 SF	5	4870396
D6060	Office	Adequate	Intercom/PA System, Public Address Upgrade, School Stadium	1	5	4870399
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,200 SF	5	4870377
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	3,200 SF	5	4870392
D7050	Office	Adequate	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	5	4870371
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	40 LF	5	4870361
E2010	Throughout building	Marginal	Casework, Cabinetry, Hardwood Standard	50 LF	4	4870389

Component Condition Report | George Middle School / Building A

Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,200 SF	45	5133306
Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	7	4878549
Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	16	9	4878548
Building Exterior	Marginal	Exterior Door, Steel, Standard	7	10	4878570
Roof	Poor	Roofing, Modified Bitumen	6,000 SF	1	4878560
Throughout building	Adequate	Interior Door, Wood, Solid-Core	7	15	4878561
Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,100 SF	10	4878574
Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	3,400 SF	4	4878552
Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	300 SF	6	4878573
Library	Adequate	Flooring, Carpet, Commercial Standard	3,800 SF	6	4878575
	Throughout Building Exterior Building Exterior Building Exterior Roof Throughout building Throughout building Throughout building Throughout building Throughout building	Throughout Good Building Exterior Adequate Building Exterior Adequate Building Exterior Marginal Roof Poor Throughout building Adequate	Throughout Good Slab-on-Grade, Concrete, Maintain Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint Building Exterior Adequate Window, Aluminum Double-Glazed, 16-25 SF Building Exterior Marginal Exterior Door, Steel, Standard Roof Poor Roofing, Modified Bitumen Throughout building Adequate Interior Door, Wood, Solid-Core Throughout building Adequate Suspended Ceilings, Acoustical Tile (ACT) Throughout building Adequate Wall Finishes, any surface, Prep & Paint Throughout building Adequate Flooring, Vinyl Tile (VCT)	Throughout Good Slab-on-Grade, Concrete, Maintain 4,200 SF Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint 3,000 SF Building Exterior Adequate Window, Aluminum Double-Glazed, 16-25 SF 16 Building Exterior Marginal Exterior Door, Steel, Standard 7 Roof Poor Roofing, Modified Bitumen 6,000 SF Throughout building Adequate Interior Door, Wood, Solid-Core 7 Throughout building Adequate Suspended Ceilings, Acoustical Tile (ACT) 4,100 SF Throughout building Adequate Wall Finishes, any surface, Prep & Paint 3,400 SF Throughout building Adequate Flooring, Vinyl Tile (VCT) 300 SF	Throughout Good Slab-on-Grade, Concrete, Maintain 4,200 SF 45 Building Exterior Adequate Exterior Walls, any painted surface, Prep & Paint 3,000 SF 7 Building Exterior Adequate Window, Aluminum Double-Glazed, 16-25 SF 16 Building Exterior Marginal Exterior Door, Steel, Standard 7 10 Roof Poor Roofing, Modified Bitumen 6,000 SF 1 Throughout building Adequate Interior Door, Wood, Solid-Core 7 15 Throughout building Adequate Suspended Ceilings, Acoustical Tile (ACT) 4,100 SF 10 Throughout building Adequate Wall Finishes, any surface, Prep & Paint 3,400 SF 4 Throughout building Adequate Flooring, Vinyl Tile (VCT) 300 SF 6

Component Condition Report | George Middle School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,200 SF	1	4878565
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4878571
D2010	Throughout building	Marginal	Sink/Lavatory, Vanity Top, Enameled Steel	4	5	4878564
HVAC						
D3020	Electrical room	Adequate	Furnace, Gas [No tag/plate found]	1	10	4878555
D3030	A2	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878554
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	4878550
D3030	A4	Poor	Heat Pump, Packaged & Wall-Mounted [HP-A1]	1	1	4878562
D3030	Roof	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	4878559
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	4,200 SF	20	4878572
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,200 SF	5	4878569
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	7	4878576
Electrical						
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4878556
D5020	Electrical room	Adequate	Distribution Panel, 120/240 V [LA]	1	9	4878558
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	19	4878553
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	5	4878563
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	4,200 SF	15	4878566
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	10	4878551
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,200 SF	5	4878568
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	6	4878577
Equipment & Fur	rnishings					
E2010	Library	Adequate	Casework, Cabinetry, Hardwood Standard	120 LF	10	4878567

Component Condition Report | George Middle School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,200 SF	45	5133307
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	6	4878616
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	12	9	4878614

Component Condition Report | George Middle School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	9	4878601
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	6,000 SF	1	4878582
Interiors						
C1030	Custodian	Adequate	Interior Door, Steel, Standard	1	9	4878612
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,800 SF	10	4878609
C1090	Restrooms	Marginal	Toilet Partitions, Metal	8	3	4878583
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	2,500 SF	6	4878581
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	320 SF	10	4878593
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	2,500 SF	6	4878584
C2030	Restrooms	Marginal	Flooring, Terrazzo	200 SF	5	4878595
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	300 SF	7	4878600
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,400 SF	3	4878596
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	4878654
Plumbing						
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	4	10	4878597
D2010	Restrooms	Adequate	Urinal, Standard	3	6	4878610
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,200 SF	1	4878589
D2010	Custodian	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	13	4878585
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	8	6	4878591
D2010	Restrooms	Marginal	Sink/Lavatory, Trough Style, Solid Surface	2	4	4878590
HVAC						
D3030	B3	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878604
D3030	B1	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878603
D3030	B4	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878586
D3030	B2	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878587
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	4,200 SF	15	4878618
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper	1	6	4878611
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,200 SF	5	4878592
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	6	4878598
Electrical						
D5020	Custodian	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4878613
D5020	Custodian	Adequate	Distribution Panel, 120/208 V [RB2]	1	9	4878615

Component Condition Report | George Middle School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	20	4878606
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	5	4878608
Fire Alarm & Ele	ectronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	4,200 SF	15	4878605
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	10	4878602
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	5	4878599
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	5	4878617
Equipment & Fu	ırnishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	40 LF	5	4878594
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	40 LF	6	4878607

Component Condition Report | George Middle School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	4,200 SF	40	5133308
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,600 SF	7	4878627
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	20	10	4878648
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	12	4878640
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	6,000 SF	1	4878637
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	12	4878628
C1070	Throughout building	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	8	4878624
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	5,000 SF	8	4878642
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	400 SF	9	4878629
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	3,800 SF	4	4878651
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,200 SF	1	4878621
D2010	M2	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	8	4878645
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	0	4878649
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	6	7	4878635
HVAC						
D3030	C6	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878625

Component Condition Report | George Middle School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	C2	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878644
D3030	C4	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878650
D3030	C3	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878631
D3030	C5	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878620
D3030	C1	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878634
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	4,200 SF	15	4878626
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	4,200 SF	5	4878623
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	7	8	4878647
Electrical						
D5020	M3	Adequate	Distribution Panel, 120/208 V [RC2]	1	9	4878633
D5020	M3	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4878638
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,200 SF	20	4878630
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	10	4878646
Fire Alarm & Elect	ronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	4,200 SF	15	4878636
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,200 SF	10	4878641
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,200 SF	5	4878652
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	5	4878639
Equipment & Furn	ishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	180 LF	8	4878643
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	120 LF	6	4878622

Component Condition Report | George Middle School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,600 SF	45	5133309
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	7	4878680
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	21	11	4878662
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	13	11	4878694
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	7,000 SF	1	4878671
Interiors						

Component Condition Report | George Middle School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	22	4878664
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	1	4878689
C1090	Restrooms	Marginal	Toilet Partitions, Metal	4	3	4878657
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	5,500 SF	6	4878672
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	400 SF	9	4878679
C2030	Restrooms	Marginal	Flooring, Terrazzo	400 SF	3	4878682
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	250 SF	7	4878690
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	4,500 SF	3	4878661
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	6	4878667
Plumbing						
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	1	0	4878659
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	4	12	4878673
D2010	Custodian	Marginal	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4878683
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,600 SF	1	4878655
02010	Restrooms	Marginal	Sink/Lavatory, Trough Style, Solid Surface	1	3	4878656
02010	Custodian	Poor	Water Heater, Electric, Residential	1	0	4878674
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	3	4878684
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	10	4878670
HVAC						-
D3030	D2	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878669
D3030	D4	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878678
D3030	D5	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found*]	1	1	4878665
D3030	D7	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878687
D3030	D6	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878692
D3030	D3	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878675
D3030	D1	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878676
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	5,600 SF	15	4878686
Fire Protection						-
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,600 SF	5	4878697
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	9	4	4878693
Electrical						
D5020	M4	Adequate	Secondary Transformer, Dry, Stepdown	1	9	4878695
05020	M4	Adequate	Distribution Panel, 120/208 V [RD2]	1	9	4878658
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,600 SF	20	4878677

Component Condition Report | George Middle School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	6	4878691
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	6	4878668
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	5,600 SF	15	4878681
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,600 SF	10	4878663
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	5,600 SF	5	4878688
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,600 SF	5	4878666
Equipment & Fui	rnishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	80 LF	6	4878685
E2010	Throughout building	Marginal	Casework, Cabinetry, Hardwood Standard	80 LF	4	4878660

Component Condition Report | George Middle School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,600 SF	45	5133311
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	7	4878732
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	26	10	4878717
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	13	10	4878704
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	6,000 SF	1	4878730
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	21	4878725
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	5,300 SF	1	4878701
C1090	Restrooms	Marginal	Toilet Partitions, Metal	5	3	4878715
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	4,800 SF	5	4878710
C2010	Restrooms	Marginal	Wall Finishes, Ceramic Tile	300 SF	6	4878723
C2030	Restrooms	Adequate	Flooring, Terrazzo	300 SF	15	4878735
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,200 SF	6	4878706
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	4,000 SF	3	4878702
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	6	4878699
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,600 SF	1	4878698
D2010	Restrooms	Marginal	Sink/Lavatory, Trough Style, Solid Surface	1	3	4878711

Component Condition Report | George Middle School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	6	9	4878712
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	10	4878721
HVAC						
D3030	E4	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878709
D3030	E2	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878716
D3030	E5	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4878708
D3030	E6	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878720
D3030	E7	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878733
D3030	E1	Poor	Heat Pump, Packaged & Wall-Mounted, 4 TON [No tag/plate found]	1	0	4878707
D3030	E3	Poor	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	1	4878722
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	5,600 SF	15	4878718
D3060	Roof	Marginal	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	4	4878728
D3060	Roof	Marginal	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	4	4878703
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,600 SF	5	4878714
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	9	8	4878713
Electrical						
D5020	M5	Adequate	Distribution Panel, 120/208 V [RE2]	1	9	4878700
D5020	M5	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4878736
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,600 SF	20	4878719
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	10	4878726
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	5,600 SF	15	4878705
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,600 SF	10	4878727
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,600 SF	5	4878731
Equipment & Fur	rnishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	1,000 LF	6	4878724
E2010		Adequate	Casework, Countertop, Plastic Laminate	110 LF	4	4878734

Component Condition Report | George Middle School / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	2,800 SF	45	5133313
Facade						

Component Condition Report | George Middle School / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	6,000 SF	6	4883826
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	4	10	4883823
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	4	15	4883839
Roofing						
B3010	Roof	Adequate	Roofing, Asphalt Shingle, 20-Year Standard	2,900 SF	10	4883822
Interiors						,
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	30	4883831
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,800 SF	20	4883849
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	3,400 SF	12	4883828
C2010	Restrooms	Adequate	Wall Finishes, Laminated Paneling (FRP)	500 SF	15	4883846
C2030	Restrooms	Adequate	Flooring, Vinyl Sheeting	130 SF	11	4883829
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,100 SF	8	4883842
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	1,400 SF	5	4883844
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,800 SF	1	4883824
D2010	Restrooms	Marginal	Toilet, Residential Water Closet	2	5	4883838
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	2	5	4883840
D2010	Office	Marginal	Sink/Lavatory, Vanity Top, Stainless Steel	1	5	4883836
HVAC						
D3050	Building exterior	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4883827
D3050	Building exterior	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4883841
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	2,800 SF	15	4883835
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	2,800 SF	15	4883850
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,800 SF	5	4883833
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	4	4883821
Electrical						
D5020	Throughout building	Marginal	Distribution Panel, 120/208 V [No tag/plate found]	1	4	4883834
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,800 SF	20	4883832
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	10	4883847
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	2,800 SF	15	4883825
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,800 SF	10	4883837
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,800 SF	5	4883845

Component Condition Report | George Middle School / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,800 SF	5	4883843
Equipment & Furn	ishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	10	4883830
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	15 LF	8	4883848

Component Condition Report | George Middle School / Locker Rooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	45	5133315
Facade						
B2010	Building exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	4	4883746
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	12	14	4883747
B2050		Adequate	Exterior Door, Steel, Standard	8	13	4883749
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	6,000 SF	3	4883738
Interiors						
C1030	Throughout building	Marginal	Interior Door, Wood, Solid-Core	8	12	4883723
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	8	4883726
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	6	5	4883734
C1090	Throughout building	Marginal	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500	2	4883736
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	5,200 SF	5	4883713
C2010	Restrooms	Marginal	Wall Finishes, Ceramic Tile	900 SF	7	4883739
C2030	Throughout building	Adequate	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,500 SF	8	4883729
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	500 SF	25	4883717
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	6	4883732
Plumbing						
D2010	Throughout	Marginal	Shower, Fiberglass	2	3	4883725
D2010	Throughout building	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	8	6	4883716
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,000 SF	1	4883727
D2010	Throughout building	Marginal	Toilet, Residential Water Closet	2	5	4883715
D2010	Restrooms	Adequate	Urinal, Standard	3	10	4883733
D2010	Utility Room	Poor	Water Heater, Gas, Commercial (125 MBH)	2	0	4883721
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	8	10	4883719
D2010	Throughout building	Adequate	Sink/Lavatory, Service Sink, Floor	2	8	4883720

Component Condition Report | George Middle School / Locker Rooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Utility closet	Poor	Furnace, Gas [No tag/plate found]	1	0	4883740
D3020	Utility Room	Poor	Furnace, Gas [No tag/plate found]	1	0	4883731
D3020	Girls side utility closet	Poor	Furnace, Gas [No tag/plate found]	1	0	4883718
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	5,000 SF	15	4883714
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	5,000 SF	5	4883741
Electrical						
D5020	Office	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [RN]	1	2	4883728
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	20	4883730
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	5	4883735
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	5,000 SF	15	4883722
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,000 SF	10	4883737
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,000 SF	5	4883712

Component Condition Report | George Middle School / Multi-Use/Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	5,000 SF	45	5133316
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	7	4870435
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	5	5	4870410
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	6	18	4870455
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	3	6	4870412
Roofing						
B3010	Roof	Marginal	Roofing, Modified Bitumen	6,500 SF	3	4870446
B3060	Roof	Marginal	Roof Hatch, Metal	2	6	4870402
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	8	15	4870453
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	12	4870409
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	3	15	4870452
C2010	Restrooms	Marginal	Wall Finishes, Ceramic Tile	600 SF	6	4870404
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	4,300 SF	5	4870432

Component Condition Report | George Middle School / Multi-Use/Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	500 SF	20	4870429
C2030	Kitchen	Adequate	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,500 SF	9	4870419
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,000 SF	9	4870407
C2050	Kitchen	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	6	4870406
Plumbing						
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	4870416
D2010	Water heater room	Adequate	Water Heater, Electric, Residential [No tag/plate found]	1	8	4870448
D2010	Utility closet	Adequate	Sink/Lavatory, Service Sink, Floor	1	10	4870418
D2010	Restrooms	Marginal	Urinal, Standard	2	4	4870427
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	5,000 SF	1	4870450
D2010	Kitchen staff restroom	Marginal	Toilet, Residential Water Closet	1	3	4870403
D2010	Kitchen staff restroom	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	4870425
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	3	4870451
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	12	4870439
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	4	15	4870436
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	4870442
HVAC						
D3020	Mechanical	Marginal	Furnace, Gas [Furnace #1]	1	3	4870408
D3020	Mechanical	Marginal	Furnace, Gas [Furnace #4]	1	3	4870424
D3020	Mechanical	Marginal	Furnace, Gas [Furnace #2]	1	3	4870459
D3020	Mechanical	Marginal	Furnace, Gas [Furnace #3]	1	3	4870438
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,000 SF	4	4870423
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	8	4	4870458
Electrical						
D5020	Mechanical room	Poor	Distribution Panel, 120/208 V [Dstn panel RE]	1	1	4870443
D5020	Building exterior	Adequate	Switchboard, 277/480 V	1	19	4870456
D5020	Kitchen	Poor	Distribution Panel, 120/208 V	1	0	4870445
D5020	Mechanical room	Poor	Distribution Panel, 277/480 V [Dstn panel PE]	1	1	4870430
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,000 SF	20	4870440
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,000 SF	6	4870441
D5040	Throughout building	Adequate	Emergency & Exit Lighting, Exit Sign, LED	6	5	4870426
Fire Alarm & Elec	tronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	5,000 SF	15	4870417
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Component Condition Report | George Middle School / Multi-Use/Cafeteria

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,000 SF	10	4870431
Equipment & Furi	nishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [03130]	1	8	4870415
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 4-Door Reach-In [1001608]	1	6	4870433
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [03600]	1	7	4870449
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [1000000113]	1	4	4870428
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [00017091]	1	7	4870422
E1030	Kitchen	Marginal	Foodservice Equipment, Dairy Cooler/Wells [1001357]	1	4	4870461
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	4870411
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 4-Door Reach-In [1001592]	1	6	4870405
E1030	Kitchen	Poor	Foodservice Equipment, Freezer, 2-Door Reach-In [1000083]	1	0	4870437
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [03129]	1	8	4870447
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1000001918]	1	13	4870420
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1001664]	1	9	4870444
E1030	Kitchen	Marginal	Foodservice Equipment, Dairy Cooler/Wells [00016189]	1	4	4870457
E1030	Kitchen	Marginal	Foodservice Equipment, Dairy Cooler/Wells [1001233]	1	4	4870421
E1030	Kitchen	Marginal	Foodservice Equipment, Convection Oven, Double [03132]	1	3	4870413
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [00013051]	1	4	4870454
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In [1001241]	1	6	4870401
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 4-Door Reach-In [1001271]	1	10	4870414
E1030	Kitchen	NA	Foodservice Equipment, Dishwasher Commercial	1	0	4870434

Component Condition Report | George Middle School / Music

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete, Maintain	3,000 SF	45	5133317
Facade						
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	16	6	4870850
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	20	4870865
Roofing						
B3010	Roof	Adequate	Roofing, Asphalt Shingle, 20-Year Standard	4,000 SF	6	4870860
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	8	22	4870864
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	13	4870873

Component Condition Report | George Middle School / Music

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	6,600 SF	6	4870872
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Tile	2,500 SF	7	4870862
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	400 SF	12	4870868
C2030	Restrooms	Marginal	Flooring, Ceramic Tile	50 SF	10	4870875
Plumbing						
D2010	Main room	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	2	0	4870852
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	1	4870856
D2010	Utility closet	Poor	Water Heater, Gas, Residential [No tag/plate found]	1	0	4870854
D2010	Toilet room	Poor	Toilet, Residential Water Closet	2	0	4870859
HVAC						-
D3020	Utility closet	Adequate	Furnace, Gas [No tag/plate found]	1	14	4870858
D3020	Utility closet	Adequate	Furnace, Gas [No tag/plate found]	1	14	4870853
D3030	Building exterior	Adequate	Split System Ductless, Single Zone [No tag/plate found]	1	8	4870849
D3030	Building exterior	Adequate	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	10	4870874
D3030	Building exterior	Adequate	Split System, Condensing Unit/Heat Pump [A/C#2]	1	10	4870871
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,000 SF	5	4870867
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	7	4870863
Electrical						
D5020	Utility closet	Adequate	Distribution Panel, 120/208 V [RD]	1	9	4870851
D5020	Utility closet	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4870855
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	20	4870866
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	5	4870870
Fire Alarm & Elec	tronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	3,000 SF	15	4870869
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,000 SF	10	4870857
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	4	4870861

Component Condition Report | George Middle School / Portable Buildings P1-P3 & Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,600 SF	6	4884133
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	6	10	4884130
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	3	20	4884134

Component Condition Report | George Middle School / Portable Buildings P1-P3 & Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	4	30	4884121
Roofing						-
B3010	Roof	Adequate	Roofing, Metal	3,000 SF	30	4884111
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	2,700 SF	1	4884124
C1090	Restrooms	Adequate	Toilet Partitions, Metal	5	10	4884117
C2010	Restrooms	Adequate	Wall Finishes, Laminated Paneling (FRP)	1,120 SF	20	4884115
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	4,000 SF	8	4884120
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	300 SF	8	4884141
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	2,100 SF	4	4884122
C2030	Restrooms	Adequate	Flooring, Vinyl Sheeting	400 SF	6	4884119
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,700 SF	1	4884123
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	5	20	4884132
D2010	Restrooms	Adequate	Urinal, Standard	3	20	4884125
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	4884138
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	6	20	4884137
D2010	Restrooms	Adequate	Sink/Lavatory, Service Sink, Floor	1	29	4884109
D2010	Restrooms	Adequate	Water Heater, Electric, Residential [No tag/plate found]	1	7	4884128
HVAC						
D3050	P3	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [Illegible]	1	3	4884135
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	2,700 SF	15	4884112
D3050	P1	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [623-27]	1	3	4884118
D3050	P2	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [623-2]	1	3	4884143
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,700 SF	5	4884113
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	4	6	4884131
Electrical						-
D5020	P3	Adequate	Distribution Panel, 120/240 V, Residential Style	1	10	4884136
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,700 SF	20	4884140
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,800 SF	5	4884127
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	2,800 SF	15	4884114
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,800 SF	10	4884110

Component Condition Report | George Middle School / Portable Buildings P1-P3 & Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,800 SF	5	4884129
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,800 SF	5	4884139
Equipment & Furn	ishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	45 LF	7	4884126
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	15 LF	10	4884116

Component Condition Report | George Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	By the street	Adequate	Backflow Preventer, Domestic Water	1	15	4884313
Special Construct	ion & Demo					
F1020	Playground	Adequate	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	500 SF	29	4884300
Sitework						
G1070	Behind the portables	Poor	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	6,000 SF	0	4884307
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	16	4884580
G2060	Site	Adequate	Bollard, Concrete or Metal	4	20	4884302
G2060	Site	NA	Fences & Gates, Vehicle Gate, Chain Link Manual	4	0	4884297
G2060	Site	Poor	Fences & Gates, Fence, Metal Tube 6'	800 LF	0	4884301
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 6'	4,000 LF	15	4884303
G2060	Site	Adequate	Flagpole, Metal	1	5	4884310
G2060	Site	Adequate	Picnic Table, Metal Powder-Coated	45	18	4884308
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	15	4884306
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 4'	1,500 LF	20	4884309
G2060	Site	Adequate	Retaining Wall, Concrete Cast-in-Place	1,500 SF	20	4884305
G4050	Throughout site	Poor	Exterior Lighting, Wall Pack, any type w/ LED, 50 to 105 W	30	0	4884318
Pedestrian Plazas	& Walkways					
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,000 SF	3	4884304
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,000 SF	12	4884299
G2030	Site	Poor	Sidewalk, Asphalt	500 SF	0	4884296
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	1,500 SF	0	4884312
Athletic, Recreation	onal & Playfield Areas					
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	9	20	4884292
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	60,000 SF	3	4884294
G2050	Site	Adequate	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	4884311

Component Condition Report | George Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Utilities						
G3030	Playground	NA	Piping & Valves, any type Storm Drain Pipes, Water Jet Cleaning, Clean	1,500 LF	0	4884298
Follow-up Studies						
P2030	Site	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	4884295
Accessibility						
Y1090	Entire school	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4884293

Appendix E:
Replacement Reserves



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
George Middle School / Administration Building	\$9,872	\$31,013	\$0	\$24,878	\$112,499	\$125,430	\$33,153	\$20,944	\$0	\$12,559	\$11,940	\$0	\$17,242	\$0	\$26,598	\$42,680	\$0	\$15,909	\$1,366	\$0	\$105,419	\$591,503
George Middle School / Building A	\$4,319	\$116,934	\$1,571	\$0	\$7,083	\$93,057	\$62,769	\$14,342	\$0	\$44,599	\$106,436	\$0	\$0	\$0	\$9,519	\$28,261	\$56,436	\$21,722	\$0	\$22,720	\$64,968	\$654,737
George Middle School / Building B	\$0	\$130,915	\$0	\$44,363	\$6,944	\$99,995	\$68,148	\$2,276	\$0	\$62,471	\$50,399	\$0	\$0	\$49,835	\$0	\$28,261	\$25,545	\$0	\$0	\$0	\$27,859	\$597,012
George Middle School / Building C	\$1,481	\$144,896	\$0	\$0	\$39,583	\$67,593	\$8,841	\$21,854	\$130,761	\$45,083	\$74,346	\$0	\$12,140	\$0	\$53,196	\$30,568	\$0	\$15,909	\$2,206	\$0	\$53,824	\$702,281
George Middle School / Building D	\$2,406	\$196,627	\$0	\$62,634	\$35,208	\$92,127	\$101,595	\$15,556	\$0	\$53,455	\$21,791	\$47,401	\$7,741	\$61,161	\$2,520	\$38,931	\$1,584	\$18,357	\$2,521	\$0	\$71,765	\$833,381
George Middle School / Building E	\$6,787	\$170,380	\$7,200	\$49,555	\$11,528	\$81,255	\$459,720	\$13,659	\$2,110	\$52,489	\$121,792	\$0	\$0	\$54,365	\$0	\$45,756	\$1,188	\$18,357	\$2,836	\$11,901	\$70,205	\$1,181,084
George Middle School / Community Center	\$0	\$17,794	\$0	\$29,665	\$3,403	\$68,094	\$26,522	\$0	\$9,770	\$0	\$70,051	\$1,554	\$14,955	\$0	\$840	\$80,554	\$35,644	\$0	\$0	\$0	\$57,724	\$416,570
George Middle School / Locker Rooms	\$53,556	\$31,776	\$328,728	\$85,220	\$12,500	\$109,007	\$29,469	\$24,586	\$18,524	\$0	\$36,402	\$0	\$9,853	\$8,698	\$38,077	\$48,640	\$15,842	\$0	\$14,180	\$0	\$124,587	\$989,645
George Middle School / Multi-Use/Cafeteria	\$35,292	\$58,848	\$0	\$138,483	\$64,444	\$17,910	\$100,048	\$32,782	\$7,816	\$55,870	\$62,770	\$0	\$25,863	\$25,552	\$2,240	\$78,862	\$7,921	\$34,673	\$11,975	\$272,642	\$95,836	\$1,129,828
George Middle School / Music	\$7,034	\$19,065	\$0	\$0	\$12,500	\$40,771	\$59,380	\$25,345	\$7,503	\$15,457	\$24,959	\$0	\$3,519	\$19,028	\$15,679	\$11,151	\$19,604	\$34,062	\$0	\$0	\$24,739	\$339,795
George Middle School / Portable Buildings P1-P3 & Restrooms	\$0	\$29,170	\$0	\$36,407	\$21,875	\$62,372	\$21,807	\$4,249	\$17,977	\$0	\$36,435	\$0	\$0	\$0	\$29,398	\$18,456	\$23,762	\$0	\$0	\$0	\$128,754	\$430,663
George Middle School / Site	\$165,418	\$0	\$0	\$54,611	\$0	\$3,576	\$0	\$0	\$63,309	\$0	\$8,292	\$0	\$184,736	\$73,393	\$0	\$222,245	\$49,505	\$0	\$151,258	\$0	\$747,743	\$1,724,086
Grand Total	\$286,165	\$947,418	\$337,499	\$525,818	\$327,567	\$861,188	\$971,453	\$175,594	\$257,771	\$341,983	\$625,612	\$48,955	\$276,048	\$292,031	\$178,068	\$674,366	\$237,031	\$158,988	\$186,341	\$307,263	\$1,573,424	\$9,590,584

George Middle School / Administration Building

Uniformat C		Lifespan (EUL)EAge	RUL	Quantity			Subtotal 2023	2024 202	5 2026 2027	2028 2029		031 2032 2033	2034 2035	2036 2037		2041 204	12 2043Defici	iency Repair Estimat
B2010	4870380 Exterior Walls, any painted surface, Prep & Paint	10	3	7	2000	SF	\$3.70	\$7,404				\$7,404				\$7,404			\$14,80
B2020	4870393 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	20	EA	\$1,172.30	\$23,446			\$23,446								\$23,44
B2050	4870385 Exterior Door, Steel, Standard, Replace	40	34	6	4	EA	\$740.40	\$2,962			\$2,962	:							\$2,96
B2050	4870384 Exterior Door, Fiberglass, Replace	25	11	14	1	EA	\$925.50	\$926							\$926				\$92
B3010	4870363 Roofing, Modified Bitumen, Replace	20	16	4	4000	SF	\$12.34	\$49,360		\$49,360									\$49,36
C1030	4870382 Interior Door, Wood, Solid-Core, Replace	40	20	20	17	EA	\$863.80	\$14,685										\$14,685	\$14,68
C1070	4870379 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2800	SF	\$4.32	\$12,093						\$12,093					\$12,09
C1090	4870365 Toilet Partitions, Metal, Replace	20	17	3	4	EA	\$1,048.90	\$4,196		\$4,196									\$4,19
C2010	4870367 Wall Finishes, Laminated Paneling (FRP), Replace	30	27	3	900	SF	\$19.7	\$17,770		\$17,770									\$17,77
C2010	4870375 Wall Finishes, any surface, Prep & Paint	10	5	5	5400	SF	\$1.8	\$9,995			\$9,995				\$9	9,995			\$19,99°
C2030	4870376 Flooring, Ceramic Tile, Replace	40	30	10	400	SF	\$22.2	\$8,885					\$8,885						\$8,88
C2030	4870368 Flooring, Vinyl Tile (VCT), Replace	15	8	7	1200	SF	\$6.1	\$7,404				\$7,404							\$7,40
C2030	4870390 Flooring, Carpet, Commercial Standard, Replace	10	6	4	1800	SF	\$9.20	\$16,659		\$16,659					\$16,659				\$33,31
C2050	4870395 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	400	SF	\$2.4	\$987			\$987					\$987			\$1,97
D2010	4870400 Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$802.10	\$802		\$802							\$802		\$1,60
D2010	4870373 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	3200	SF	\$6.1	\$19,744	\$19,744										\$19,74
D2010	4870388 Toilet, Commercial Water Closet, Replace	30	26	4	5	EA	\$1,604.20	\$8,021		\$8,021									\$8,02
D2010	4870362 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	4	EA	\$1,851.00	\$7,404		\$7,404									\$7,40
D2010	4870386 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	1	EA	\$1,357.40	\$1,357			\$1,357								\$1,35
D2010	4870370 Urinal, Standard, Replace	30	24	6	1	EA	\$1,357.40	\$1,357			\$1,357								\$1,35
D3020	4870394 Furnace, Gas, Replace	20	19	1	1	EA	\$5,182.80	\$5,183	\$5,183										\$5,18
D3020	4870381 Furnace, Gas, Replace	20	19	1	1	EA	\$5,182.80	\$5,183	\$5,183										\$5,18
D3030	4870374 Split System, Condensing Unit/Heat Pump, Replace	15	15	0	1	EA	\$4,936.00	\$4,936 \$4,936							\$4	1,936			\$9,87
D3030	4870391 Split System, Condensing Unit/Heat Pump, Replace	15	15	0	1	EA	\$4,936.00	\$4,936 \$4,936							\$4	1,936			\$9,87
D3030	4870378 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	5	5	1	EA	\$617.00	\$617			\$617					\$617			\$1,23
D4010	4870383 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	3200	SF	\$6.1	\$19,744			\$19,744								\$19,74
D4030	4870387 Fire Extinguisher, Wet Chemical/CO2, Replace	10	3	7	6	EA	\$370.20	\$2,221				\$2,221				\$2,221			\$4,44
D5020	4870398 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$8,267.80	\$8,268					\$8,268						\$8,26
D5020	4870372 Distribution Panel, 120/240 V, Residential Style, Replace	30	21	9	1	EA	\$1,357.40	\$1,357					\$1,357						\$1,35
D5030	4870397 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3200	SF	\$3.09	\$9,872										\$9,872	\$9,87
D5040	4870364 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	3200	SF	\$5.5	\$17,770			\$17,770								\$17,77
D6020	4870366 Low Voltage System, Phone & Data Lines, Replace	20	5	15	3200	SF	\$1.8	5 \$5,923							\$5	5,923			\$5,92
D6060	4870396 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	3200	SF	\$2.04	\$6,516			\$6,516								\$6,51
D6060	4870399 Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	15	5	1	EA	\$5,553.00	\$5,553			\$5,553								\$5,55

Totals, Escalated (3.0% inflation, compounded annually)

BUREAU VERITAS

\$654,737

2/17/2023

Uniformat Cod	eID	Cost Description	Lifespan (EUL)EAge	RUL	Quantit	yUnit	Unit Co	st * Subtota	al 2023	2024	2025	2026	2027 20	28 2029	2030	2031	2032	2033	2034 203	5 2036 2037	7 2038	2039 204	2041	2042	2043Deficier	ncy Repair Estimate
D7010	4870377	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	3200	SF	\$4	1.01 \$12,83	4				\$12,83	34											\$12,834	\$25,667
D7050	4870392	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	3200	SF	\$3	3.70 \$11,84	6				\$11,84	16												\$11,846
D7050	4870371	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$18,510	0.00 \$18,51	0				\$18,5	0											\$18,510	\$37,020
E2010	4870389	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	50	LF	\$370	0.20 \$18,51	0				\$18,510													\$18,510
E2010	4870361	Casework, Countertop, Plastic Laminate, Replace	15	10	5	40	LF	\$61	1.70 \$2,46	8				\$2,40	88											\$2,468	\$4,936
Totals, Unesc	alated									\$9,872	2 \$30,110	\$0 \$2	22,767	\$99,954 \$108,19	\$27,765	\$17,029	\$0	\$9,625	\$8,885	\$0 \$12,09	\$0 \$17,585	\$27,395	\$0 \$9,625	\$802	\$0	\$58,368	\$460,072
Totals, Escala	ted (3.0%	inflation, compounded annually)								\$9,872	2 \$31,013	\$0 \$2	24,878	\$112,499 \$125,43	\$33,153	\$20,944	\$0	\$12,559	\$11,940	\$0 \$17,242	\$0 \$26,598	\$42,680	\$0 \$15,909	\$1,366	\$0	\$105,419	\$591,503

Uniformat Co	deID	Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2023	2024 2025	2026 2027	7 2028	2029 20	030 20	031 2032	2033	2034 2	035 20	36 2037	2038	2039	2040 2041	2042 2043Def	ficiency Repair Estima
B2010	4878549	Exterior Walls, any painted surface, Prep & Paint	10	3	7	3000	SF	\$3.70	\$11,106				\$11,1	106							\$	\$11,106		\$22,2
B2020	4878548	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	16	EA	\$1,172.30	\$18,757						\$18,757									\$18,75
B2050	4878570	Exterior Door, Steel, Standard, Replace	40	30	10	7	EA	\$740.40	\$5,183							\$5,183								\$5,18
B3010	4878560	Roofing, Modified Bitumen, Replace	20	19	1	6000	SF	\$12.34	\$74,040	\$74,040														\$74,04
C1030	4878561	Interior Door, Wood, Solid-Core, Replace	40	25	15	7	EA	\$863.80	\$6,047											\$6,047				\$6,04
C1070	4878574	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4100	SF	\$4.32	\$17,708							\$17,708								\$17,70
C2010	4878552	Wall Finishes, any surface, Prep & Paint	10	6	4	3400	SF	\$1.85	\$6,293		\$6,293								\$6,293					\$12,58
C2030	4878573	B Flooring, Vinyl Tile (VCT), Replace	15	9	6	300	SF	\$6.17	\$1,851			\$	1,851											\$1,85
C2030	4878575	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3800	SF	\$9.26	\$35,169			\$35	5,169							\$3!	35,169			\$70,33
D2010	4878565	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	4200	SF	\$6.17	\$25,914	\$25,914														\$25,91
D2010	4878571	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,480.80	\$1,481	\$1,481												\$1,481		\$2,96
D2010	4878564	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	4	EA	\$1,357.40	\$5,430			\$5,430												\$5,43
D3020	4878555	Furnace, Gas, Replace	20	10	10	1	EA	\$3,331.80	\$3,332							\$3,332								\$3,33
D3030	4878550	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,319.00	\$4,319 \$4,319											\$4,319				\$8,63
D3030	4878554	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00	\$6,787	\$6,787														\$6,78
D3030	4878562	Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00	\$6,787	\$6,787														\$6,78
D3030	4878559	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$8,761.40	\$8,761			\$8,761											\$8,761	\$17,52
D3050	4878572	HVAC System, Ductwork, Low Density, Replace	30	10	20	4200	SF	\$2.47	\$10,366														\$10,366	\$10,36
D4010	4878569	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	4200	SF	\$6.17	\$25,914			\$25,914												\$25,91
D4030	4878576	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	3	EA	\$185.10	\$555				\$5	555								\$555		\$1,11
D5020	4878556	S Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$12,340.00	\$12,340						\$12,340									\$12,34
D5020	4878558	Distribution Panel, 120/240 V, Replace	30	21	9	1	EA	\$3,085.00	\$3,085						\$3,085									\$3,08
D5030	4878553	B Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	4200	SF	\$3.09	\$12,957														\$12,957	\$12,95
D5040	4878563	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4200	SF	\$5.55	\$23,323			\$23,323												\$23,32
D6020	4878566	Low Voltage System, Phone & Data Lines, Replace	20	5	15	4200	SF	\$1.85	\$7,774											\$7,774				\$7,77
D6060	4878551	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	4200	SF	\$2.04	\$8,552							\$8,552								\$8,55
D7010	4878568	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	4200	SF	\$4.01	\$16,844			\$16,844											\$16,844	\$33,68
D7050	4878577	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	4200	SF	\$3.70	\$15,548			\$15	5,548											\$15,54
E2010	4878567	7 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	120	LF	\$370.20	\$44,424							\$44,424								\$44,42

George Midd	Idle School / Building B CodelD Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	* Subtotal2	2023 2024	2025 20	26 2027	2028 2029	2030	2031 2032	2033	2034	2035 2	036 20	37 203	8 2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4878616 Exterior Walls, any painted surface, Prep & Paint	10	4	6	2800	SF	\$3.70	\$10,366				\$10,366								\$10,366				\$20,731
B2020	4878614 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	12	EA	\$1,172.30	\$14,068						\$14,068										\$14,068
B2050	4878601 Exterior Door, Steel, Standard, Replace	40	31	9	8	EA	\$740.40	\$5,923						\$5,923										\$5,923
B3010	4878582 Roofing, Modified Bitumen, Replace	20	19	1	6000	SF	\$12.34	4 \$74,040	\$74,040															\$74,040
C1030	4878612 Interior Door, Steel, Standard, Replace	40	31	9	1	EA	\$740.40	\$740						\$740										\$740
C1070	4878609 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	3800	SF	\$4.32	2 \$16,412							\$16,412									\$16,412

\$4,319 \$116,934 \$1,571 \$0 \$7,083 \$93,057 \$62,769 \$14,342 \$0 \$44,599 \$106,436 \$0 \$0 \$0 \$9,519 \$28,261 \$56,436 \$21,722 \$0 \$22,720 \$64,968

B U R E

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal 20	23 2024	2025 2026		2028 2029	2030	2031 203	2 2033	2034	2035 2036	2037 2038	2039	2040	2041	2042	2043Deficiency	
C1090	4878583 Toilet Partitions, Metal, Replace	20	17	3	8	EA	\$1,048.90 \$8,391		\$8,391														\$8,39
C2010	4878593 Wall Finishes, Ceramic Tile, Replace	40	30	10	320	SF	\$22.21 \$7,108							\$7,108									\$7,10
C2010	4878581 Wall Finishes, Vinyl, Replace	15	9	6	2500	SF	\$3.09 \$7,713				\$7,713												\$7,71
C2010	4878584 Wall Finishes, any surface, Prep & Paint	10	4	6	2500	SF	\$1.85 \$4,628				\$4,628							\$4,628					\$9,25
C2030	4878600 Flooring, Vinyl Tile (VCT), Replace	15	8	7	300	SF	\$6.17 \$1,851					\$1,851											\$1,85
C2030	4878595 Flooring, Terrazzo, Replace	50	45	5	200	SF	\$17.28 \$3,455			\$3	3,455												\$3,45
C2030	4878596 Flooring, Carpet, Commercial Standard, Replace	10	7	3	3400	SF	\$9.26 \$31,467		\$31,467							\$31,467							\$62,93
C2050	4878654 Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.47 \$740		\$740							\$740							\$1,48
D2010	4878589 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	4200	SF	\$6.17 \$25,914	\$25,914															\$25,91
D2010	4878590 Sink/Lavatory, Trough Style, Solid Surface, Replace	30	26	4	2	EA	\$3,085.00 \$6,170			\$6,170													\$6,17
D2010	4878610 Urinal, Standard, Replace	30	24	6	3	EA	\$1,357.40 \$4,072				\$4,072												\$4,07
D2010	4878591 Toilet, Commercial Water Closet, Replace	30	24	6	8	EA	\$1,604.20 \$12,834				\$12,834												\$12,83
D2010	4878597 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	4	EA	\$1,357.40 \$5,430							\$5,430									\$5,43
D2010	4878585 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,727.60 \$1,728									\$1,728							\$1,72
D3030	4878604 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787															\$6,78
D3030	4878603 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787															\$6,78
D3030	4878586 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787															\$6,78
D3030	4878587 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787															\$6,78
D3050	4878618 HVAC System, Ductwork, Low Density, Replace	30	15	15	4200	SF	\$2.47 \$10,366										\$10,366						\$10,36
D3060	4878611 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,727.60 \$1,728				\$1,728												\$1,72
D4010	4878592 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovat	e 40	35	5	4200	SF	\$6.17 \$25,914			\$25	5,914												\$25,91
D4030	4878598 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	\$185.10 \$926				\$926							\$926					\$1,85
D5020	4878613 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$19,744.00 \$19,744						\$19,744	1									\$19,74
D5020	4878615 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.00 \$7,404						\$7,404	1									\$7,40
D5030	4878606 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	4200	SF	\$3.09 \$12,957															\$12,957	\$12,95
D5040	4878608 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	4200	SF	\$5.55 \$23,323			\$23	3,323												\$23,32
D6020	4878605 Low Voltage System, Phone & Data Lines, Replace	20	5	15	4200	SF	\$1.85 \$7,774										\$7,774						\$7,77
D6060	4878602 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	4200	SF	\$2.04 \$8,552							\$8,552									\$8,55
D7050	4878599 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4200	SF	\$3.70 \$15,548			\$15	5,548												\$15,54
D7050	4878617 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4200	SF	\$3.70 \$15,548			\$15	5,548												\$15,54
E2010	4878594 Casework, Countertop, Plastic Laminate, Replace	15	10	5	40	LF	\$61.70 \$2,468			\$2	2,468											\$2,468	\$4,93
E2010	4878607 Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	40	LF	\$370.20 \$14,808				\$14,808												\$14,80
Totals, Unesca	ated							\$0 \$127,102	\$0 \$40,599	\$6,170 \$86	6,257 \$57,073	\$1,851	\$0 \$47,879	\$37,501	\$0	\$0 \$33,935	\$0 \$18,140 \$	15,919	\$0	\$0	\$0	\$15,425	\$487,85
T-4-1- F1-4	ed (3.0% inflation, compounded annually)							\$0 \$130,915	\$0 \$44 363	\$6 944 \$00	9,995 \$68,148	\$2 276	\$0 \$62,471	\$50.300	\$0	\$0 \$49,835	\$0 \$28,261 \$	25 545	\$0	\$0	¢n	\$27,859	\$597,01

eorae	Middle	School /	Building	С

Uniformat Cod	eID Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	yUnit	Unit Cost '	* Subtotal 2	2023	2024 20	25 2026	6 202	7 202	8 2029 2030	0 203	1 2032 2033	3 203	2035	2036	2037 20	38 203	9 204	0 204	1 204	2 204	3Deficiency Repair Estimate
B2010	4878627 Exterior Walls, any painted surface, Prep & Paint	10	3	7	2600	SF	\$3.70	0 \$9,625						\$9,625	5							\$9,62	5			\$19,250
B2020	4878648 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	20	EA	\$1,172.30	0 \$23,446								\$23,446	5									\$23,446
B2050	4878640 Exterior Door, Steel, Standard, Replace	40	28	12	8	EA	\$740.40	0 \$5,923										\$5,923								\$5,923
B3010	4878637 Roofing, Modified Bitumen, Replace	20	19	1	6000	SF	\$12.34	4 \$74,040		\$74,040																\$74,040
C1030	4878628 Interior Door, Wood, Solid-Core, Replace	40	28	12	3	EA	\$863.80	0 \$2,591										\$2,591								\$2,591
C1070	4878624 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	4200	SF	\$4.32	2 \$18,140							\$18,140	ס										\$18,140
C2010	4878642 Wall Finishes, Vinyl, Replace	15	7	8	5000	SF	\$3.09	9 \$15,425							\$15,42	5										\$15,425
C2030	4878629 Flooring, Vinyl Tile (VCT), Replace	15	6	9	400	SF	\$6.17	7 \$2,468								\$2,468										\$2,468
C2030	4878651 Flooring, Carpet, Commercial Standard, Replace	10	6	4	3800	SF	\$9.26	6 \$35,169				\$35,169)							\$35,169						\$70,338
D2010	4878621 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	4200	SF	\$6.17	7 \$25,914		\$25,914																\$25,914
D2010	4878649 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	\$1,480.80	0 \$1,481	\$1,481											\$1,4	31					\$2,962
D2010	4878635 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	23	7	6	EA	\$1,357.40	0 \$8,144						\$8,144	1											\$8,144
D2010	4878645 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	1	EA	\$1,727.60	0 \$1,728							\$1,728	3										\$1,728

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Uniformat Code	eID Cost Description	Lifespan (EUL)E	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal 2023	2024 2025	2026 202	7 2028 202	9 2030	2031	2032	2033	2034 203	5 203	6 2037	2038 2039	9 2040	2041	2042	2043Defic	iency Repair Estimate
D3030	4878625 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	\$6,787	\$6,787															\$6,787
D3030	4878644 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	\$6,787	\$6,787															\$6,787
D3030	4878650 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	\$6,787	\$6,787															\$6,787
D3030	4878631 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	\$6,787	\$6,787															\$6,787
D3030	4878620 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	\$6,787	\$6,787															\$6,787
D3030	4878634 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	\$6,787	\$6,787															\$6,787
D3050	4878626 HVAC System, Ductwork, Low Density, Replace	30	15	15	4200	SF	\$2.4	7 \$10,366										\$10	,366					\$10,366
D4010	4878623 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	4200	SF	\$6.1	7 \$25,914			\$25,914													\$25,914
D4030	4878647 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	7	EA	\$185.1	\$1,296					\$1,296								\$1,296			\$2,591
D5020	4878638 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$24,680.0	\$24,680						\$24,680										\$24,680
D5020	4878633 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.0	\$7,404						\$7,404										\$7,404
D5030	4878630 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	4200	SF	\$3.0	9 \$12,957														\$	12,957	\$12,957
D5040	4878646 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	4200	SF	\$5.5	5 \$23,323							\$23,323									\$23,323
D6020	4878636 Low Voltage System, Phone & Data Lines, Replace	20	5	15	4200	SF	\$1.8	5 \$7,774										\$7	,774					\$7,774
D6060	4878641 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	4200	SF	\$2.0	4 \$8,552							\$8,552									\$8,552
D7010	4878652 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	4200	SF	\$4.0	1 \$16,844			\$16,844											\$	16,844	\$33,688
D7050	4878639 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	4200	SF	\$3.7	\$15,548			\$15,548													\$15,548
E2010	4878622 Casework, Countertop, Plastic Laminate, Replace	15	9	6	120	LF	\$61.7	\$7,404			\$7,40	1												\$7,404
E2010	4878643 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	180	LF	\$370.2	\$66,636					\$66,636											\$66,636
Totals, Unesca	lated							\$1,48	1 \$140,676 \$0	\$0 \$35,16	9 \$58,307 \$7,40	\$17,770	\$103,224	\$34,552	\$55,320	\$0 \$8,51	5 \$0	0 \$35,169 \$19	,621 \$0	\$9,625	\$1,296	\$0 \$	29,801	\$557,928
Totals, Escalat	ed (3.0% inflation, compounded annually)							\$1,48	1 \$144,896 \$0	\$0 \$39,58	3 \$67,593 \$8,84	\$21,854	\$130,761	\$45,083	\$74,346	\$0 \$12,14	\$(0 \$53,196 \$30	,568 \$0	\$15,909	\$2,206	\$0 \$	53,824	\$702,281

Uniformat C	CodeID Cost Description	Lifespan (EUL)E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal 2	023 2024	2025	2026	2027	2028 202	9 203	0 203	1 2032	2033	2034	2035	2036	2037 2	2038 2	039	2040 2	2041 2	2042	2043Deficiency Repai	ir Estimate
B2010	4878680 Exterior Walls, any painted surface, Prep & Paint	10	3	7	3000	SF	\$3.70	\$11,106						\$11,106	6								\$11	,106				\$22,212
B2020	4878662 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	19	11	21	EA	\$1,172.30	\$24,618										\$24,618										\$24,618
B2050	4878694 Exterior Door, Steel, Standard, Replace	40	29	11	13	EA	\$740.40	\$9,625										\$9,625										\$9,625
B3010	4878671 Roofing, Modified Bitumen, Replace	20	19	1	7000	SF	\$12.34	\$86,380	\$86,380																			\$86,380
C1070	4878689 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	5200	SF	\$4.32	\$22,459	\$22,459																			\$22,459
C1090	4878657 Toilet Partitions, Metal, Replace	20	17	3	4	EA	\$1,048.90	\$4,196		\$	4,196																	\$4,196
C2010	4878679 Wall Finishes, Ceramic Tile, Replace	40	31	9	400	SF	\$22.21	\$8,885								\$8,885												\$8,885
C2010	4878672 Wall Finishes, Vinyl, Replace	15	9	6	5500	SF	\$3.09	\$16,968					\$16,968	8														\$16,968
C2030	4878690 Flooring, Vinyl Tile (VCT), Replace	15	8	7	250	SF	\$6.17	\$1,543						\$1,543	3													\$1,543
C2030	4878682 Flooring, Terrazzo, Replace	50	47	3	400	SF	\$17.28	\$6,910		\$	6,910																	\$6,910
C2030	4878661 Flooring, Carpet, Commercial Standard, Replace	10	7	3	4500	SF	\$9.26	\$41,648		\$4	1,648								(641,648								\$83,295
C2050	4878667 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	400	SF	\$2.47	\$987					\$987	7								\$9	987					\$1,974
D2010	4878674 Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$802.10	\$802	\$802												\$	802						\$1,604

C1090	4878657 Toilet Partitions, Metal, Replace	20	17	3	4	EA	\$1,048.90 \$4,196		\$4,196									\$4,196
C2010	4878679 Wall Finishes, Ceramic Tile, Replace	40	31	9	400	SF	\$22.21 \$8,885					\$8,885						\$8,885
C2010	4878672 Wall Finishes, Vinyl, Replace	15	9	6	5500	SF	\$3.09 \$16,968			\$16,968	3							\$16,968
C2030	4878690 Flooring, Vinyl Tile (VCT), Replace	15	8	7	250	SF	\$6.17 \$1,543				\$1,543							\$1,543
C2030	4878682 Flooring, Terrazzo, Replace	50	47	3	400	SF	\$17.28 \$6,910		\$6,910									\$6,910
C2030	4878661 Flooring, Carpet, Commercial Standard, Replace	10	7	3	4500	SF	\$9.26 \$41,648		\$41,648				\$41,648					\$83,295
C2050	4878667 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	400	SF	\$2.47 \$987			\$987					\$987			\$1,974
D2010	4878674 Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$802.10 \$802	\$802						\$802				\$1,604
D2010	4878655 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	5600	SF	\$6.17 \$34,552	\$34,552										\$34,552
D2010	4878659 Toilet, Commercial Water Closet, Replace	30	30	0	1	EA	\$1,604.20 \$1,604	\$1,604										\$1,604
D2010	4878656 Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	1	EA	\$3,085.00 \$3,085		\$3,085									\$3,085
D2010	4878684 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,480.80 \$1,481		\$1,481							\$1,	481	\$2,962
D2010	4878683 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,727.60 \$1,728			\$1,728								\$1,728
D2010	4878670 Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,604.20 \$4,813					\$4,813						\$4,813
D2010	4878673 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	18	12	4	EA	\$1,357.40 \$5,430						\$5,430					\$5,430
D3030	4878669 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787										\$6,787
D3030	4878678 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787										\$6,787
D3030	4878665 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787										\$6,787
D3030	4878687 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787										\$6,787
D3030	4878692 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787										\$6,787
D3030	4878675 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787										\$6,787

Uniformat Cod	eID	Cost Description	Lifespan (EUL))EAge	RUL	Quantity	/Unit	Unit Cost	* Subtotal 2023	2024	2025 2026 202	7 2028 20	29 2030	2031	2032	2033 20	34 2035 2	36 2037 203	8 2039 204	0 2041	2042 2	2043Deficiency Repair E	Estimate
D3030	487867	6 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.0	0 \$6,787	\$6,787													\$6,787
D3050	487868	6 HVAC System, Ductwork, Low Density, Replace	30	15	15	5600	SF	\$2.4	7 \$13,821									\$13,821	1			4	\$13,821
D4010	487869	7 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	e 40	35	5	5600	SF	\$6.1	7 \$34,552			\$34,552										4	\$34,552
D4030	487869	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	9	EA	\$185.1	0 \$1,666		\$1,666							\$1,666					\$3,332
D5020	487869	5 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$24,680.0	0 \$24,680					\$2	4,680							4	\$24,680
D5020	487865	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.0	0 \$7,404					\$	7,404								\$7,404
D5030	487867	7 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5600	SF	\$3.0	9 \$17,276												\$17,	276 \$	\$17,276
D5040	487869	1 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5600	SF	\$5.5	55 \$31,097			\$31,09	97									4	\$31,097
D5040	487866	8 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5600	SF	\$5.5	55 \$31,097			\$31,09	97									4	\$31,097
D6020	487868	Low Voltage System, Phone & Data Lines, Replace	20	5	15	5600	SF	\$1.8	\$10,366									\$10,366	3			4	\$10,366
D6060	487866	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	5600	SF	\$2.0	\$11,402						\$	\$11,402						1	\$11,402
D7010	487868	8 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	5600	SF	\$4.0	1 \$22,459			\$22,459									\$22,	459 \$	\$44,918
D7050	487866	6 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5600	SF	\$3.7	0 \$20,731			\$20,731										4	\$20,731
E2010	487866	0 Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	80	LF	\$370.2	20 \$29,616		\$29,616											4	\$29,616
E2010	487868	5 Casework, Countertop, Plastic Laminate, Replace	15	9	6	80	LF	\$61.7	0 \$4,936			\$4,93	36										\$4,936
Totals, Unesca	alated								\$2,40	06 \$190,900	\$0 \$57,319 \$31,282	\$79,470 \$85,08	\$12,649	\$0 \$4	0,969 \$	\$16,215 \$34,2	44 \$5,430 \$41,6	48 \$1,666 \$24,989	\$987 \$11,100	ô \$1,481	\$0 \$39,	735 \$f	677,577
Totals, Escalat	ted (3.0%	inflation, compounded annually)							\$2,40	06 \$196,627	\$0 \$62,634 \$35,208	\$92,127 \$101,59	5 \$15,556	\$0 \$5	3,455 \$	521,791 \$47,4	01 \$7,741 \$61,1	61 \$2,520 \$38,931	\$1,584 \$18,35	7 \$2,521	\$0 \$71,	765 \$8	833,381

George	Middle	School /	Building	Ε
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Uniformat Co	delD Cost Description	Lifespan (EUL	_)EAge	RUL	Quantity	/Unit	Unit Cost * Subtotal	2023 2024	2025 2026	2027 2028	3 2029 203	0 2031 203	2 2033	2034	2035 203	6 2037 2	038 2039 20	40 2041 :	2042 2043Deficienc	cy Repair Estima
B2010	4878732 Exterior Walls, any painted surface, Prep & Paint	10	3	7	3000	SF	\$3.70 \$11,106				\$11,10	6					\$11,10	06		\$22,2°
B2020	4878717 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	26	EA	\$1,172.30 \$30,480						\$30,480							\$30,4
B2050	4878704 Exterior Door, Steel, Standard, Replace	40	30	10	13	EA	\$740.40 \$9,625						\$9,625							\$9,62
B3010	4878730 Roofing, Modified Bitumen, Replace	20	19	1	6000	SF	\$12.34 \$74,040	\$74,040												\$74,04
C1070	4878701 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	5300	SF	\$4.32 \$22,891	\$22,891												\$22,89
C1090	4878715 Toilet Partitions, Metal, Replace	20	17	3	5	EA	\$1,048.90 \$5,245		\$5,245											\$5,24
C2010	4878723 Wall Finishes, Ceramic Tile, Replace	40	34	6	300	SF	\$22.21 \$6,664				\$6,664									\$6,60
C2010	4878710 Wall Finishes, Vinyl, Replace	15	10	5	4800	SF	\$3.09 \$14,808			\$14,808									\$14,808	\$29,6
C2030	4878706 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1200	SF	\$6.17 \$7,404				\$7,404									\$7,40
C2030	4878735 Flooring, Terrazzo, Replace	50	35	15	300	SF	\$17.28 \$5,183									\$5,	183			\$5,18
C2030	4878702 Flooring, Carpet, Commercial Standard, Replace	10	7	3	4000	SF	\$9.26 \$37,020		\$37,020						\$37,020					\$74,0
C2050	4878699 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	300	SF	\$2.47 \$740				\$740						\$740			\$1,48
D2010	4878698 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	5600	SF	\$6.17 \$34,552	\$34,552												\$34,5
D2010	4878711 Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	1	EA	\$3,085.00 \$3,085		\$3,085											\$3,0
D2010	4878712 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	6	EA	\$1,357.40 \$8,144					\$8,14	1							\$8,14
D2010	4878721 Toilet, Commercial Water Closet, Replace	30	20	10	5	EA	\$1,604.20 \$8,021						\$8,021							\$8,0
D3030	4878707 Heat Pump, Packaged & Wall-Mounted, 4 TON, Replace	20	22	0	1	EA	\$6,787.00 \$6,787	\$6,787											\$6,787	\$13,5
D3030	4878709 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787												\$6,78
D3030	4878716 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787												\$6,78
D3030	4878720 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787												\$6,78
D3030	4878733 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787												\$6,78
D3030	4878722 Heat Pump, Packaged & Wall-Mounted, Replace	20	19	1	1	EA	\$6,787.00 \$6,787	\$6,787												\$6,78
D3030	4878708 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,78
D3050	4878718 HVAC System, Ductwork, Low Density, Replace	30	15	15	5600	SF	\$2.47 \$13,821									\$13,	321			\$13,8
D3060	4878728 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,727.60 \$1,728			\$1,728										\$1,7
D3060	4878703 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,727.60 \$1,728			\$1,728										\$1,7
D4010	4878714 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovat	e 40	35	5	5600	SF	\$6.17 \$34,552			\$34,552										\$34,5
D4030	4878713 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	9	EA	\$185.10 \$1,666					\$1,666						\$1,666		\$3,3
D5020	4878736 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$24,680.00 \$24,680					\$24,680								\$24,68
D5020	4878700 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$7,404.00 \$7,404					\$7,404	1							\$7,4

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\$416,570

2/17/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit Cost	* Subtotal 202	23	2024 2	025 2	2026 2027	2028	2029 2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 2	042	2043Deficiency Ro	epair Estimate
D5030	487871	9 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5600	SF	\$3.0	9 \$17,276																		\$17	7,276	\$17,276
D5040	487872	6 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5600	SF	\$5.	55 \$31,097									\$31,097											\$31,097
D6020	487870	5 Low Voltage System, Phone & Data Lines, Replace	20	5	15	5600	SF	\$1.8	35 \$10,366													\$10	366						\$10,366
D6060	487872	7 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	5600	SF	\$2.0)4 \$11,402									\$11,402											\$11,402
D7050	487873	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5600	SF	\$3.	70 \$20,731				\$20),731															\$20,731
E2010	487873	4 Casework, Countertop, Plastic Laminate, Replace	15	11	4	110	LF	\$61.	70 \$6,787				\$6,787													\$6,7	787		\$13,574
E2010	487872	4 Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	1000	LF	\$370.2	20 \$370,200					\$	370,200														\$370,200
Totals, Unesca	ated								\$	6,787	165,418 \$6,7	787 \$45,	,350 \$10,242 \$70	,091 \$	385,008 \$11,106	\$1,666 \$	40,228	\$90,625	\$0	\$0 \$3	7,020	\$0 \$29	369	\$740 \$1	1,106 \$1	,666 \$6,	787 \$38	8,871	\$958,867
Totals, Escalate	ed (3.0%	inflation, compounded annually)							\$	6,787	170,380 \$7,2	200 \$49,	,555 \$11,528 \$81	,255 \$	459,720 \$13,659	\$2,110 \$	52,489	\$121,792	\$0	\$0 \$5	4,365	\$0 \$45	756 \$1	1,188 \$1	8,357 \$2	,836 \$11,9	901 \$70	0,205	\$1,181,084

Uniformat Co		Lifespan (EUL		RUL	Quantity	1	Unit Cost * Subtotal 202	2024	2025 2026	5 2027 2	028 2029	2030 2031	2032 2	033 203	4 2035 20	36 2037 2038	3 2039 204	40 2041 20	20-10201101	ency Repair Estimate
B2010	4883826 Exterior Walls, any painted surface, Prep & Paint	10	4	6	6000	SF	\$3.70 \$22,212				\$22,212						\$22,212			\$44,424
B2020	4883823 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	4	EA	\$1,542.50 \$6,170						\$6,	170						\$6,170
B2050	4883839 Exterior Door, Steel, Standard, Replace	40	25	15	4	EA	\$740.40 \$2,962									\$2,962				\$2,962
B3010	4883822 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	2900	SF	\$4.69 \$13,599						\$13,	599						\$13,599
C1070	4883849 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	2800	SF	\$4.32 \$12,093												\$12,093	\$12,093
C2010	4883846 Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	500	SF	\$19.74 \$9,872									\$9,872				\$9,872
C2010	4883828 Wall Finishes, Vinyl, Replace	15	3	12	3400	SF	\$3.09 \$10,489								\$10,489					\$10,489
C2030	4883842 Flooring, Vinyl Tile (VCT), Replace	15	7	8	1100	SF	\$6.17 \$6,787					\$6,787								\$6,787
C2030	4883829 Flooring, Vinyl Sheeting, Replace	15	4	11	130	SF	\$8.64 \$1,123							\$1,123	3					\$1,123
C2030	4883844 Flooring, Carpet, Commercial Standard, Replace	10	5	5	1400	SF	\$9.26 \$12,957			\$12,9	57					\$12,957				\$25,914
D2010	4883824 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	2800	SF	\$6.17 \$17,276	\$17,276												\$17,276
D2010	4883838 Toilet, Residential Water Closet, Replace	30	25	5	2	EA	\$863.80 \$1,728			\$1,7	28									\$1,728
D2010	4883840 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	2	EA	\$1,851.00 \$3,702			\$3,7	02									\$3,702
D2010	4883836 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	1	EA	\$1,480.80 \$1,481			\$1,4	81									\$1,481
D3050	4883827 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$13,574.00 \$13,574		\$13,574											\$13,574
D3050	4883841 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$13,574.00 \$13,574		\$13,574											\$13,574
D3050	4883835 HVAC System, Ductwork, Low Density, Replace	30	15	15	2800	SF	\$2.47 \$6,910									\$6,910				\$6,910
D3050	4883850 HVAC System, Ductwork, Medium Density, Replace	30	15	15	2800	SF	\$4.94 \$13,821									\$13,821				\$13,821
D4010	4883833 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	2800	SF	\$6.17 \$17,276			\$17,2	76									\$17,276
D4030	4883821 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	3	EA	\$185.10 \$555			\$555						\$555				\$1,111
D5020	4883834 Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,468.00 \$2,468			\$2,468										\$2,468
D5030	4883832 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2800	SF	\$3.09 \$8,638												\$8,638	\$8,638
D5040	4883847 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	2800	SF	\$5.55 \$15,548						\$15,	548						\$15,548
D6020	4883825 Low Voltage System, Phone & Data Lines, Replace	20	5	15	2800	SF	\$1.85 \$5,183									\$5,183				\$5,183
D6060	4883837 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	2800	SF	\$2.04 \$5,701						\$5,	701						\$5,701
D7010	4883845 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	2800	SF	\$4.01 \$11,229			\$11,2	29								\$11,229	\$22,459
D7050	4883843 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	2800	SF	\$3.70 \$10,366			\$10,3	66									\$10,366
E2010	4883848 Casework, Countertop, Plastic Laminate, Replace	15	7	8	15	LF	\$61.70 \$926					\$926								\$926
E2010	4883830 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	30	LF	\$370.20 \$11,106						\$11.							\$11,106

George	Middle	School /	Locker	Rooms	

Totals, Escalated (3.0% inflation, compounded annually)

Uniformat Cod	eID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit	Unit Cost * Subtotal	2023	2024	2025 2	026 2027	2028 2	2029 2	2030 20	31 20	32 203	3 2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	4883746 Exterior Walls, any painted surface, Prep & Paint	10	6	4	3000	SF	\$3.70 \$11,106				\$11,106									\$11,106						\$22,212
B2020	4883747 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	12	EA	\$1,172.30 \$14,068													\$14,068						\$14,068
B2050	4883749 Exterior Door, Steel, Standard, Replace	40	27	13	8	EA	\$740.40 \$5,923												\$5,923							\$5,923
B3010	4883738 Roofing, Modified Bitumen, Replace	20	17	3	6000	SF	\$12.34 \$74,040			\$74,0	140															\$74,040

\$0 \$17,794 \$0 \$29,665 \$3,403 \$68,094 \$26,522 \$0 \$9,770 \$0 \$70,051 \$1,554 \$14,955 \$0 \$840 \$80,554 \$35,644 \$0 \$0 \$0 \$57,724

2/17/2023

Uniformat Cod	delD Cost Description	Lifespan (EU	L)EAge I	RUL	Quantity	Unit	Unit Cost '	Subtotal	2023	2024	4 2025	2026	2027 2	028	2029	2030 203	1 2032 20	33 20	34 2035	2036 2	2037 203	8 2039	2040	041 20	42 2043De	eficiency Repair Estima
C1030	4883723 Interior Door, Wood, Solid-Core, Replace	40	28	12	8	EA	\$863.80	\$6,910)										\$6,910							\$6,9
C1070	4883726 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	1000	SF	\$4.32	\$4,319								\$4,319	9									\$4,3
C1090	4883734 Toilet Partitions, Plastic/Laminate, Replace	20	15	5	6	EA	\$925.50	\$5,553	8				\$5,	553												\$5,5
C1090	4883736 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	500	EA	\$617.00	\$308,500			\$308,500															\$308,50
C2010	4883739 Wall Finishes, Ceramic Tile, Replace	40	33	7	900	SF	\$22.21	\$19,991							\$19	,991										\$19,99
C2010	4883713 Wall Finishes, any surface, Prep & Paint	10	5	5	5200	SF	\$1.85	\$9,625	5				\$9,6	625							\$9,625	j				\$19,2
C2030	4883729 Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	4500	SF	\$1.85	\$8,330								\$8,330)						\$8	330		\$16,6
C2050	4883732 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	4000	SF	\$2.47	\$9,872						\$9	9,872							\$9,872				\$19,74
D2010	4883721 Water Heater, Gas, Commercial (125 MBH), Replace	20	20	0	2	EA	\$15,301.60	\$30,603	\$30,60	3															\$30,603	\$61,20
D2010	4883727 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	5000	SF	\$6.17	\$30,850		\$30,850)															\$30,8
D2010	4883725 Shower, Fiberglass, Replace	20	17	3	2	EA	\$1,974.40	\$3,949				\$3,949														\$3,94
D2010	4883715 Toilet, Residential Water Closet, Replace	30	25	5	2	EA	\$863.80	\$1,728	В				\$1,	728												\$1,72
D2010	4883716 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	8	EA	\$1,851.00	\$14,808	3					\$14	4,808											\$14,80
D2010	4883720 Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	2	EA	\$987.20	\$1,974								\$1,974										\$1,97
D2010	4883733 Urinal, Standard, Replace	30	20	10	3	EA	\$1,357.40	\$4,072									\$4,0	72								\$4,07
D2010	4883719 Toilet, Commercial Water Closet, Replace	30	20	10	8	EA	\$1,604.20	\$12,834									\$12,83	34								\$12,83
D3020	4883740 Furnace, Gas, Replace	20	20	0	1	EA	\$7,650.80	\$7,651	\$7,65	1															\$7,651	\$15,30
D3020	4883731 Furnace, Gas, Replace	20	20	0	1	EA	\$7,650.80	\$7,651	\$7,65	1															\$7,651	\$15,30
D3020	4883718 Furnace, Gas, Replace	20	20	0	1	EA	\$7,650.80	\$7,651	\$7,65	1															\$7,651	\$15,30
D3050	4883714 HVAC System, Ductwork, Low Density, Replace	30	15	15	5000	SF	\$2.47	\$12,340													\$12,340	J				\$12,34
D4010	4883741 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	e 40	35	5	5000	SF	\$6.17	\$30,850					\$30,8	350												\$30,8
D5020	4883728 Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	28	2	1	EA	\$1,357.40	\$1,357			\$1,357															\$1,3
D5030	4883730 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5000	SF	\$3.09	\$15,425	i																\$15,425	\$15,42
D5040	4883735 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5000	SF	\$5.55	\$27,765	5				\$27,	765												\$27,76
D6020	4883722 Low Voltage System, Phone & Data Lines, Replace	20	5	15	5000	SF	\$1.85	\$9,255	i												\$9,255	,				\$9,2
D6060	4883737 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	5000	SF	\$2.04	\$10,181									\$10,18	81								\$10,18
D7050	4883712 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5000	SF	\$3.70	\$18,510					\$18,	510												\$18,5
Totals, Unesc	calated								\$53,550	6 \$30,850	\$309,857	\$77,989	11,106 \$94,0	031 \$24	4,680 \$19	,991 \$14,623	\$0 \$27,0	86 \$	60 \$6,910 \$	5,923 \$25,	174 \$31,220	\$9,872	\$0 \$8	330	\$0 \$68,981	\$820,17
Totals Escala	lated (3.0% inflation, compounded annually)								\$53.550	6 \$31 776	\$328 728	\$85 220	12,500 \$109,0	007 \$29	9 469 \$24	586 \$18 524	\$0 \$36,4	n2 4	60 \$9.853 \$	8 698 \$38	077 \$48 640	\$15.842	\$0 \$14	180	\$0 \$124,587	\$989,64

George Middle School / Multi-Use/Cafeteria

Uniformat CodeID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	Unit	Unit Cost * Subtotal 2023	2024 202	5 2026 20	27 2028 202	9 2030 203	1 2032 203	3 2034 2035	2036 203	7 2038 2039	2040 2	041 2042 2043D	eficiency Repair Estimat
B2010 48	870435 Exterior Walls, any painted surface, Prep & Paint	10	3	7	2500	SF	\$3.70 \$9,255				\$9,255					\$9,255		\$18,51
B2020 48	870410 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	25	5	5	EA	\$1,172.30 \$5,862			\$5,862								\$5,86
B2050 48	870412 Exterior Door, Steel, Standard, Replace	40	34	6	3	EA	\$740.40 \$2,221			\$2,22	1							\$2,22
B2050 48	870455 Exterior Door, Fiberglass, Replace	25	7	18	6	EA	\$925.50 \$5,553									\$5,	553	\$5,55
B3010 48	870446 Roofing, Modified Bitumen, Replace	20	17	3	6500	SF	\$12.34 \$80,210		\$80,210									\$80,21
B3060 48	870402 Roof Hatch, Metal, Replace	30	24	6	2	EA	\$1,604.20 \$3,208			\$3,20	8							\$3,20
C1030 48	870453 Interior Door, Wood, Solid-Core, Replace	40	25	15	8	EA	\$863.80 \$6,910								\$6,910			\$6,91
C1070 48	870409 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	3000	SF	\$4.32 \$12,957						\$12,957					\$12,95
C1090 48	870452 Toilet Partitions, Plastic/Laminate, Replace	20	5	15	3	EA	\$925.50 \$2,777								\$2,777			\$2,77
C2010 48	870404 Wall Finishes, Ceramic Tile, Replace	40	34	6	600	SF	\$22.21 \$13,327			\$13,32	7							\$13,32
C2010 48	870432 Wall Finishes, any surface, Prep & Paint	10	5	5	4300	SF	\$1.85 \$7,959			\$7,959					\$7,959			\$15,91
C2030 48	870419 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	1	9	1500	SF	\$14.81 \$22,212					\$22,212					\$22,212	\$44,42
C2030 48	870429 Flooring, Ceramic Tile, Replace	40	20	20	500	SF	\$22.21 \$11,106										\$11,106	\$11,10
C2030 48	870407 Flooring, Vinyl Tile (VCT), Replace	15	6	9	3000	SF	\$6.17 \$18,510					\$18,510						\$18,51
C2050 48	870406 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	2000	SF	\$2.47 \$4,936			\$4,93	6				\$4,936			\$9,87
D2010 48	870448 Water Heater, Electric, Residential, Replace	15	7	8	1	EA	\$1,974.40 \$1,974				\$1,974	1						\$1,97
D2010 48	870450 Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	39	1	5000	SF	\$8.64 \$43,190	\$43,190										\$43,19
D2010 48	870403 Toilet, Residential Water Closet, Replace	30	27	3	1	EA	\$863.80 \$864		\$864									\$86

Uniformat Co	deID Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit Cost	Subtotal 2023	2024 2	2025 2026	2027 2028	3 2029 20	030	2031 203	32 2033	2034 20	35 2036	2037 2038 20	39 2040 2041	2042	2043Deficienc	cy Repair Estimate
D2010	4870425 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,851.0	0 \$1,851		\$1,851												\$1,851
D2010	4870451 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,480.8	\$1,481		\$1,481									\$1,481			\$2,962
D2010	4870427 Urinal, Standard, Replace	30	26	4	2	EA	\$1,357.4	0 \$2,715			\$2,715											\$2,715
D2010	4870418 Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	\$987.2	987							\$987							\$987
D2010	4870439 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	18	12	2	EA	\$2,591.4	0 \$5,183								\$5,1	33					\$5,183
D2010	4870416 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	4	EA	\$1,851.0	00 \$7,404										\$7,404				\$7,404
D2010	4870436 Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	\$1,604.2	90 \$6,417										\$6,417				\$6,417
D2010	4870442 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	\$1,974.4	0 \$1,974										\$1,974				\$1,974
D3020	4870408 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.8	\$0 \$7,651		\$7,651												\$7,651
D3020	4870424 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.8	\$0 \$7,651		\$7,651												\$7,651
D3020	4870459 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.8	\$7,651		\$7,651												\$7,651
D3020	4870438 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.8	\$7,651		\$7,651												\$7,651
D4010	4870423 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	I 40	36	4	5000	SF	\$6.1	7 \$30,850			\$30,850											\$30,850
D4030	4870458 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	8	EA	\$185.1	0 \$1,481			\$1,481						\$	1,481				\$2,962
D5020	4870456 Switchboard, 277/480 V, Replace	40	21	19	1	EA	\$111,060.0	0 \$111,060												\$111,060		\$111,060
D5020	4870445 Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	\$2,468.0	0 \$2,468 \$2,468	3													\$2,468
D5020	4870443 Distribution Panel, 120/208 V, Replace	30	29	1	1	EA	\$7,404.0	0 \$7,404	\$7,404													\$7,404
D5020	4870430 Distribution Panel, 277/480 V, Replace	30	29	1	1	EA	\$6,540.2	0 \$6,540	\$6,540													\$6,540
D5030	4870440 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5000	SF	\$3.0	9 \$15,425													\$15,425	\$15,425
D5040	4870426 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	6	EA	\$271.4	8 \$1,629			\$1,629							\$1,629				\$3,258
D5040	4870441 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5000	SF	\$5.5	55 \$27,765				\$27,765										\$27,765
D6020	4870417 Low Voltage System, Phone & Data Lines, Replace	20	5	15	5000	SF	\$1.8	\$5 \$9,255										\$9,255				\$9,255
D6060	4870431 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	5000	SF	\$2.0	14 \$10,181							\$10,181							\$10,181
E1030	4870437 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	15	0	1	EA	\$6,293.4	0 \$6,293 \$6,293	3									\$6,293				\$12,587
E1030	4870434 Foodservice Equipment, Dishwasher Commercial, Replace	10	10	0	1	EA	\$26,531.0	0 \$26,531 \$26,53	1						\$26,531						\$26,531	\$79,593
E1030	4870413 Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$11,723.0	0 \$11,723		\$11,723							\$11,723					\$23,446
E1030	4870428 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$4,442.4	0 \$4,442			\$4,442									\$4,442		\$8,885
E1030	4870461 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$4,442.4	0 \$4,442			\$4,442									\$4,442		\$8,885
E1030	4870457 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$4,442.4	0 \$4,442			\$4,442									\$4,442		\$8,885
E1030	4870421 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$4,442.4	0 \$4,442			\$4,442									\$4,442		\$8,885
E1030	4870454 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$4,442.4	0 \$4,442			\$4,442									\$4,442		\$8,885
E1030	4870433 Foodservice Equipment, Freezer, 4-Door Reach-In, Replace	15	9	6	1	EA	\$9,872.0	0 \$9,872				\$9,872										\$9,872
E1030	4870411 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$6,293.4	0 \$6,293				\$6,293										\$6,293
E1030	4870405 Foodservice Equipment, Freezer, 4-Door Reach-In, Replace	15	9	6	1	EA	\$9,872.0	0 \$9,872				\$9,872										\$9,872
E1030	4870401 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$6,293.4	0 \$6,293				\$6,293										\$6,293
E1030	4870449 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA		0 \$5,676				\$5,6	676									\$5,676
E1030	4870422 Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA	\$11,723.0	0 \$11,723				\$11,7	_						\$11,723			\$23,446
E1030	4870415 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$2,097.8	\$2,098					\$2	,098								\$2,098
E1030	4870447 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$2,097.8	\$2,098					\$2	,098								\$2,098
E1030	4870444 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA		\$0 \$2,098						\$2,09	8							\$2,098
E1030	4870414 Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	5	10	1	EA		9,008							\$9,008							\$9,008
E1030	4870420 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA		0 \$5,676									\$5,676					\$5,676
Totals, Unesc									2 \$57,134	\$0 \$126.732	\$57,258 \$15,450	\$83,789 \$26 6	654 \$6	170 \$42.82	0 \$46.707	\$0 \$18.1		1,481 \$50,619 \$4,9	86 \$20,978 \$7.034	\$155.484	\$53,062	\$827,138
	ated (3.0% inflation, compounded annually)								2 \$58,848		\$64,444 \$17,910							2,240 \$78,862 \$7,9				\$1,129,828
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Uniformat Co	odeID Cost Description	Lifespan (EUL	L)EAge	RUL	Quantit	tyUnit	Unit Cost *Subtotal 2023	2024	2025 202	26 202	7 2028 2029	2030	2031 2032	2033	2034	2035 20	36 2037	2038	2039	2040	2041	2042	2043Def	iciency Repair Estimate
B2020	4870850 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	24	6	16	EA	\$1,172.30 \$18,757				\$18,757													\$18,757
B2050	4870865 Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$740.40 \$4,442																\$4,442	\$4,442
B3010	4870860 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	4000	SF	\$4.69 \$18,757				\$18,757													\$18,757

Uniformat CodeID	Cost Description L	ifespan (EUL)E	EAge	RUL	Quantity	/Unit	Unit Cost *Subtotal	2023	2024	2025	2026 2027	2028	2029 2030	2031	2032 20	33 2034	2035 20	36 2037	2038	2039 2040	2041	2042	2043Deficie	ency Repair Estimate
C1070 48708	73 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	3000	SF	\$4.32 \$12,957										\$12,95	57						\$12,957
C2010 48708	72 Wall Finishes, any surface, Prep & Paint	10	4	6	6600	SF	\$1.85 \$12,217						\$12,217							\$12,217				\$24,433
C2030 48708	75 Flooring, Ceramic Tile, Replace	40	30	10	50	SF	\$22.21 \$1,111								\$1,1	1								\$1,111
C2030 48708	68 Flooring, Vinyl Tile (VCT), Replace	15	3	12	400	SF	\$6.17 \$2,468									\$2	2,468							\$2,468
C2030 48708	62 Flooring, Carpet, Commercial Tile, Replace	10	3	7	2500	SF	\$8.02 \$20,053						\$20,053							\$20,053				\$40,105
D2010 48708	Water Heater, Gas, Residential, Replace	15	15	0	1	EA	\$1,604.20 \$1,604	\$1,604										:	\$1,604					\$3,208
D2010 48708	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	3000	SF	\$6.17 \$18,510		\$18,510															\$18,510
D2010 48708	52 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	2	EA	\$1,851.00 \$3,702	\$3,702																\$3,702
D2010 48708	59 Toilet, Residential Water Closet, Replace	30	30	0	2	EA	\$863.80 \$1,728	\$1,728																\$1,728
D3020 48708	58 Furnace, Gas, Replace	20	6	14	1	EA	\$5,182.80 \$5,183											\$5,183						\$5,183
D3020 48708	53 Furnace, Gas, Replace	20	6	14	1	EA	\$5,182.80 \$5,183											\$5,183						\$5,183
D3030 48708	49 Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$5,923.20 \$5,923							\$5,923										\$5,923
D3030 48708	74 Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$5,676.40 \$5,676								\$5,67	6								\$5,676
D3030 48708	71 Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$5,676.40 \$5,676								\$5,67	6								\$5,676
D4010 48708	67 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	3000	SF	\$6.17 \$18,510					\$18,510												\$18,510
D4030 48708	63 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	3	EA	\$185.10 \$555						\$555							\$555				\$1,111
D5020 48708	55 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$9,378.40 \$9,378							9	9,378									\$9,378
D5020 48708	51 Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,468.00 \$2,468							\$	\$2,468									\$2,468
D5030 48708	66 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	3000	SF	\$3.09 \$9,255																\$9,255	\$9,255
D5040 48708	70 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	3000	SF	\$5.55 \$16,659					\$16,659												\$16,659
D6020 48708	Low Voltage System, Phone & Data Lines, Replace	20	5	15	3000	SF	\$1.85 \$5,553												\$5,553					\$5,553
D6060 48708	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	3000	SF	\$2.04 \$6,108								\$6,10	8								\$6,108
D7050 48708	61 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	3000	SF	\$3.70 \$11,106				\$11,106													\$11,106
Totals, Unescalated								\$7,034	\$18,510	\$0	\$0 \$11,106	\$35,169	\$49,730 \$20,608	\$5,923 \$ ²	11,846 \$18,5	2 \$0 \$2	2,468 \$12,95	7 \$10,366	\$7,157	\$12,217 \$20,608	\$0	\$0	\$13,697	\$257,968
Totals Escalated /3 00	% inflation, compounded annually)								\$19,065	\$0			\$59,380 \$25,345							\$19,604 \$34,062	\$0		\$24,739	\$339,795

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ı	George Middle School / Portable Buildings P1-P3 & Restrooms
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Uniformat Co	odeID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Unit	Unit Cost * Subtotal 20	2024	2025	2026 2027	2028 2	029 20	30 2031 :	2032 2033	2034 203	5 2036 203	7 2038	2039 2040	2041 2042	2043Defic	ciency Repair Estimate
B2010	4884133 Exterior Walls, any painted surface, Prep & Paint	10	4	6	3600	SF	\$3.70 \$13,327				\$13,	327						\$13,327			\$26,654
B2020	4884130 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	20	10	6	EA	\$1,542.50 \$9,255							\$9,255							\$9,255
B2050	4884134 Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$740.40 \$2,221													\$2,221	\$2,221
C1070	4884124 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	2700	SF	\$4.32 \$11,661	\$11,661													\$11,661
C1090	4884117 Toilet Partitions, Metal, Replace	20	10	10	5	EA	\$1,048.90 \$5,245							\$5,245							\$5,245
C2010	4884115 Wall Finishes, Laminated Paneling (FRP), Replace	30	10	20	1120	SF	\$19.74 \$22,113													\$22,113	\$22,113
C2010	4884120 Wall Finishes, Vinyl, Replace	15	7	8	4000	SF	\$3.09 \$12,340						\$12,340								\$12,340
C2030	4884119 Flooring, Vinyl Sheeting, Replace	15	9	6	400	SF	\$8.64 \$3,455				\$3,	55									\$3,455
C2030	4884141 Flooring, Vinyl Tile (VCT), Replace	15	7	8	300	SF	\$6.17 \$1,851						\$1,851								\$1,851
C2030	4884122 Flooring, Carpet, Commercial Standard, Replace	10	6	4	2100	SF	\$9.26 \$19,436			\$19,436						\$19,436	5				\$38,871
D2010	4884128 Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$678.70 \$679					\$67	9								\$679
D2010	4884123 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	2700	SF	\$6.17 \$16,659	\$16,659													\$16,659
D2010	4884132 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	5	EA	\$1,851.00 \$9,255													\$9,255	\$9,255
D2010	4884125 Urinal, Standard, Replace	30	10	20	3	EA	\$1,357.40 \$4,072													\$4,072	\$4,072
D2010	4884138 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	3	EA	\$1,480.80 \$4,442													\$4,442	\$4,442
D2010	4884137 Toilet, Commercial Water Closet, Replace	30	10	20	6	EA	\$1,604.20 \$9,625													\$9,625	\$9,625
D3050	4884135 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,106.00 \$11,106		\$	11,106											\$11,106
D3050	4884118 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,106.00 \$11,106		\$	11,106											\$11,106
D3050	4884143 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,106.00 \$11,106		\$	11,106											\$11,106
D3050	4884112 HVAC System, Ductwork, Low Density, Replace	30	15	15	2700	SF	\$2.47 \$6,664										\$6,664				\$6,664
D4010	4884113 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renova	te 40	35	5	2700	SF	\$6.17 \$16,659				\$16,659										\$16,659
D4030	4884131 Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	4	EA	\$370.20 \$1,481				\$1,4	81						\$1,481			\$2,962

Uniformat Cod	delD Cost Description	Lifespan (EU	JL)EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 202	23 2024	2025 2	2027	2028	2029	2030	2031 2	2032 2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency R	epair Estimate
D5020	4884136 Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,357.40	\$1,357								\$1,357											\$1,357
D5030	4884140 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2700	SF	\$3.09	\$8,330																	\$	3,330	\$8,330
D5040	4884127 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	2800	SF	\$5.58	\$15,548				\$15,548															\$15,548
D6020	4884114 Low Voltage System, Phone & Data Lines, Replace	20	5	15	2800	SF	\$1.85	5 \$5,183												\$5	,183						\$5,183
D6060	4884110 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	2800	SF	\$2.04	\$5,701								\$5,701											\$5,701
D7010	4884129 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	2800	SF	\$4.0	\$11,229				\$11,229													\$1	1,229	\$22,459
D7050	4884139 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	2800	SF	\$3.70	\$10,366				\$10,366															\$10,366
E2010	4884126 Casework, Countertop, Plastic Laminate, Replace	15	8	7	45	LF	\$61.70	\$2,777					\$	2,777													\$2,777
E2010	4884116 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	15	LF	\$370.20	\$5,553								\$5,553											\$5,553
Totals, Unesc	alated								\$0 \$28,320	\$0 \$33,3	18 \$19,436	\$53,802	\$18,263 \$	3,455 \$14	,191	\$0 \$27,111	\$0	\$0	\$0 \$19	9,436 \$11	,846 \$1	4,808	\$0	\$0	\$0 \$7	1,288	\$315,275
Totals, Escala	ated (3.0% inflation, compounded annually)								\$0 \$29,170	\$0 \$36,4	07 \$21,875	\$62,372	\$21,807 \$	1,249 \$17	,977	\$0 \$36,435	\$0	\$0	\$0 \$29	,398 \$18	,456 \$2	3,762	\$0	\$0	\$0 \$12	3,754	\$430,663

Uniformat C	odelD Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	yUnit	Unit Cost * Subtotal	2023	2024	2025 2026	2027	2028 2	029 203	30 2031	2032 2033	2034 20	35 2036	2037 2038 2039	2040 2041	2042 2043Defici	ency Repair Estimate
D2010	4884313 Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$8,144.40 \$8,144											\$8,144			\$8,14
G1070	4884307 Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	0	2	0	6000	SF	\$4.32 \$25,914	\$25,914													\$25,914
G2020	4884304 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	30000	SF	\$0.56 \$16,659			\$16,659				\$16,659			\$16,659		\$16,659		\$66,636
G2020	4884299 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	30000	SF	\$4.32 \$129,570)								\$129,5	0				\$129,570
G2030	4884296 Sidewalk, Asphalt, Replace	25	25	0	500	SF	\$6.79 \$3,394	\$3,394													\$3,394
G2030	4884312 Sidewalk, Concrete, Large Areas, Replace	50	50	0	1500	SF	\$11.11 \$16,659	\$16,659													\$16,659
G2050	4884294 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	60000	SF	\$0.56 \$33,318	3		\$33,318				\$33,318			\$33,318		\$33,318		\$133,272
G2050	4884311 Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$6,170.00 \$6,170)							\$6,170						\$6,170
G2050	4884292 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	9	EA	\$11,723.00 \$105,507	,												\$105,507	\$105,507
G2060	4884297 Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	25	0	4	EA	\$2,097.80 \$8,391	\$8,391													\$8,391
G2060	4884301 Fences & Gates, Fence, Metal Tube 6', Replace	40	40	0	800	LF	\$49.36 \$39,488	\$39,488													\$39,488
G2060	4884303 Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	4000	LF	\$25.91 \$103,656	3										\$103,656			\$103,656
G2060	4884308 Picnic Table, Metal Powder-Coated, Replace	20	2	18	45	EA	\$863.80 \$38,871												\$38,871		\$38,871
G2060	4884309 Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	1500	LF	\$22.21 \$33,318	3												\$33,318	\$33,318
G2060	4884310 Flagpole, Metal, Replace	30	25	5	1	EA	\$3,085.00 \$3,085	5			:	\$3,085									\$3,085
G2060	4884306 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	5	15	1	EA	\$30,850.00 \$30,850											\$30,850			\$30,850
G2060	4884580 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	4	16	1	EA	\$30,850.00 \$30,850)										\$30,850			\$30,850
G2060	4884305 Retaining Wall, Concrete Cast-in-Place, Replace	50	30	20	1500	SF	\$160.42 \$240,630)												\$240,630	\$240,630
G2060	4884302 Bollard, Concrete or Metal, Replace	30	10	20	4	EA	\$1,234.00 \$4,936	3												\$4,936	\$4,936
G3030	4884298 Piping & Valves, any type Storm Drain Pipes, Water Jet Cleaning, Clean	0	0	0	1500	LF	\$16.04 \$24,063	\$24,063													\$24,063
G4050	4884318 Exterior Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	20	0	30	EA	\$987.20 \$29,616	\$29,616												\$29,616	\$59,232
P2030	4884295 Engineering Study, Civil, Site Drainage, Evaluate/Report	0	1	0	1	EA	\$8,638.00 \$8,638	\$8,638													\$8,638
Y1090	4884293 ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	\$9,255.00 \$9,255	\$9,255													\$9,255
Totals, Une	scalated							\$165,418	\$0	\$0 \$49,977	\$0	\$3,085	\$0 \$	0 \$49,977	\$0 \$6,170	\$0 \$129,5	0 \$49,977	\$0 \$142,650 \$30,850	\$0 \$88,848	\$0 \$414,007	\$1,130,529
T-4-1- F	alated (3.0% inflation, compounded annually)							\$165,418	\$0	\$0 \$54,611	60	3.576	\$0 \$	0 \$63,309	\$0 \$8,292	\$0 \$184,7	c 670 000	\$0 \$222,245 \$49,505	\$0 \$151,258	\$0 \$747,743	\$1,724,086

Appendix F:
Equipment Inventory List



020 Plumbir	ng												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4878674	D2010	Water Heater	Electric, Residential	20 GAL	George Middle School / Building D	Custodian	Rheem	1P280	VG 0103296125	2003	19042181	
	4883721	D2010	Water Heater	Gas, Commercial (125 MBH)	75 GAL	George Middle School / Locker Rooms	Utility Room						2
}	4870448	D2010	Water Heater	Electric, Residential	75 GAL	George Middle School / Multi-Use/Cafeteria	Water heater room	Bradford White	URG275H6N	TL44180810	2016	19041970	
	4870400	D2010	Water Heater	Electric, Residential	20 GAL	George Middle School / Administration Building	Office	Vanguard	1PZ79	VG0508606360	2008	19042167	
	4884128	D2010	Water Heater	Electric, Residential	15 GAL	George Middle School / Portable Buildings P1-P3 & Restrooms	3 Restrooms	No tag/plate found	No tag/plate found	No tag/plate found		19023983	
	4870854	D2010	Water Heater	Gas, Residential	40 GAL	George Middle School / Music	Utility closet	Ge	GG4PT6XA	GELN 12291 14828	2006	19023939	
	4884313	D2010	Backflow Preventer	Domestic Water	4 IN	George Middle School / Site	By the street						
30 HVAC													
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4870394	D3020	Furnace	Gas	80 MBH	George Middle School / Administration Building	Utility closet	Carrier	58PAV090-14	3998414456	1998	19042175	
	4870408	D3020	Furnace [Furnace #1]	Gas	135 MBH	George Middle School / Multi-Use/Cafeteria	Mechanical	Carrier	58RAV135-20	0398A11935	1998	19041971	
	4870459	D3020	Furnace [Furnace #2]	Gas	135 MBH	George Middle School / Multi-Use/Cafeteria	Mechanical	Carrier	58RAV135-20	4397A18611	1998	19041972	
	4870438	D3020	Furnace [Furnace #3]	Gas	135 MBH	George Middle School / Multi-Use/Cafeteria	Mechanical	Carrier	58RAV135-20	3198A11808	1998	19042036	
	4870424	D3020	Furnace [Furnace #4]	Gas	135 MBH	George Middle School / Multi-Use/Cafeteria	Mechanical	Carrier	58RAV135-20	3398A16819	1998	19042024	
	4870858	D3020	Furnace	Gas	88 MBH	George Middle School / Music	Utility closet	Carrier	ZI58STX09016114	S3817A24628	2017	19023942	
	4883740	D3020	Furnace	Gas	135 MBH	George Middle School / Locker Rooms	Utility closet	Carrier			1998	19023977	
	4883731	D3020	Furnace	Gas	135 MBH	George Middle School / Locker Rooms	Utility Room	Carrier			1998	19023940	
	4870853	D3020	Furnace	Gas	88 MBH	George Middle School / Music	Utility closet	Carrier	ZI58STX09016114	S3817A24613	2017	19023962	
)	4870381	D3020	Furnace	Gas	80 MBH	George Middle School / Administration Building	Utility closet	Carrier	Illegible	Illegible	1998	19042173	
1	4878555	D3020	Furnace	Gas	50 MBH	George Middle School / Building A	Electrical room	Armstrong Air	1Y25-1680E01XA	S5913A01201	2013	19042160	
2	4883718	D3020	Furnace	Gas	135 MBH	George Middle School / Locker Rooms	Girls side utility closet	Carrier	Inaccessible	Inaccessible	1998	19042046	
3	4870378	D3030	Air Conditioner	Window/Thru-Wall, Residential		George Middle School / Administration Building	Building exterior						
ļ	4878562	D3030	Heat Pump [HP-A1]	Packaged & Wall- Mounted	4 TON	George Middle School / Building A	A4	Airedale	СМН4	PA2074-U10625	2001	19042199	
5	4878709	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building E	E4	Aire-Flo	СМН4	PA2074-U10619	2001	19023937	
3	4878625	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building C	C6	Airedale	СНМ4	PA2074-U10628	2001	19042196	
7	4878716	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building E	E2	Aire-Flo	СМН4	PA2074-U10614	2001	19041969	
3	4878644	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building C	C2	Airedale	CHM4	PA2074-U106144	2001	19042177	
	4878669	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D2	Airedale	CHM4	PA2074-U10622	2001	19042182	
				Modified		Dunumy D							

20	4878650	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building C	C4	Airedale	CHM4	PA2074-U106212	2001	19042193
21	4878678	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D4	Airedale	CHM4	PA2074-U1062O	2001	19042195
22	4878687	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D7	Airedale	CHM4	PA2074-U10632	2001	19042189
23	4878631	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building C	C3	Airedale	CHM4	PA2074-U10615	2001	19042184
24	4878708	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building E	E5	Airedale	CMH4	PA2074-U10621	2001	19041968
25	4878554	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building A	A2	Airedale	CMH4	PA2074-U10626	2001	19042200
26	4878604	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building B	B3	Airedale	CHM4	PA2074-U10627	2001	19042186
27	4878720	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building E	E6	Airedale	CMH4	PA2074-U10623	2001	19041964
28	4878692	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D6	Airedale	СНМ4	PA2074-U10634	2001	19042190
29	4878603	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building B	B1	Airedale	CHM4	PA2074-U10631	2001	19042183
30	4878733	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building E	E7	Airedale	CMH4	PA2074-U10620	2001	19041967
31	4878675	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D3	Airedale	СНМ4	PA2074-U10637	2001	19042188
32	4878676	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D1	Airedale	СНМ4	PA2074-U10617	2001	19042179
33	4878620	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building C	C5	Airedale	CHM4	PA2074-U10630	2001	19042178
34	4878586	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building B	B4	Airedale	CHM4	PA2074-U10635	2001	19042192
35	4878634	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building C	C1	Airedale	CHM4	PA2074-U10624	2001	19042197
36	4878722	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building E	E3	Airedale	CMH4	PA2074-U1068	2001	19023922
37	4878587	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building B	B2	Airedale	CHM4	PA2074-U10636	2001	19042187
38	4878707	D3030	Heat Pump	Packaged & Wall- Mounted, 4 TON	4 Ton	George Middle School / Building E	E1	Airedale	CMH4	PA2074-U10618	2001	19023920
39	4878665	D3030	Heat Pump	Packaged & Wall- Mounted	4 TON	George Middle School / Building D	D5	Airedale	CHM4	PA2074-U10631	2001	19042191
40	4870871	D3030	Split System [A/C#2]	Condensing Unit/Heat Pump	3.5 TON	George Middle School / Music	Building exterior	Carrier	ZI24AAA542A0030011	S0718E19013	2018	19023981
41	4870374	D3030	Split System	Condensing Unit/Heat Pump	3 TON	George Middle School / Administration Building	Building exterior	International Comfort Products	ZITCA036AKA5	SE032940810	2003	19042154
42	4870391	D3030	Split System	Condensing Unit/Heat Pump	3 TON	George Middle School / Administration Building	Building exterior	International Comfort Products	ZITCA036AKA5	SE032940755	2003	19042170
43	4870874	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	George Middle School / Music	Building exterior	Goodman	GSX140431KD	2012266425	2018	19023986
44	4878559	D3030	Split System	Condensing Unit/Heat Pump	5 TON	George Middle School / Building A	Roof	Armstrong Air	4SCU16LS160P-1	1613G04129	2013	19023957
45	4878550	D3030	Split System Ductless	Single Zone	1 TON	George Middle School / Building A	Roof	Mitsubishi	Illegible	Illegible		19023958
46	4870849	D3030	Split System Ductless	Single Zone	2 TON	George Middle School / Music	Building exterior	Daikin Industries	3MXS24NMVJU	G016676	2016	19024001
47	4884143	D3050	Packaged Unit [623-2]	RTU, Pad or Roof- Mounted	4 TON	George Middle School / Portable Buildings P1-P3 & Restrooms	3 P2	Bard	Illegible	Illegible		19023985
48	4884118	D3050	Packaged Unit [623-27]	RTU, Pad or Roof- Mounted	4 TON	George Middle School / Portable Buildings P1-P3 & Restrooms	3 P1	Bard	Illegible	Illegible		19042065

)	4884135	D3050	Packaged Unit [Illegible	RTU, Pad or Roof- Mounted	4 TON	George Middle School / Portable Buildings P1-P3 & Restrooms	3 P3	Bard	Illegible	Illegible		19042018	
	4883827	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	George Middle School / Community Center	Building exterior	Bard	WH60Z-B09XX4XX	154B9913WP327-OZ	1999	19041993	
	4883841	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	George Middle School / Community Center	Building exterior	Bard	WH602-B09XX4XX	154H971126045-O2	1997	19042044	
	4878611	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	George Middle School / Building B	Roof	Dayton Electric	4YC67A		2004	19023965	
	4878728	D3060	Exhaust Fan	Centrifugal, 12" Damper	150 CFM	George Middle School / Building E	Roof	Greenheck	GB-080-QD-R2	02D18073	2002	19023941	
	4878703	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	George Middle School / Building E	Roof	Greenheck	GB-080-4X-QD-R2	02C0508	2002	19041932	
0 Fire Prote	ection												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4878713	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Building E	Throughout building				·		9
	4878576	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Building A	Throughout building						3
	4878693	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Building D	Throughout building						9
	4870458	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Multi-Use/Cafeteria	Throughout building						8
	4878647	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Building C	Throughout building						7
	4870863	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Music	Throughout building						3
	4883821	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Community Center	Throughout building						3
	4878598	D4030	Fire Extinguisher	Type ABC, up to 20 LB		George Middle School / Building B	Throughout building						5
	4884131	D4030	Fire Extinguisher	Wet Chemical/CO2		George Middle School / Portable Buildings P1-P3 & Restrooms	3 Throughout building						4
)	4870387	D4030	Fire Extinguisher	Wet Chemical/CO2		George Middle School / Administration Building	Throughout building						6
50 Electrical	l												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4870398	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	George Middle School / Administration Building	Closet	Westinghouse	V42M28T30C	612031		19042169	
	4878695	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	George Middle School / Building D	M4	Siemens	3F3Y150B	1475A382NBG001	2002	19042180	
	4878613	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	George Middle School / Building B	Custodian	Dongan	63-63112SH	Inaccessible	2002	19042194	
	4878556	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	George Middle School / Building A	Electrical room	Siemens	3F3Y075B	2475A382JBG005	2002	19042172	
	4878638	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	George Middle School / Building C	M3	Siemens	2475A382NBG001	M33123	2002	19042185	
	4878736	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	George Middle School / Building E	M5	Siemens	3F3Y150B	2475A382NBG001	2002	19042047	
	4870855	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	George Middle School / Music	Utility closet	Westinghouse	V48V28T45C	68K3746	2002	19023966	
	4870456	D5020	Switchboard	277/480 V	2000 AMP	George Middle School / Multi-Use/Cafeteria	Building exterior	GE	51092339-B	17868842-2	2002	19023961	
			D' ('' (' D	120/208 V	225 AMP	George Middle School /	Kitchen	Zinsco	8D317798	RO-93950	1969		
	4870445	D5020	Distribution Panel	120/200 1		Multi-Use/Cafeteria							

11	4870430	D5020	Distribution Panel [Dstr		400 AMP	George Middle School / Multi-Use/Cafeteria	Mechanical room	Zinsco	50732	93S50-2	1969	19023921	
12	4870443	D5020	Distribution Panel [Dstr panel RE]	1 120/208 V	400 AMP	George Middle School / Multi-Use/Cafeteria	Mechanical room	Zinsco	93950	507325	1969	19023933	
13	4878558	D5020	Distribution Panel [LA]	120/240 V	200 AMP	George Middle School / Building A	Electrical room	Siemens	SEE42FX225CTS	60-58438-C00	2002	19042171	
14	4883834	D5020	Distribution Panel	120/208 V	200 AMP	George Middle School / Community Center	Throughout building	Square D			1997		
15	4870372	D5020	Distribution Panel [RA]	120/240 V, Residential Style	100 AMP	George Middle School / Administration Building	Office	Westinghouse	SU27434	AK156819			
16	4878615	D5020	Distribution Panel [RB2]	120/208 V	300 AMP	George Middle School / Building B	Custodian	Siemens	P1C42JX300CTS	60-58438	2002		
17	4878633	D5020	Distribution Panel [RC2]	120/208 V	400 AMP	George Middle School / Building C	M3	Siemens	P1C42JX400CTS	60-58438	2002	19042198	
18	4870851	D5020	Distribution Panel [RD]	120/208 V	225 AMP	George Middle School / Music	Utility closet	Westinghouse	AK156829	SU-27434 II.13CKL	2002		
19	4878658	D5020	Distribution Panel [RD2]	120/208 V	400 AMP	George Middle School / Building D	M4	Siemens	P1C42JX400CTS	60-58438	2002	19041890	
20	4878700	D5020	Distribution Panel [RE2]	120/208 V	400 AMP	George Middle School / Building E	M5	Siemens			2002	19041966	
21	4883728	D5020	Distribution Panel [RN]	120/240 V, Residential Style, 100 AMP		George Middle School / Locker Rooms	Office	Sierra Switchboard		3239	1969		
22	4870426	D5040	Emergency & Exit Lighting	Exit Sign, LED		George Middle School / Multi-Use/Cafeteria	Throughout building						6
D70 Electronic	Safety & Security												
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4870371	D7050	Fire Alarm Panel	Fully Addressable		George Middle School / Administration Building	Office	Gamewell	No tag/plate found	No tag/plate found		19042168	
E10 Equipmen	t												
	•												
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
Index		UFCode E1030	Component Description Foodservice Equipment	Attributes Dishwasher Commercial	Capacity	Building George Middle School / Multi-Use/Cafeteria	Location Detail Kitchen	Manufacturer Stero	Model	Serial	Dataplate Yr	Barcode 19003847	Qty
Index 1 2	ID		Foodservice			George Middle School /			Model	Serial	Dataplate Yr		Qty
Index 1 2 3	ID 4870434	E1030	Foodservice Equipment Foodservice	Dishwasher Commercial		George Middle School / Multi-Use/Cafeteria George Middle School /	Kitchen	Stero		Serial 8410227	Dataplate Yr 2010	19003847	Qty
1 2	ID 4870434 4870411	E1030	Foodservice Equipment Foodservice Equipment Foodservice	Dishwasher Commercial Freezer, 2-Door Reach-In		George Middle School / Multi-Use/Cafeteria George Middle School / Multi-Use/Cafeteria George Middle School /	Kitchen Kitchen	Stero Traulsen	n SM58N		·	19003847 19041931	Qty
1 2	4870434 4870411 4870454	E1030 E1030 E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells	i	George Middle School / Multi-Use/Cafeteria George Middle School / Multi-Use/Cafeteria George Middle School / Multi-Use/Cafeteria George Middle School /	Kitchen Kitchen	Stero Traulsen Beverage-Air Corporation	n SM58N	8410227	2010	19003847 19041931 19041939	Qty
1 2 3 4	1D 4870434 4870411 4870454 4870457	E1030 E1030 E1030 E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells	i	George Middle School / Multi-Use/Cafeteria George Middle School / Multi-Use/Cafeteria George Middle School / Multi-Use/Cafeteria George Middle School / Multi-Use/Cafeteria George Middle School /	Kitchen Kitchen Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation	n SM58N n SM58N	8410227 9401044	2010	19003847 19041931 19041939 19042035	Qty
1 2 3 4 5	4870434 4870411 4870454 4870457 4870422	E1030 E1030 E1030 E1030 E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice Equipment [00017091] Foodservice	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells Convection Oven, Double Food Warmer, Proofing	i	George Middle School / Multi-Use/Cafeteria George Middle School /	Kitchen Kitchen Kitchen Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation Royalton	n SM58N n SM58N C4W	8410227 9401044 Illegible	2010	19003847 19041931 19041939 19042035 19042125	Qty
1 2 3 4 5	ID 4870434 4870411 4870454 4870457 4870422 4870447	E1030 E1030 E1030 E1030 E1030 E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice Equipment [00017091] Foodservice Equipment [03129] Foodservice Equipment [03129]	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells Convection Oven, Double Food Warmer, Proofing Cabinet on Wheels Food Warmer, Proofing		George Middle School / Multi-Use/Cafeteria George Middle School /	Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation Royalton Wells Mfg. Co.	n SM58N n SM58N C4W No tag/plate found	8410227 9401044 Illegible No tag/plate found	2010	19003847 19041931 19041939 19042035 19042125 19003932	Qty
1 2 3 4 5	ID 4870434 4870411 4870454 4870457 4870422 4870447 4870415	E1030 E1030 E1030 E1030 E1030 E1030 E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice Equipment [00017091] Foodservice Equipment [03129] Foodservice Equipment [03130] Foodservice Equipment [03130]	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells Convection Oven, Double Food Warmer, Proofing Cabinet on Wheels Food Warmer, Proofing Cabinet on Wheels		George Middle School / Multi-Use/Cafeteria	Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation Royalton Wells Mfg. Co. Wells Mfg. Co.	n SM58N n SM58N C4W No tag/plate found No tag/plate found	8410227 9401044 Illegible No tag/plate found No tag/plate found	2010	19003847 19041931 19041939 19042035 19042125 19003932 19041881	Qty
1 2 3 4 5 6 7	ID 4870434 4870411 4870454 4870457 4870422 4870447 4870415 4870413	E1030 E1030 E1030 E1030 E1030 E1030 E1030 E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice Equipment [00017091] Foodservice Equipment [03129] Foodservice Equipment [03130] Foodservice Equipment [03130] Foodservice Equipment [03132] Foodservice	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells Convection Oven, Double Food Warmer, Proofing Cabinet on Wheels Food Warmer, Proofing Cabinet on Wheels Convection Oven, Double Refrigerator, 2-Door		George Middle School / Multi-Use/Cafeteria	Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation Royalton Wells Mfg. Co. Wells Mfg. Co. Montague	n SM58N n SM58N C4W No tag/plate found No tag/plate found No tag/plate found Inaccessible	8410227 9401044 Illegible No tag/plate found No tag/plate found No tag/plate found	2010	19003847 19041931 19041939 19042035 19042125 19003932 19041881 19003974	Qty
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1 2 3 4 5 6 7 8 9	ID 4870434 4870411 4870454 4870457 4870422 4870447 4870415 4870413 4870449 4870428	E1030	Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice Equipment [00017091] Foodservice Equipment [03129] Foodservice Equipment [03130] Foodservice Equipment [03132] Foodservice Equipment [03600] Foodservice Equipment [100000113] Foodservice Equipment	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells Convection Oven, Double Food Warmer, Proofing Cabinet on Wheels Food Warmer, Proofing Cabinet on Wheels Convection Oven, Double Refrigerator, 2-Door Reach-In Dairy Cooler/Wells Refrigerator, 2-Door		George Middle School / Multi-Use/Cafeteria	Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation Royalton Wells Mfg. Co. Wells Mfg. Co. Montague Traulsen Beverage-Air Corporation	n SM58N C4W No tag/plate found No tag/plate found No tag/plate found Inaccessible n SM58HC-W	8410227 9401044 Illegible No tag/plate found No tag/plate found Inaccessible 136124087	2010	19003847 19041931 19041939 19042035 19042125 19003932 19041881 19003974 19041920 19023938	Qty
1 2 3 4 5 6 7 8 9 10 11	ID 4870434 4870411 4870454 4870457 4870422 4870447 4870415 4870413 4870449 4870428	E1030	Foodservice Equipment Foodservice Equipment Foodservice Equipment [00013051] Foodservice Equipment [00016189] Foodservice Equipment [00017091] Foodservice Equipment [03129] Foodservice Equipment [03130] Foodservice Equipment [03132] Foodservice Equipment [03600] Foodservice Equipment [103600] Foodservice Equipment [100000113] Foodservice Equipment [1000001918] Foodservice	Dishwasher Commercial Freezer, 2-Door Reach-In Dairy Cooler/Wells Dairy Cooler/Wells Convection Oven, Double Food Warmer, Proofing Cabinet on Wheels Food Warmer, Proofing Cabinet on Wheels Convection Oven, Double Refrigerator, 2-Door Reach-In Dairy Cooler/Wells Refrigerator, 2-Door Reach-In		George Middle School / Multi-Use/Cafeteria	Kitchen	Stero Traulsen Beverage-Air Corporation Beverage-Air Corporation Royalton Wells Mfg. Co. Wells Mfg. Co. Montague Traulsen Beverage-Air Corporation True Manufacturing Co	n SM58N C4W No tag/plate found No tag/plate found No tag/plate found Inaccessible sM58HC-W Inaccessible 622010	8410227 9401044 Illegible No tag/plate found No tag/plate found Inaccessible 136124087 Inaccessible	2010	19003847 19041931 19041939 19042035 19042125 19003932 19041881 19003974 19041920 19023938	Qty

14	4870401	E1030	Foodservice Equipment [1001241] Freezer, 2-Door Reach-In	George Middle School / Multi-Use/Cafeteria Kitchen	Traulsen	AHT232WVT-FHS	T47959113		19003933
15	4870414	E1030	Foodservice Refrigerator, 4-Door Equipment [1001271] Reach-In	George Middle School / Multi-Use/Cafeteria Kitchen	Traulsen	ARHT232DUF	T64989E1r		19041898
16	4870461	E1030	Foodservice Equipment [1001357] Dairy Cooler/Wells	George Middle School / Multi-Use/Cafeteria Kitchen	Beverage-Air Corpora	ation SM58N-W	11407464	2010	19041960
17	4870405	E1030	Freezer, 4-Door Reach-In Equipment [1001592]	George Middle School / Multi-Use/Cafeteria Kitchen	Victory	FSX2D-57	P0p62664		19041912
18	4870433	E1030	Freezer, 4-Door Reach-In Equipment [1001608]	George Middle School / Multi-Use/Cafeteria Kitchen	Traulsen	ALT232WV	T45724D16		19041900
19	4870444	E1030	Foodservice Food Warmer, Proofing Equipment [1001664] Cabinet on Wheels	George Middle School / Multi-Use/Cafeteria Kitchen	Metro	C5	Inaccessible		19042113