# **FACILITY CONDITION ASSESSMENT**



prepared for

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



Ryan STEAM Academy 1241 McGinness Drive San Jose, California 95127

#### PREPARED BY:

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# BV PROJECT #:

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December 22, 2022

## **ON SITE DATE:**

November 29 and 30, 2022

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# 1. Executive Summary

# Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	Nine
Main Address	1241 McGinness Drive, San Jose, California 95127
Site Developed	Constructed 1953 Modernized 1993 Portable additions 1997
Site Area	8.6 acres (estimated)
Parking Spaces	46 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	A classroom is leased by Kidango
Date(s) of Visit	November 29 & 30, 2022
Management Point of Contact	Alum Rock Unified School District, Kolvira Chheng, Assistant Superintendent of Business Services (408) 928-6847
On-site Point of Contact (POC)	Jun Zaho
Assessment and Report Prepared By	Kay van der Have
Reviewed By	James Bryant for: Mouaz Alrayes Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



## Campus Findings and Deficiencies

## **Historical Summary**

Ryan School opened on September 21, 1953. It still functions as an elementary school and appears to have undergone minimal renovation. Additions to the facility include a portable classroom (K3) and a modular building (COE).

#### **Architectural**

The main classroom buildings are well built and have survived minimal maintenance and upkeep. Each of the modified bitumen roofs are patched and bubbling in many places. Short term replacement is budgeted. The single glazed steel sash windows are also budgeted for short term replacement. Casework in the classrooms appears to date from 1953, replacement is anticipated. The interior finishes have been periodically replaced as needed over the years.

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

The original classroom buildings currently employ gas fired wall heaters for warmth and window air conditioners for cooling. It is BV's understanding that a firm has been retained to determine the optimum HVAC system. Lacking that information, replacing the current set-up is budgeted. As a life safety measure classrooms should immediately be supplied with carbon monoxide detectors.

Major elements of the electric system were replaced or upgraded in 1992. The campus is without fire sprinklers, providing a fire sprinkler system has been budgeted.

#### Site

The asphalt parking lots needs sealing and striping, with an overlay anticipated in eight years. The play structure is inaccessible.

#### Recommended Additional Studies

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



# Facility Condition Index (FCI)

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

FCI Ranges and Description							
0 – 5% In new or well-maintained condition, with little or no visual evidence of wear or deficiencie							
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.						

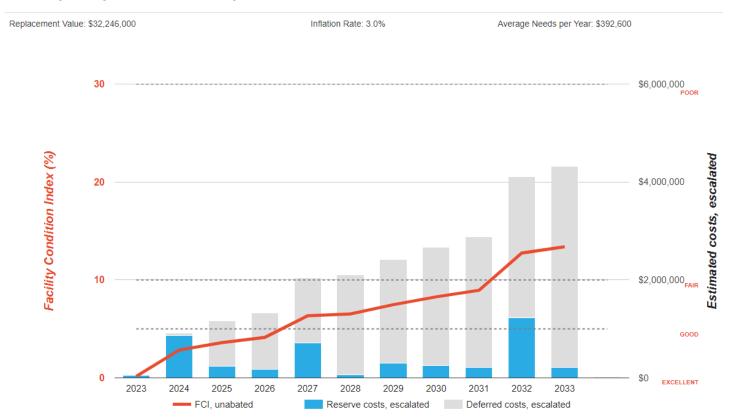
The deficiencies and lifecycle need identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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	5,200	\$4,108,000	0.2%	5.2%	7.6%	12.5%
Building 1 - 4	\$790	4,900	\$3,871,000	0.2%	4.9%	6.6%	10.8%
Building 10 -15	\$790	7,100	\$5,609,000	0.0%	4.0%	5.8%	11.5%
Building 16 -19	\$790	3,400	\$2,686,000	0.0%	3.8%	8.5%	15.3%
Building 20 -22	\$790	3,900	\$3,081,000	0.2%	4.6%	8.0%	12.5%
Building 5 - 9	\$790	5,500	\$4,345,000	0.4%	4.8%	7.0%	14.5%
Modular Building COE	\$690	2,500	\$1,725,000	0.1%	1.8%	3.9%	16.2%
Multi Use/Cafeteria Building	\$790	4,000	\$3,160,000	0.2%	3.3%	6.2%	17.2%
Portable Building K3	\$550	1,000	\$550,000	0.1%	0.6%	1.8%	10.5%



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: Ryan STEAM Academy





# Immediate Needs

Facility/Building	Total Items	Total Cost
Ryan STEAM Academy / Administration Building	1	\$9,300
Ryan STEAM Academy / Building 1 - 4	4	\$8,800
Ryan STEAM Academy / Building 20 -22	2	\$5,000
Ryan STEAM Academy / Building 5 - 9	1	\$19,400
Ryan STEAM Academy / Modular Building COE	1	\$1,700
Ryan STEAM Academy / Multi Use/Cafeteria Building	1	\$6,500
Ryan STEAM Academy / Portable Building K3	1	\$300
Total	11	\$51,000

## **Administration Building**

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF</u> Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	Cost
5269174	Ryan STEAM Academy / Administration Building	Throughout the School	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,300
Total (1 items	5)						\$9,300



# Building 1 - 4

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4559537	Ryan STEAM Academy / Building 1 - 4	2	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$200
4559543	Ryan STEAM Academy / Building 1 - 4	Building 1 - 4	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Poor	Performance/Integrity	\$1,900
4576589	Ryan STEAM Academy / Building 1 - 4	Building 1 - 4	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	\$1,400
4581712	Ryan STEAM Academy / Building 1 - 4	Classrooms	D7050	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	NA	Safety	\$5,300
Total (4 items	s)						\$8,800

## Building 20 -22

<u>ID</u>	Location	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4559585	Ryan STEAM Academy / Building 20 -22	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$2,200
4559757	Ryan STEAM Academy / Building 20 -22	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	\$2,800
Total (2 items	;)						\$5,000

## Building 5 - 9

<u>ID</u>	Location	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan</u> <u>Type</u>	<u>Cost</u>
4559737	Ryan STEAM Academy / Building 5 - 9	Site	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	Poor	Safety	\$19,400
Total (1 items)							\$19,400

## Modular Building COE

<u>ID</u>	Location	Location Description	<u>UF</u> <u>Code</u>	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4559684	Ryan STEAM Academy / Modular Building COE	Building 1 - 4	D2010	Toilet, Residential Water Closet, Replace	Poor	Performance/Integrity	\$1,700
Total (1 items	;)						\$1,700

# Multi Use/Cafeteria Building

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4559616	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Retrofit/Adaptation	\$6,500
Total (1 item	s)						\$6,500



## Portable Building K3

<u>ID</u>	Location	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	Cost
4559747	Ryan STEAM Academy / Portable Building K3	Building Exterior	B3080	Soffit/Fascia, Wood, Replace	Poor	Retrofit/Adaptation	\$300
Total (1 items)							\$300

# System Expenditure Report

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	\$4,997	\$352,753	\$141,203	\$37,703	\$184,970	\$721,626
Roofing	\$286	\$500,778	\$21,596	-	\$85,442	\$608,102
Interiors	\$6,632	\$76,060	\$213,995	\$364,093	\$458,231	\$1,119,011
Conveying	-	\$22,255	-	-	-	\$22,255
Plumbing	\$4,935	\$6,981	\$27,465	\$688,550	\$118,230	\$846,161
HVAC	-	\$47,502	\$65,514	-	\$79,913	\$192,929
Fire Protection	-	\$785	\$263,960	\$2,207	\$8,794	\$275,746
Electrical	-	\$12,198	\$7,184	\$527,939	\$4,710	\$552,031
Fire Alarm & Electronic Systems	\$5,330	-	\$150,599	\$153,382	\$42,083	\$351,394
Equipment & Furnishings	-	\$31,419	\$13,590	\$168,739	\$57,820	\$271,568
Site Development	\$19,435	\$41,510	\$40,692	\$94,421	\$481,904	\$677,962
Site Pavement	-	\$16,814	-	\$175,658	\$48,793	\$241,265
Site Utilities	-	-	-	-	\$24,475	\$24,475
Accessibility	\$9,255	-	-	-	-	\$9,255
TOTALS (3% inflation)	\$50,900	\$1,109,100	\$945,800	\$2,212,700	\$1,595,400	\$5,913,900



## 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.

Ryan STEAM Academy					
Building Area = 41,500 SF					
	FTA Primary	TERM	Replacement		
	Level	Scale	Cost x TERM		
	Replacemen	Condition	Scale		
FTA Primary Level	t Cost	Rating	Condition		
Substructure	\$671,296	4.00	\$2,685,184		
Shell	\$1,111,960	1.47	\$1,636,126		
Interiors	\$830,797	2.88	\$2,389,610		
Conveyance	\$20,978	2.00	\$0		
Plumbing	\$639,952	3.02	\$1,934,357		
HVAC	\$141,540	2.53	\$357,613		
Fire Protection	\$237,113	2.00	\$474,226		
Electrical	\$884,741	3.00	\$2,657,086		
Equipment	\$31,714	3.20	\$101,435		
Site	\$581,991	2.94	\$1,708,485		
Total Building	\$5,152,082	Subtotal	\$13,944,122		
Building Weighted Av	erage Condition	2.71			
	Rounded	3			

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

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**



#### Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement Building 5 - 9 Ryan STEAM Academy Site

Uniformat Code: G2050

Recommendation: Mill & Overlay in 2023

Priority Score: 91.9

Plan Type: Safety

Cost Estimate: \$19,400

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Section is full of possible places to trip - AssetCALC ID: 4559737

#### **Fire Alarm Devices**

Smoke/Carbon Monoxide Detector, by contractor Building 1 - 4 Ryan STEAM Academy Classrooms

Uniformat Code: D7050

Recommendation: Replace/Install in 2023

Priority Score: 90.9

Plan Type: Safety

Cost Estimate: \$5,300

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Gas burning wall heaters in the classrooms dictate that there should be carbon monoxide detectors. - AssetCALC ID: 4581712



#### **Exterior Walls in Poor condition.**

any painted surface Building 20 -22 Ryan STEAM Academy Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2023

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$2,800

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Ceiling paint at the soffits - AssetCALC ID: 4559757



## **Exterior Walls in Poor condition.**

any painted surface
Building 20 -22 Ryan STEAM Academy Building
Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2023

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$2,200

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Fascia needs paint - AssetCALC ID: 4559585





## Parking Lots in Marginal condition.

Pavement, Asphalt Site Ryan STEAM Academy Site

Uniformat Code: G2020

Recommendation: Seal & Stripe in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$16,300

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- AssetCALC ID: 4559551



## Urinal in Poor condition.

Standard
Building 1 - 4 Ryan STEAM Academy Building 1 - 4

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

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Urinal is sealed off and ca not be used - AssetCALC ID: 4576589



## Sink/Lavatory in Poor condition.

Wall-Hung, Vitreous China Building 1 - 4 Ryan STEAM Academy Building 1 - 4

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,900

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The faucet is running - AssetCALC ID: 4559543



## Toilet in Poor condition.

Residential Water Closet Modular Building COE Ryan STEAM Academy Building 1 - 4

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,700

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Both are marked "out of order " - AssetCALC ID: 4559684





#### Water Heater in Marginal condition.

Electric, Residential
Building 10 -15 Ryan STEAM Academy Building 10
-15

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 83.8

Plan Type:

Performance/Integrity

Cost Estimate: \$700

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- AssetCALC ID: 4559605



## Playfield Surfaces in Marginal condition.

Chips Wood, 3" Depth Site Ryan STEAM Academy Site

Uniformat Code: G2050

Recommendation: Replace in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,300

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- AssetCALC ID: 4559708



# Athletic Surfaces & Courts in Marginal condition.

Basketball/General, Asphalt Pavement Site Ryan STEAM Academy Site

Uniformat Code: G2050

Recommendation: Seal & Stripe in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$26,100

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- AssetCALC ID: 4559785



## Flooring in Poor condition.

Vinyl Tile (VCT)
Building 1 - 4 Ryan STEAM Academy 2

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$200

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The tile is cracked and broken - AssetCALC ID: 4559537



#### **ADA Miscellaneous**

Level III Study, Includes Measurements Administration Building Ryan STEAM Academy

Throughout the School

Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: 63.9

Plan Type: Accessibility

Cost Estimate: \$9,300

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#### AssetCALC ID: 5269174



## Roofing in Poor condition.

Modified Bitumen Building 10 -15 Ryan STEAM Academy Building 10 -15 & Restroom

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$90,100

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#### Several patches over the body of the roof - AssetCALC ID: 4559762



## Roofing in Poor condition.

Modified Bitumen Site Ryan STEAM Academy Walkways

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$49,400

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#### The roof is patched and bubbling - AssetCALC ID: 4576584



## Roofing in Poor condition.

Modified Bitumen Building 16 -19 Ryan STEAM Academy Building 16

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$44,400

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The roof is patched and bubbling - AssetCALC ID: 4576585





Roofing in Poor condition.

Modified Bitumen
Multi Use/Cafeteria Building Ryan STEAM Academy
Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$51,800

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The roof is patched and bubbling - AssetCALC ID: 4559755



## Roofing in Poor condition.

Modified Bitumen
Building 20 -22 Ryan STEAM Academy Building 20

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$50,600

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The roof is patched and bubbling - AssetCALC ID: 4576580



## Roofing in Poor condition.

Modified Bitumen
Building 5 - 9 Ryan STEAM Academy Building 5 - 9

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$70,300

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The roof is patched and bubbling - AssetCALC ID: 4576586



## Roofing in Poor condition.

Modified Bitumen Administration Building Ryan STEAM Academy Roof

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$66,600

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showing lots of bubbles, patched - AssetCALC ID: 4559573





## Roofing in Poor condition.

Modified Bitumen Building 1 - 4 Ryan STEAM Academy Building 1 - 4

Uniformat Code: B3010

Recommendation: Replace in 2024

Priority Score: 61.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$62,900

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The roof is patched and bubbling - AssetCALC ID: 4576590



#### Window in Poor condition.

Steel, 28-40 SF Building 10 -15 Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$53,900

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Steel sash, single glazed - AssetCALC ID: 4559561



#### Window in Poor condition.

Steel, 16-25 SF Building 20 -22 Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$2,100

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Steel sash, single glazed - AssetCALC ID: 4559699



## Window in Poor condition.

Steel, 16-25 SF Building 5 - 9 Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$42,000

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Steel sash, single glazed - AssetCALC ID: 4559645





#### Window in Poor condition.

Steel, 28-40 SF Building 20 -22 Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$31,200

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Steel sash, single glazed - AssetCALC ID: 4559736



#### Window in Poor condition.

Steel, 28-40 SF Administration Building Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$48,200

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Steel sash, single glazed - AssetCALC ID: 4559511



#### Window in Poor condition.

Steel, 28-40 SF Building 5 - 9 Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$51,100

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Steel sash, single glazed - AssetCALC ID: 4559631



### Window in Poor condition.

Steel, 28-40 SF Building 16 -19 Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$34,100

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Steel sash, single glazed - AssetCALC ID: 4559726





#### Window in Poor condition.

Steel, 16-25 SF Administration Building Ryan STEAM Academy Building Exterior

Uniformat Code: B2020

Recommendation: Replace in 2024

Priority Score: 60.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$44,100

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Steel sash, single glazed - AssetCALC ID: 4559743

**Fire Suppression System** 

Full System Install/Retrofit, Medium

Density/Complexity

Building 5 - 9 Ryan STEAM Academy Building 5 - 9

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$33,900

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Currently there are no fire sprinklers - AssetCALC ID: 4581704

Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Building 10 -15 Ryan STEAM Academy Building 10

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-15

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$43,800

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Currently there are no fire sprinklers - AssetCALC ID: 4581705

**Fire Suppression System** 

Full System Install/Retrofit, Medium Density/Complexity

Building 16 -19 Ryan STEAM Academy Building 16

-19

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$21,000

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Currently there are no fire sprinklers - AssetCALC ID: 4581710

Fire Suppression System

Full System Install/Retrofit, Medium

Density/Complexity

Building 1 - 4 Ryan STEAM Academy Building 1 - 4

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$30,200

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Currently there are no fire sprinklers - AssetCALC ID: 4581713

**Fire Suppression System** 

Full System Install/Retrofit, Medium

Density/Complexity

Portable Building K3 Ryan STEAM Academy

Portable Building K3

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$6,200

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Currently there are no fire sprinklers - AssetCALC ID: 4581709

**Fire Suppression System** 

Full System Install/Retrofit, Medium

Density/Complexity

Modular Building COE Ryan STEAM Academy

Modular Building COE

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$15,400

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Currently there are no fire sprinklers - AssetCALC ID: 4581706

**Fire Suppression System** 

Full System Install/Retrofit, Medium

Density/Complexity

Building 20 -22 Ryan STEAM Academy Building 20

-22

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$24,100

\$\$\$\$

Currently there are no fire sprinklers - AssetCALC ID: 4581707

**Fire Suppression System** 

Full System Install/Retrofit, Medium

Density/Complexity

Administration Building Ryan STEAM Academy

Administration Building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$32,100

\$\$\$\$

\*Currently there are no fire sprinklers - AssetCALC ID: 4581703



## **Fire Suppression System**

Full System Install/Retrofit, Medium Density/Complexity Multi Use/Cafeteria Building Ryan STEAM Academy Multi Use/Cafeteria Building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$24,700

\$\$\$\$

## Currently there are no fire sprinklers - AssetCALC ID: 4581711



#### Soffit/Fascia in Poor condition.

Wood Portable Building K3 Ryan STEAM Academy Building Exterior

Uniformat Code: B3080

Recommendation: Replace in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$300

**\$\$**\$\$

## Moisture damaged wood trim needs to be replaced. - AssetCALC ID: 4559747



#### Wall Finishes in Poor condition.

any surface Multi Use/Cafeteria Building Ryan STEAM Academy Multi Use/Cafeteria Building

Uniformat Code: C2010

Recommendation: Prep & Paint in 2023

Priority Score: 54.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$6,500

**\$\$**\$\$

Significantly soiled walls - AssetCALC ID: 4559616

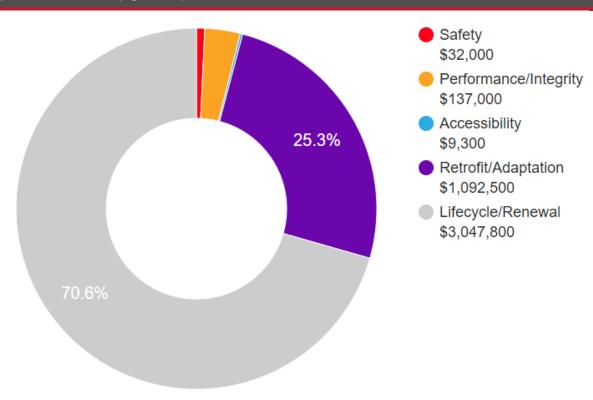


## Plan Types

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

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

# Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,318,600



# 2. Multi Use/Cafeteria





Address	1241 McGinness Drive, San Jose, California 95127	
Constructed/Renovated	1953	
Building Size	4,000 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Poor
Roof	Gable construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, painted lath & plaster, acoustic tile Floors: VCT, sheet vinyl, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral Fixtures: Toilet and sink in restroom	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair

Multi Use/Cafeteria: Systems Summary				
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations and exit signs	Fair		
Equipment/Special	Commercial kitchen equipment	Fair		
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See		
Additional Studies	No additional studies are recommended for this building/site at this time.			
Key Issues and Findings	No fire sprinklers, steel sash windows, patched roof, outdated fire alarm syste	m		
Key Spaces Not Observed	All key areas of the property were accessible and observed.			



# Multi Use/Cafeteria: Photographic Overview



1 - FRONT ELEVATION



2 - SIDE ELEVATION



3 - ROOF



4 - STAGE



5 - STAGE



6 - UNIT HEATER





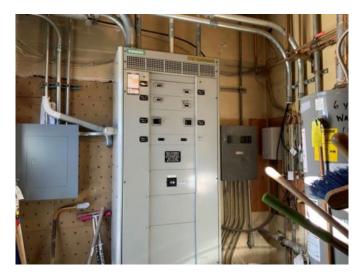
7 - KITCHEN



9 - WATER HEATER



8 – WHEELCHAIR LIFT



10 - MAIN ELECTRIC PANEL



# 3. Administration and Classrooms 1-22





Administration and C	lassrooms 1-22: Sys	tems Summary	
Address	1241 McGinness Drive,	San Jose, California 95127	
Constructed/Renovated	1953		
	Administration	5,200 SF	
	Classrooms 1-4	4,900 SF	
	Classrooms 5-9	5,500 SF	
Building Size	Classrooms 10-15 & Res	stroom 7,100 SF	
	Classrooms 16-19	3,400 SF	
	Classrooms 20-22	3,900 SF	
	TOTAL	34,000 SF	
Number of Stories	One		
System	Description		Condition
Structure	Conventional wood fram	e structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stud Windows: Steel	cco	Poor
Roof	Gable construction with I	modified bituminous finish	Poor
	Walls: Painted, acoustic	tile, ceramic tile	
Interiors	Floors: Carpet, VCT, cer	amic tile, terrazzo, coated concrete	Fair
	Ceilings: Painted gypsur	n board and ACT	
Elevators	None		
	Distribution: Copper sup	ply and cast-iron waste & venting	
Plumbing	Hot Water: Electric tank- restrooms)	less water heater (Administration Building & adult	Fair
. 3	Hot Water: None (Studer	nt restrooms)	
	· ·	and sinks in all restrooms	
	,		JAU VE

Administration and Classrooms 1-22: Systems Summary				
HVAC	Classroom Buildings: Gas fired wall heater and window air conditioners  Administration Building: Roof mounted packaged units	Fair		
Fire Suppression	Fire extinguishers only	Fair		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, pull stations and exit signs	Fair		
Equipment/Special	None			
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See		
Additional Studies	No additional studies are recommended for this building/site at this time.			
Key Issues and Findings	Bubbling, patched roof, steel sash windows, no fire sprinklers			
Key Spaces Not Observed	All key areas of the property were accessible and observed			



# Administration and Classrooms 1-22: Photographic Overview



1 - FRONT ELEVATION, ADMINISTRATION



2 - LEFT ELEVATION, ADMINISTRATION



3 - CLASSROOMS FRONT ELEVATION



4 - CLASSROOMS SIDE ELEVATION



5 - ADMINISTRATION LOBBY



6 - ADMINISTRATION INTERIOR





7 - KINDERGARDEN INTERIOR



9 - ELECTRICAL PANEL



11 - ADMINISTRATION AND KINDERGARTEN HVAC



8 - CLASSROOM INTERIOR



10 - CLASSROOM HEATER



12 - FIRE ALARM PANEL



# 4. Modular Building COE & Portable K3





Modular Building CO	E & Portable K3: Systems Summary	
Address	1241 McGinness Drive, San Jose, California 95127	
Constructed/Renovated	1998	
Building Size	Modular 2,500 SF Portable 1,000 SF TOTAL 3,500 SF	
Number of Stories	One	
System	Description	Condition
Structure	Modular frame structure over crawl space foundation Portable structure	Good
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: vinyl, ceramic tile Floors: VCT, carpet Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	



Modular Building CO	E & Portable K3: Systems Summary	
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, pull stations, strobes and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No fire sprinklers	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



# Modular Building COE and Portable K3: Photographic Overview



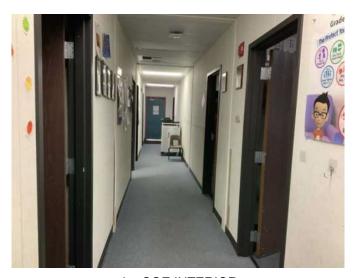
1 - COE FRONT ELEVATION



2 - COE SIDE ELEVATION



3 - COE INTERIOR



4 - COE INTERIOR



5-COE HEAT PUMP



6 - COE COMPONENT OF FIRE ALARM





1 - K3 FRONT ELEVATION



2 - K3 SIDE ELEVATION



3 - K3 INTERIOR



4 - K3 INTERIOR



5-K3 ELECTRIC PANEL



6 – K3 HEAT PUMP



# 5. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs and ramps,	Good
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields Moderately furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low site slopes throughout	Good
Utilities	Municipal water and sewer  Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, Building-mounted: LED, incandescent	Good
Ancillary Structures	None	
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	i
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for the general site at this time.	
Key Issues and Findings	None observed at time of assessment.	



# Site: Photographic Overview



1 - PARKING OVERVIEW



3 - PLAYGROUND



5 – BACKFLOW PREVETER



2 - PLAY COMPONENT



4 – SITE FURNISHINGS



6 - SWITCHGEAR



### 6. Property Space Use and Observed Areas

#### **Areas Observed**

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

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



#### 7. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 1953 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	1953	No	Yes
Multi Use/Cafeteria	1953	No	No
Administration and Classrooms 1-22	1953	No	No
Modular Building COE & Portable K3	1998	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.



#### 8. Purpose and Scope

#### Purpose

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

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

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

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



#### Scope

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

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



#### 9. Opinions of Probable Costs

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

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

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

#### Methodology

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

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

#### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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



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

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

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

#### **Key Findings**

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

#### **Exceedingly Aged**

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



#### 10. Certification

Alum Rock Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ryan STEAM Academy, 1241 McGinness Drive, San Jose, California 95127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

This report has been prepared 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,

**Project Manager** 

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

Mouaz.Alrayes@bureauveritas.com

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# 11. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

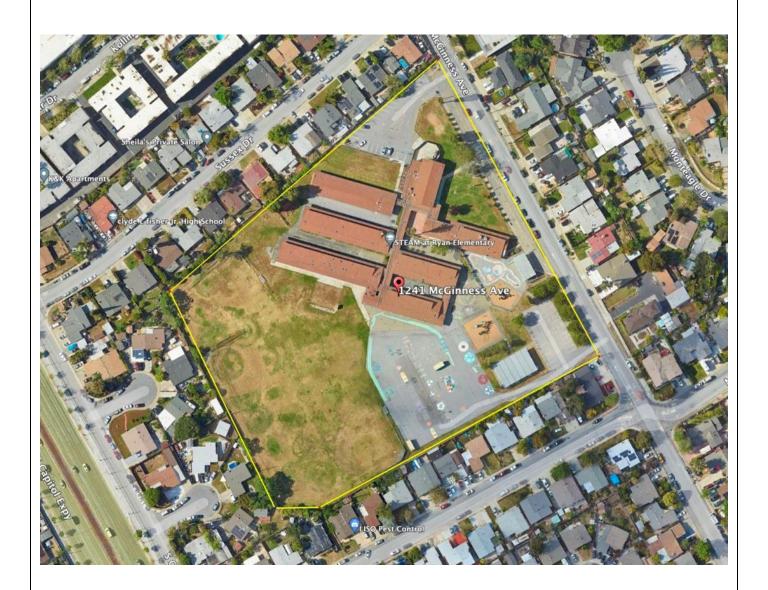
Appendix F: Equipment Inventory List



# Appendix A: Site Plan



### **Aerial Site Plan**

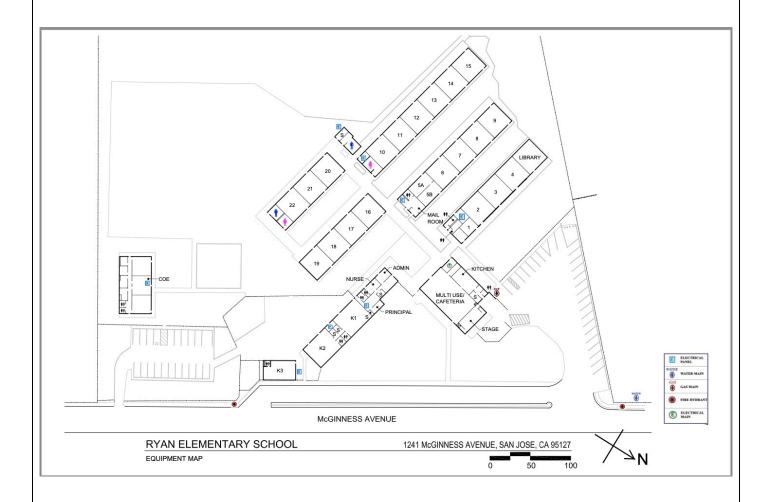




Project Number	Project Name		
159228.22R000-012.354	Ryan STEAM Academy Alum Rock Unified School District		
Source	On-Site Date		
Google Earth	November 29 & 30, 2022		



# Site Plan



TAS TAS
BUREAU VERITAS

Project Number	Project Name				
159228.22R000-012.354	Ryan STEAM Academy				
100220.2211000 012.001	Alum Rock Unified School District				
Source	On-Site Date				
Alum Rock School District	November 29 & 30, 2022				



Appendix B:
Pre-Survey Questionnaire



# BV Facility Condition Assessment: Pre-Survey Questionnaire

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

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

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

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

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

Appendix C:
Accessibility Review and Photos



# **Visual Checklist - 2010 ADA Standards for Accessible Design**

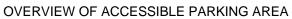
Property Name: Ryan STEAM Academy

BV Project Number: 159228.22R000 - 012.354

	Abbreviated Accessibility Checklist						
	Facili	ty Histor	ry & Inte	rview			
	Question	Yes	No	Unk	Comments		
1	Has an accessibility study been previously performed? If so, when?			×			
2	Have any ADA improvements been made to the property since original construction? Describe.	×					
3	Has building management reported any accessibility-based complaints or litigation?		×				

#### Parking







2ND AREA OF ACCESSIBLE PARKING

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

#### Exterior Accessible Route





ACCESSIBLE PATH

ACCESSIBLE RAMP

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

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

### **Building Entrances**





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?			×	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	×			
5	Do doors at accessible entrances appear to have compliant hardware ?	×			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	×			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		×	
8	Do thresholds at accessible entrances appear to have a compliant height?	×		

#### Interior Accessible Route



entary Office Rules

Be Respectful

Wait
quiety
Be polie
Work on quiet
activity

ACCESSIBLE INTERIOR PATH

**ENTRY LOBBY** 

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage?		×	
8	Do public transaction areas have an accessible, lowered service counter section ?	×		
9	Do public telephones appear mounted with an accessible height and location ?		×	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	×		
11	Do doors at interior accessible routes appear to have compliant hardware ?	×		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	×		
13	Do doors on interior accessible routes appear to have a compliant clear opening width?	×		

#### Public Restrooms







RESTROOM 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 ?			×	No stall doors this is a single used toilet room

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		×	No stall doors this is a single used toilet room
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?		×	No urinal
9	Do accessories and mirrors appear to be mounted at a compliant height?	×		

# Playgrounds & Swimming Pools







PLAYGROUND SURFACE

	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 | Ryan STEAM Academy / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	5,200 SF	55	5133321
Facade						
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	21	1	4559743
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	17	1	4559511
B2020	Building Exterior	Adequate	Window, Wood, 28-40 SF	1	5	4559579
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	9	4559550
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	5,400 SF	1	4559573
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	3	4559566
Interiors						
C1030	Administration Building	Adequate	Interior Door, Wood, Solid-Core	7	9	4559667
C1070	Administration Building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	900 SF	4	4559652
C1070	Administration Building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	11	4559529
C2010	Kinder	Marginal	Wall Finishes, Acoustical Tile (ACT), Standard	180 SF	3	4559715
C2010	Administration Building	Adequate	Wall Finishes, Ceramic Tile	160 SF	19	4559670
C2010	Administration Building	Marginal	Wall Finishes, any surface, Prep & Paint	3,000 SF	3	4559741
C2030	Administration Building	Adequate	Flooring, Vinyl Tile (VCT)	1,700 SF	7	4559555
C2030	Administration Building	Adequate	Flooring, Vinyl Tile (VCT)	5,100 SF	6	4559680
C2050	Administration Building	Marginal	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	3	4559582
Plumbing						
D2010	Administration Building	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	19	4559709
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,200 SF	9	4710149
D2010	Administration Building	Adequate	Toilet, Residential Water Closet	2	13	4559647
D2010	Kinder	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	4559595
D2010	Kinder	Adequate	Toilet, Child-Sized	2	14	4559622
HVAC						
D3030	Administration Building	Adequate	Air Conditioner, Window/Thru-Wall, Residential	2	4	4559677
D3050	Administration Building	Adequate	HVAC System, Ductwork, Medium Density	5,200 SF	15	4559705
D3050	Administration Building	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4559732
D3050	Administration Building	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	4559694
Fire Protection						
D4010	Administration Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,200 SF	4	4581703

### Component Condition Report | Ryan STEAM Academy / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Administration Building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	4	6	4559554
Electrical						
D5020	Administration Building	Marginal	Distribution Panel, 120/208 V	1	2	4559636
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,200 SF	8	4710445
Fire Alarm & Ele	ctronic Systems					
D6020	Administration Building	Adequate	Low Voltage System, Phone & Data Lines	5,200 SF	9	4559781
D6020	Kinder	Adequate	Low Voltage System, Phone & Data Lines	5,200 SF	9	4559623
D6060	Kinder	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,200 SF	5	4559564
D7050	Administration Building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,200 SF	4	4576592
D7050	Administration Building	Adequate	Fire Alarm Panel, Fully Addressable	1	4	4559784
Accessibility						
Y1090	Throughout the School	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5269174

### Component Condition Report | Ryan STEAM Academy / Building 1 - 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	4,900 SF	55	5133323
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	3	4559657
B2020	Building Exterior	Marginal	Window, Steel, 16-25 SF	19	3	4559764
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	7	18	4559654
Roofing						
B3010	Building 1 - 4	Poor	Roofing, Modified Bitumen	5,100 SF	1	4576590
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	3	4559624
Interiors						
C1070	Building 1 - 4	Marginal	Suspended Ceilings, Acoustical Tile (ACT)	5,100 SF	3	4559756
C1090	Building 1 - 4	Adequate	Toilet Partitions, Metal	3	6	4559759
C2010	Building 1 - 4	Adequate	Wall Finishes, Wallpaper	2,500 SF	8	4559774
C2030	Building 1 - 4	Adequate	Flooring, Terrazzo	250 SF	14	4559642
C2030	2	Poor	Flooring, Vinyl Tile (VCT)	25 SF	0	4559537
C2030	Building 1 - 4	Adequate	Flooring, Vinyl Tile (VCT)	1,000 SF	8	4559598
Plumbing						
D2010	Building 1 - 4	Adequate	Urinal, Standard	1	5	4559609
D2010	Building 1 - 4	Poor	Sink/Lavatory, Wall-Hung, Vitreous China	1	0	4559543

### Component Condition Report | Ryan STEAM Academy / Building 1 - 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building 1 - 4	Poor	Urinal, Standard	1	0	4576589
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,900 SF	9	4710150
D2010	Building 1 - 4	Adequate	Sink/Lavatory, Trough Style, Solid Surface	1	4	4559542
D2010	Building 1 - 4	Adequate	Toilet, Commercial Water Closet	3	19	4559574
D2010	Building 1 - 4	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	4	8	4559518
HVAC						
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, Residential	4	4	4559676
Fire Protection						
D4010	Building 1 - 4	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,900 SF	4	4581713
D4030	Building 1 - 4	Marginal	Fire Extinguisher, Type ABC, up to 20 LB	4	3	4559597
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,900 SF	8	4710446
D5040	Building 1 - 4	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	5	4559604
Fire Alarm & Elec	ctronic Systems					
D6020	Building 1 - 4	Adequate	Low Voltage System, Phone & Data Lines	4,900 SF	9	4559729
D6060	Building 1 - 4	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,900 SF	9	4559611
D7050	Building 1 - 4	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,900 SF	4	4559712
D7050	Classrooms	NA	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	24	0	4581712
Equipment & Fur	rnishings					
E2010	Building 1 - 4	Marginal	Casework, Cabinetry, Hardwood Standard	80 LF	2	4559516

# Component Condition Report | Ryan STEAM Academy / Building 10 -15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	7,100 SF	55	5133325
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,700 SF	5	4559727
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	19	1	4559561
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	12	18	4559693
Roofing						
B3010	Building 10 -15 & Restroom	Poor	Roofing, Modified Bitumen	7,300 SF	1	4559762
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	3	4576587
Interiors						
C1070	Building 10 -15	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	6,800 SF	4	4559702

### Component Condition Report | Ryan STEAM Academy / Building 10 -15

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Building 10 -15	Good	Toilet Partitions, Plastic/Laminate	8	17	4559526
C2010	Building 10 -15	Adequate	Wall Finishes, Acoustical Tile (ACT), Standard	2,700 SF	9	4559668
C2030	Restrooms	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	400 SF	7	4559640
C2030	Building 10 -15	Marginal	Flooring, Carpet, Commercial Standard	6,600 SF	2	4559587
C2030	Building 10 -15	Adequate	Flooring, Vinyl Tile (VCT)	1,320 SF	9	4559589
Plumbing						
D2010	Building 10 -15	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	6	10	4559593
D2010	Building 10 -15	Adequate	Sink/Lavatory, Service Sink, Wall-Hung	1	6	4559697
D2010	Building 10 -15	Marginal	Water Heater, Electric, Residential	1	1	4559605
D2010	Building 10 -15	Good	Toilet, Commercial Water Closet	8	24	4559698
D2010	Building 10 -15	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	19	4559594
D2010	Building 10 -15	Adequate	Urinal, Standard	4	19	4559625
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,100 SF	9	4710151
HVAC						
D3020	13	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559666
D3020	10	Marginal	Wall Heater, Natural Gas, Residential	1	2	4559586
D3020	11	Marginal	Wall Heater, Natural Gas, Residential	1	2	4559557
D3020	14	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559707
D3020	15	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559745
D3020	12	Marginal	Wall Heater, Natural Gas, Residential	1	2	4559532
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, Residential	6	4	4559572
Fire Protection						
D4010	Building 10 -15	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,100 SF	4	4581705
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,100 SF	8	4710447
D5040	Building 10 -15	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	4	4559661
D5040	Building 5 - 9	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	6	4559635
Fire Alarm & Elect	tronic Systems					
D6060	Building 10 -15	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,100 SF	9	4559751
Equipment & Furr	nishings					
E2010	Building 10 -15	Adequate	Casework, Countertop, Plastic Laminate	120 LF	10	4559658
E2010	15	Adequate	Casework, Cabinetry Economy	120 LF	10	4559665

# Component Condition Report | Ryan STEAM Academy / Building 16 -19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	3,400 SF	55	5133328
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	3,100 SF	2	4559653
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	12	1	4559726
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	30	4	4559568
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	18	4559541
Roofing						
B3010	Building 16 -19	Poor	Roofing, Modified Bitumen	3,600 SF	1	4576585
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	3	4576583
Interiors						
C1070	Building 16 -19	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,600 SF	4	4559690
C2010	Building 16 -19	Adequate	Wall Finishes, Acoustical Tile (ACT), Standard	1,800 SF	9	4559621
C2030	Building 16 -19	Adequate	Flooring, Vinyl Tile (VCT)	600 SF	5	4559567
C2030	Building 16 -19	Good	Flooring, Carpet, Commercial Tile	2,800 SF	6	4559742
Plumbing						
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,400 SF	9	4710152
D2010	Building 16 -19	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	4	4	4559706
HVAC						
D3020	19	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559639
D3020	17	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559613
D3020	18	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559671
D3020	16	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559619
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, Residential	4	4	4559544
Fire Protection						
D4010	Building 16 -19	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,400 SF	4	4581710
D4030	Building 16 -19	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	4	5	4559719
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,400 SF	8	4710448
D5040	Building 16 -19	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,400 SF	6	4559560
Fire Alarm & Elec	tronic Systems					
D6020	Building 16 -19	Adequate	Low Voltage System, Phone & Data Lines	3,400 SF	9	4559768
Equipment & Furn	nishings					
E2010	Building 16 -19	Adequate	Casework, Cabinetry Economy	80 LF	9	4579396

### Component Condition Report | Ryan STEAM Academy / Building 16 -19

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Building 16 -19	Adequate	Casework, Countertop, Plastic Laminate	80 LF	10	4559512

# Component Condition Report | Ryan STEAM Academy / Building 20 -22

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	3,900 SF	55	5133331
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	2,500 SF	2	4559723
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	600 SF	0	4559585
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	750 SF	0	4559757
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	11	1	4559736
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	1	1	4559699
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	18	4559514
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	18	4559618
Roofing						
B3010	Building 20 -22	Poor	Roofing, Modified Bitumen	4,100 SF	1	4576580
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	3	4576581
Interiors						
C1070	Building 20 -22	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,100 SF	4	4559733
C1090	Building 20 -22	Adequate	Toilet Partitions, Metal	5	14	4559678
C2010	Building 20 -22	Adequate	Wall Finishes, Acoustical Tile (ACT), Standard	2,500 SF	4	4559713
C2010	Building 20 -22	Adequate	Wall Finishes, Ceramic Tile	320 SF	19	4559724
C2030	Building 20 -22	Marginal	Flooring, Carpet, Commercial Standard	3,200 SF	3	4581708
C2030	Building 20 -22	Adequate	Flooring, Vinyl Tile (VCT)	780 SF	4	4559650
C2030	Building 20 -22	Adequate	Flooring, Ceramic Tile	400 SF	24	4559539
Plumbing						
D2010	Building 20 -22	Adequate	Sink/Lavatory, Trough Style, Solid Surface	2	4	4559522
D2010	Building 20 -22	Adequate	Toilet, Commercial Water Closet	5	19	4559735
D2010	Building 20 -22	Good	Urinal, Standard	3	19	4559620
D2010	Building 20 -22	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	19	4559578
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,900 SF	9	4710153
HVAC						
D3020	22	Marginal	Wall Heater, Natural Gas, Residential	1	2	4559675
D3020	21	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559627

### Component Condition Report | Ryan STEAM Academy / Building 20 -22

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	20	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559517
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, Residential	3	4	4559649
Fire Protection						
D4010	Building 20 -22	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,900 SF	4	4581707
D4030	Building 20 -22	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	4	4559691
Electrical						
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,900 SF	8	4710449
D5040	Building 20 -22	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,900 SF	6	4559752
D5040	Building 20 -22	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	5	4559601
Fire Alarm & Elect	ronic Systems					
D6020	Building 20 -22	Adequate	Low Voltage System, Phone & Data Lines	3,900 SF	9	4559763
D6060	Building 20 -22	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,900 SF	9	4559782
D7050	Building 20 -22	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,900 SF	4	4559547

# Component Condition Report | Ryan STEAM Academy / Building 5 - 9

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	5,500 SF	55	5133335
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	2	4559753
B2020	Building Exterior	Poor	Window, Steel, 28-40 SF	18	1	4559631
B2020	<b>Building Exterior</b>	Poor	Window, Steel, 16-25 SF	20	1	4559645
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	11	17	4559769
Roofing						
B3010	Building 5 - 9	Poor	Roofing, Modified Bitumen	5,700 SF	1	4576586
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	340 LF	3	4559580
Interiors						
C1070	Building 5 - 9	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	5,700 SF	4	4559717
C2010	Building 5 - 9	Adequate	Wall Finishes, Acoustical Tile (ACT), Standard	2,250 SF	9	4559765
C2010	Building 5 - 9	Adequate	Wall Finishes, Ceramic Tile	150 SF	9	4559750
C2030	Building 5 - 9	Adequate	Flooring, Carpet, Commercial Standard	4,400 SF	7	4559780
C2030	Building 5 - 9	Adequate	Flooring, Vinyl Tile (VCT)	1,100 SF	10	4559704
C2030	Building 5 - 9	Adequate	Flooring, Ceramic Tile	75 SF	19	4559718
Plumbing						

### Component Condition Report | Ryan STEAM Academy / Building 5 - 9

UF L3 Code

Structure

Location

Condition

Asset/Component/Repair

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building 5 - 9	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	8	4559772
D2010	Building 5 - 9	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	5	7	4559629
D2010	Building 5 - 9	Adequate	Water Heater, Electric, Instant Hot	1	8	4559633
D2010	Building 5 - 9	Excellent	Water Heater, Electric, Residential	1	14	4559710
D2010	Building 5 - 9	Adequate	Toilet, Commercial Water Closet	1	11	4559711
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,500 SF	9	4710154
HVAC						
D3020	8	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559686
D3020	9	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559612
D3020	7	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559740
D3020	5	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559648
D3020	6	Marginal	Wall Heater, Natural Gas, Residential [No tag/plate found]	1	2	4559607
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, Residential	5	4	4559714
Fire Protection						
D4010	Building 5 - 9	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	5,500 SF	4	4581704
D4030	Building 5 - 9	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	6	4559525
Electrical						
D5020	Building 5 - 9	Marginal	Distribution Panel, 120/208 V [C1]	1	2	4559644
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,500 SF	8	4710450
D5040	Building 5 - 9	Adequate	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	5	4559599
D5040	Building 5 - 9	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,500 SF	6	4559638
Fire Alarm & Ele	ectronic Systems					
D6020	Building 5 - 9	Adequate	Low Voltage System, Phone & Data Lines	5,500 SF	9	4559546
D6060	Building 5 - 9	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,500 SF	9	4559628
D7050	8	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,500 SF	4	4559767
Equipment & Fu	urnishings					
E2010	Building 5 - 9	Adequate	Casework, Countertop, Plastic Laminate	100 LF	10	4559608
E2010	Building 5 - 9	Adequate	Casework, Cabinetry Economy	100 LF	10	4559775
Athletic, Recrea	ational & Playfield Areas					
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	4,500 SF	0	4559737

Quantity

RUL

ID

### Component Condition Report | Ryan STEAM Academy / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
A4020		Good	Slab-on-Grade, Concrete	4,000 SF	55	5133338
Facade						
B2050	Building Exterior	Good	Exterior Door, Fiberglass	3	19	4559749
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	4,200 SF	1	4559755
B3020	Roof	Marginal	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	240 LF	3	4576588
Interiors						
C1030	Multi Use/Cafeteria Building	Adequate	Interior Door, Wood, Solid-Core	4	6	4559577
C2010	Multi Use/Cafeteria Building	Poor	Wall Finishes, any surface, Prep & Paint	3,500 SF	0	4559616
C2030	Multi Use/Cafeteria Building	Adequate	Flooring, Vinyl Tile (VCT)	4,300 SF	10	4559776
C2030	Multi Use/Cafeteria Building	Marginal	Flooring, Wood, Strip, Refinish	300 SF	3	4559656
C2030	Multi Use/Cafeteria Building	Good	Flooring, Vinyl Sheeting	600 SF	11	4559700
C2050	Multi Use/Cafeteria Building	Marginal	Ceiling Finishes, any flat surface, Prep & Paint	4,300 SF	2	4559641
C2050	Multi Use/Cafeteria Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	6	4559536
Conveying						
D1010	Multi Use/Cafeteria Building	Marginal	Vertical Lift, Wheelchair, 5' Rise, Renovate [04522]	1	2	4559531
Plumbing						
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,000 SF	9	4710156
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	4559674
D2010	Multi Use/Cafeteria Building	Good	Water Heater, Gas, Residential [No tag/plate found]	1	11	4559738
D2010	Multi Use/Cafeteria Building	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	6	4559534
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	8	4559527
D2010	Multi Use/Cafeteria Building	Adequate	Toilet, Residential Water Closet	1	9	4559588
D2010	Multi Use/Cafeteria Building	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	9	4559685
HVAC						
D3020	Multi Use/Cafeteria Building	Adequate	Unit Heater, Natural Gas [No tag/plate found]	1	4	4559545
D3020	Multi Use/Cafeteria Building	Adequate	Unit Heater, Natural Gas	1	4	4559672
D3020	Multi Use/Cafeteria Building	Adequate	Unit Heater, Natural Gas [No tag/plate found]	1	4	4559632
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM [No tag/plate found]	1	13	4559515
D3060	Roof	Adequate	Exhaust Fan, Centrifugal, 24" Damper [No tag/plate found]	1	14	4559748
Fire Protection						
D4010	Multi Use/Cafeteria Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,000 SF	4	4581711
D4030	Multi Use/Cafeteria Building	Marginal	Fire Extinguisher, Wet Chemical/CO2	1	3	4559766
D4030	Multi Use/Cafeteria Building	Marginal	Fire Extinguisher, Type ABC, up to 20 LB	4	2	4559575

### Component Condition Report | Ryan STEAM Academy / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Multi Use/Cafeteria Building	Adequate	Distribution Panel, 120/240 V [Panel G Wing G]	1	9	4559662
D5020	Multi Use/Cafeteria Building	Adequate	Switchboard, 120/208 V, 1600 AMP [No tag/plate found]	1	9	4559716
D5020	Multi Use/Cafeteria Building	Marginal	Distribution Panel, 120/208 V [B1]	1	2	4559614
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	8	4710452
D5040	Multi Use/Cafeteria Building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	6	4559778
D5040	Multi Use/Cafeteria Building	Marginal	Emergency & Exit Lighting, Exit Sign, LED	6	3	4559744
Fire Alarm & Elec	ctronic Systems					
D6060	Multi Use/Cafeteria Building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,000 SF	4	4559562
D7050	Multi Use/Cafeteria Building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,000 SF	4	4559571
Equipment & Fu	nishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00017071]	1	11	4559549
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In [00015554]	1	11	4559783
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 1-Door Reach-In [1001234]	1	9	4559761
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [04494]	1	5	4559683
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	11	4559552
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In [04490]	1	9	4559523

## Component Condition Report | Ryan STEAM Academy / Modular Building COE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	2	4559696
B2010	Building Exterior	Adequate	Exterior Walls, Plywood/OSB	1,800 SF	6	4559570
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	5	19	4559703
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	5	16	4559721
Roofing						,
B3010	Throughout	Adequate	Roofing, Metal	2,500 SF	14	4709672
Interiors						
C1030	Building 1 - 4	Adequate	Interior Door, Wood, Solid-Core	11	12	4559739
C1070	Building 1 - 4	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	14	4559617
C2010	Building 1 - 4	Adequate	Wall Finishes, Vinyl	500 SF	6	4559592
C2010	Building 1 - 4	Adequate	Wall Finishes, any surface, Prep & Paint	2,800 SF	5	4559701
C2010	Building 1 - 4	Adequate	Wall Finishes, Laminated Paneling (FRP)	500 SF	16	4559556
C2030	Building 1 - 4	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	400 SF	7	4559758

### Component Condition Report | Ryan STEAM Academy / Modular Building COE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Building 1 - 4	Adequate	Flooring, Vinyl Tile (VCT)	2,500 SF	8	4559591
Plumbing						
D2010	Building 1 - 4	Poor	Toilet, Residential Water Closet	2	0	4559684
D2010	Building 1 - 4	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	4559664
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	2,500 SF	9	4710155
D2010	Building 1 - 4	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	9	4559558
HVAC						
D3030	Modular Building COE	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4559728
D3030	Modular Building COE	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4559590
D3030	Modular Building COE	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4559725
Fire Protection						
D4010	Modular Building COE	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	2,500 SF	4	4581706
D4030	Building 1 - 4	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	4	5	4559606
Electrical						
D5020	COE	Adequate	Switchboard, 120/208 V [No tag/plate found]	1	9	4559777
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,500 SF	8	4710451
D5040	Building 1 - 4	Marginal	Emergency & Exit Lighting, Exit Sign, LED	5	2	4559687
Fire Alarm & Elect	tronic Systems					
D6020		Adequate	Low Voltage System, Phone & Data Lines	2,500 SF	9	4559669
D6060	COE	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,500 SF	9	4559673
D7050	COE	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,500 SF	4	4576582
Equipment & Furn	nishings					
E2010	Building 1 - 4	Adequate	Casework, Countertop, Plastic Laminate	80 LF	9	4559663
E2010	Building 1 - 4	Adequate	Casework, Cabinetry, Hardwood Standard	80 LF	9	4559602

## Component Condition Report | Ryan STEAM Academy / Portable Building K3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	6	4559771
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	1	16	4559576
Roofing						
B3010	throughout	Adequate	Roofing, Metal	1,000 SF	14	4709671
B3080	Building Exterior	Poor	Soffit/Fascia, Wood	16 SF	0	4559747
Interiors						

### Component Condition Report | Ryan STEAM Academy / Portable Building K3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Portable Building K3	Adequate	Interior Door, Steel, Standard	1	11	4559600
C1070	Portable Building K3	Good	Suspended Ceilings, Acoustical Tile (ACT)	800 SF	20	4559734
C2010	Portable Building K3	Adequate	Wall Finishes, Vinyl	880 SF	9	4559528
C2010	Portable Building K3	Adequate	Wall Finishes, Laminated Paneling (FRP)	300 SF	11	4559626
C2030	Portable Building K3	Good	Flooring, Carpet, Commercial Tile	800 SF	7	4559681
Plumbing						
D2010	Portable Building K3	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	4559535
D2010	Portable Building K3	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	4559553
D2010	Portable Building K3	Adequate	Toilet, Child-Sized	1	14	4559770
D2010	Throughout	Adequate	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	1,000 SF	9	4710157
HVAC						
D3030	Portable Building K3	Adequate	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	11	4559731
Fire Protection						
D4010	Portable Building K3	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	1,000 SF	4	4581709
D4030	Portable Building K3	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	1	6	4559519
Electrical						
D5020	Portable Building K3	Marginal	Distribution Panel, 120/208 V	1	2	4559643
D5030	Throughout	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	8	4710453
D5040	Portable Building K3	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	900 SF	9	4559679
D5040	Portable Building K3	Marginal	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	2	4559722
Fire Alarm & Elec	ctronic Systems					
D6020	Portable Building K3	Adequate	Low Voltage System, Phone & Data Lines	900 SF	9	4559773
D6060	Portable Building K3	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	900 SF	8	4559659
D7050	Portable Building K3	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	900 SF	9	4559513
Equipment & Fur	nishings					
E2010	Portable Building K3	Good	Casework, Cabinetry, Hardwood Standard	40 LF	16	4559581
E2010	Portable Building K3	Good	Casework, Countertop, Plastic Laminate	15 LF	11	4559754

## Component Condition Report | Ryan STEAM Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Walkways	Poor	Roofing, Modified Bitumen	4,000 SF	1	4576584
Plumbing						
D2010	Site	Adequate	Backflow Preventer, Domestic Water	1	4	4559569

### Component Condition Report | Ryan STEAM Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	4	2	4559559
D2010	Site	Adequate	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	4559682
Pedestrian Plazas	& Walkways					
G2020	Site	Adequate	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,400 SF	7	4559746
G2020	Site	Marginal	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,400 SF	1	4559551
Athletic, Recreation	onal & Playfield Are	as				
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	11	4559524
G2050	Site	Adequate	Sports Apparatus, Baseball, Backstop Chain-Link	2	8	4559688
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	10	4559779
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	47,000 SF	1	4559785
G2050	Site	Marginal	Playfield Surfaces, Chips Wood, 3" Depth	4,300 SF	1	4559708
G2050	Site	Adequate	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	47,000 SF	11	4576591
Sitework						
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	160 SF	39	4559720
G2060	Site	Adequate	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	4	4559563
G2060	Site	Marginal	Park Bench, Metal Powder-Coated	10	2	4559615
G2060	Site	Adequate	Flagpole, Metal	1	14	4559660
G2060	Site	Good	Picnic Table, Metal Powder-Coated	20	16	4559596
G2060	Site	Adequate	Bike Rack, Portable 6-10 Bikes	1	9	4559603
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	17	4559538

# Appendix E: Replacement Reserves



## BU REAU VERITAS

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Ryan STEAM Academy / Administration Building	\$9,255	\$163,707	\$2,618	\$36,839	\$84,374	\$14,563	\$38,457	\$12,900	\$20,322	\$130,900	\$0	\$11,957	\$0	\$13,229	\$8,026	\$39,989	\$1,188	\$0	\$0	\$45,181	\$0	\$633,506
Ryan STEAM Academy / Building 1 - 4	\$8,694	\$64,822	\$31,420	\$85,018	\$60,694	\$3,719	\$3,757	\$0	\$42,441	\$111,636	\$7,164	\$0	\$0	\$18,484	\$10,266	\$240	\$0	\$0	\$8,823	\$8,439	\$9,628	\$475,246
Ryan STEAM Academy / Building 10 -15	\$0	\$149,027	\$73,443	\$2,427	\$87,916	\$11,587	\$38,531	\$7,285	\$27,747	\$190,015	\$55,722	\$0	\$87,090	\$0	\$5,600	\$15,573	\$1,089	\$22,028	\$15,126	\$28,995	\$0	\$819,200
Ryan STEAM Academy / Building 16 -19	\$0	\$80,837	\$17,935	\$2,913	\$120,832	\$5,150	\$49,361	\$0	\$13,287	\$114,155	\$6,634	\$0	\$16,362	\$0	\$3,733	\$1,154	\$36,040	\$0	\$10,084	\$0	\$6,686	\$485,163
Ryan STEAM Academy / Building 20 -22	\$4,998	\$86,429	\$14,139	\$35,275	\$106,110	\$801	\$25,859	\$0	\$15,241	\$88,853	\$6,716	\$0	\$13,195	\$43,492	\$11,573	\$0	\$0	\$0	\$20,168	\$48,600	\$9,026	\$530,475
Ryan STEAM Academy / Building 5 - 9	\$19,436	\$168,283	\$17,674	\$4,126	\$92,291	\$1,073	\$37,573	\$58,430	\$24,620	\$158,634	\$46,435	\$2,221	\$10,556	\$0	\$5,693	\$0	\$1,485	\$80,769	\$0	\$2,921	\$0	\$732,220
Ryan STEAM Academy / Modular Building COE	\$1,728	\$0	\$30,110	\$0	\$27,778	\$6,867	\$21,734	\$7,285	\$29,310	\$155,172	\$0	\$0	\$24,983	\$0	\$85,954	\$9,228	\$21,782	\$9,790	\$0	\$6,491	\$0	\$438,212
Ryan STEAM Academy / Multi Use/Cafeteria Building	\$6,479	\$53,383	\$36,918	\$6,715	\$78,194	\$13,590	\$34,626	\$0	\$20,634	\$249,403	\$44,362	\$26,476	\$16,186	\$7,647	\$5,600	\$18,264	\$2,376	\$0	\$0	\$4,869	\$11,701	\$637,423
Ryan STEAM Academy / Portable Building K3	\$286	\$0	\$2,906	\$0	\$6,944	\$0	\$5,525	\$7,892	\$6,229	\$27,855	\$0	\$19,900	\$387	\$0	\$30,984	\$0	\$32,475	\$10,606	\$0	\$0	\$6,758	\$158,749
Ryan STEAM Academy / Site	\$0	\$100,004	\$15,448	\$0	\$47,916	\$2,146	\$50,658	\$162,694	\$15,632	\$805	\$40,299	\$404,625	\$0	\$7,792	\$4,666	\$0	\$104,317	\$34,266	\$0	\$9,304	\$3,343	\$1,003,915
Grand Total	\$50,874	\$866,492	\$242,612	\$173,313	\$713,050	\$59,496	\$306,082	\$256,485	\$215,463	\$1,227,428	\$207,332	\$465,179	\$168,761	\$90,645	\$172,095	\$84,447	\$200,753	\$157,458	\$54,201	\$154,800	\$47,142	\$5,914,109

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	Ryan STEAM Academy / Administration Building
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Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Jnit	Unit Cost * Subtotal 2023	2024 2025 2026	2027	2028	2029 2030	2031	2032 2033 2034 203	35 2036 2037 2038 2039	2040 2041 2042 2043	Deficiency Repair Estimate
B2020	4559743 Window, Steel, 16-25 SF, Replace	30	29	1	21	EA	\$2,097.80 \$44,054	\$44,054								\$44,054
B2020	4559511 Window, Steel, 28-40 SF, Replace	30	29	1	17	EA	\$2,838.20 \$48,249	\$48,249								\$48,249
B2020	4559579 Window, Wood, 28-40 SF, Replace	30	25	5	1	EA	\$1,974.40 \$1,974			\$1,974						\$1,974
B2050	4559550 Exterior Door, Steel, Standard, Replace	40	31	9	6	EA	\$740.40 \$4,442						\$4,442			\$4,442
B3010	4559573 Roofing, Modified Bitumen, Replace	20	19	1	5400	SF	\$12.34 \$66,636	\$66,636								\$66,636
B3020	4559566 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	220	LF	\$11.11 \$2,443	\$2,443								\$2,443
C1030	4559667 Interior Door, Wood, Solid-Core, Replace	40	31	9	7	EA	\$863.80 \$6,047						\$6,047			\$6,047
C1070	4559652 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	900	SF	\$4.32 \$3,887		\$3,887							\$3,887
C1070	4559529 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	2000	SF	\$4.32 \$8,638						\$8,638			\$8,638
C2010	4559670 Wall Finishes, Ceramic Tile, Replace	40	21	19	160	SF	\$22.21 \$3,554								\$3,554	\$3,554
C2010	4559741 Wall Finishes, any surface, Prep & Paint	10	7	3	3000	SF	\$1.85 \$5,553	\$5,553						\$5,553		\$11,106
C2010	4559715 Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	22	3	180	SF	\$9.87 \$1,777	\$1,777								\$1,777
C2030	4559680 Flooring, Vinyl Tile (VCT), Replace	15	9	6	5100	SF	\$6.17 \$31,467			\$	31,467					\$31,467
C2030	4559555 Flooring, Vinyl Tile (VCT), Replace	15	8	7	1700	SF	\$6.17 \$10,489				\$10,489					\$10,489
C2050	4559582 Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	700	SF	\$2.47 \$1,728	\$1,728						\$1,728		\$3,455
D2010	4710149 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	5200	SF	\$13.57 \$70,585						\$70,585			\$70,585
D2010	4559647 Toilet, Residential Water Closet, Replace	30	17	13	2	EA	\$863.80 \$1,728							\$1,728		\$1,728
D2010	4559595 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	\$1,851.00 \$1,851							\$1,851		\$1,851
D2010	4559622 Toilet, Child-Sized, Replace	30	16	14	2	EA	\$1,110.60 \$2,221							\$2,221		\$2,221
D2010	4559709 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	2	EA	\$1,851.00 \$3,702								\$3,702	\$3,702
D3030	4559677 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	2	EA	\$617.00 \$1,234		\$1,234					\$1,234		\$2,468
D3050	4559732 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,106.00 \$11,106	\$11,106								\$11,106
D3050	4559694 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,106.00 \$11,106	\$11,106								\$11,106
D3050	4559705 HVAC System, Ductwork, Medium Density, Replace	30	15	15	5200	SF	\$4.94 \$25,667							\$25,667		\$25,667
D4010	4581703 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	I 40	36	4	5200	SF	\$6.17 \$32,084		\$32,084							\$32,084
D4030	4559554 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	\$185.10 \$740				\$740			\$740		\$1,481
D5020	4559636 Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$2,468.00 \$2,468	\$2,468								\$2,468
D5030	4710445 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	5200	SF	\$3.09 \$16,042					\$16,042				\$16,042
D6020	4559781 Low Voltage System, Phone & Data Lines, Replace	20	11	9	5200	SF	\$1.85 \$9,625						\$9,625			\$9,625
D6020	4559623 Low Voltage System, Phone & Data Lines, Replace	20	11	9	5200	SF	\$1.85 \$9,625						\$9,625			\$9,625
D6060	4559564 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	5200	SF	\$2.04 \$10,588			\$10,588						\$10,588
D7050	4576592 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	5200	SF	\$3.70 \$19,250		\$19,250							\$19,250
D7050	4559784 Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$18,510.00 \$18,510		\$18,510						\$18,510	\$37,020

#### 2/16/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 20	)23	2024	2025	2026	2027	2028	2029	2030	2031 20	32 203	3 2034	2035	2036	2037	2038	2039	2040	2041	2042 20	43 <sup>C</sup>	Deficiency Repair Estimate
Y1090	526917	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$9,255.00	\$9,255	\$9,255																				\$9,255
Totals, Une	calated									\$9,255	\$158,939	\$2,468	\$33,713	\$74,966	12,562	32,207 \$1	10,489 \$1	16,042 \$100,3	24 \$0	\$8,638	\$0	\$9,008	\$5,306 \$	25,667	\$740	\$0	\$0 \$2	5,766	\$0	\$526,091
Totals, Esca	lated (3.0	0% inflation, compounded annually)								\$9,255	\$163,707	\$2,618	\$36,839	\$84,374	14,563	38,457 \$1	12,900 \$2	20,322 \$130,9	00 \$0	\$11,957	\$0 \$	13,229	\$8,026 \$	39,989	\$1,188	\$0	\$0 \$4	5,181	\$0	\$633,506

Ryan STEAM Uniformat Code	•	/ / Building 1 - 4 Cost Description	Lifespan (EUL)	EAge	RUL	QuantityU	Jnit	Unit Cost * Subtotal 2023	2024	2025 2026	2027 202	8 202	9 20:	30 203	31 2	2032 203	3 2034	203	5 2036	2037	2038	2039	2040	2041	2042	2043	Deficiency R Est	Repair timate
B2010	4559657	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3200	SF	\$3.70 \$11,846		\$11,846									\$11,846									3,693
B2020	4559764	Window, Steel, 16-25 SF, Replace	30	27	3	19	EA	\$2,097.80 \$39,858		\$39,858																	\$3	9,858
B2050	4559654	Exterior Door, Steel, Standard, Replace	40	22	18	7	EA	\$740.40 \$5,183															!	\$5,183			\$	5,183
B3010	4576590	Roofing, Modified Bitumen, Replace	20	19	1	5100	SF	\$12.34 \$62,934 \$6	2,934																		\$6	2,934
B3020	4559624	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	300	LF	\$11.11 \$3,332		\$3,332																	\$	3,332
C1070	4559756	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	5100	SF	\$4.32 \$22,027		\$22,027																	\$2	2,027
C1090	4559759	Toilet Partitions, Metal, Replace	20	14	6	3	EA	\$1,048.90 \$3,147				\$3,147	7														\$	3,147
C2010	4559774	Wall Finishes, Wallpaper, Replace	15	7	8	2500	SF	\$2.71 \$6,787						\$6,787	7												\$	6,787
C2030	4559537	Flooring, Vinyl Tile (VCT), Replace	15	15	0	25	SF	\$6.17 \$154 \$154													\$154							\$309
C2030	4559598	Flooring, Vinyl Tile (VCT), Replace	15	7	8	1000	SF	\$6.17 \$6,170						\$6,170	0												\$	6,170
C2030	4559642	Flooring, Terrazzo, Replace	50	36	14	250	SF	\$17.28 \$4,319												\$4,319							\$	4,319
D2010	4710150	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4900	SF	\$13.57 \$66,513							\$66,	513											\$6	6,513
D2010	4559543	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	1	EA	\$1,851.00 \$1,851 \$1,851																			\$	1,851
D2010	4576589	Urinal, Standard, Replace	30	30	0	1	EA	\$1,357.40 \$1,357 \$1,357																			\$	1,357
D2010	4559542	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	26	4	1	EA	\$3,085.00 \$3,085			\$3,085																\$	3,085
D2010	4559609	Urinal, Standard, Replace	30	25	5	1	EA	\$1,357.40 \$1,357			\$1,357	7															\$	1,357
D2010	4559518	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	22	8	4	EA	\$1,357.40 \$5,430						\$5,430	0												\$	5,430
D2010	4559574	Toilet, Commercial Water Closet, Replace	30	11	19	3	EA	\$1,604.20 \$4,813																	\$4,813		\$	4,813
D3030	4559676	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	4	EA	\$617.00 \$2,468			\$2,468									\$2,468							\$	4,936
D4010	4581713	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	I 40	36	4	4900	SF	\$6.17 \$30,233			\$30,233																\$3	0,233
D4030	4559597	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	4	EA	\$185.10 \$740		\$740									\$740								\$	1,481
D5030	4710446	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	4900	SF	\$3.09 \$15,117						\$15,117	7												\$1	5,117
D5040	4559604	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$308.50 \$1,851			\$1,851	1															\$	1,851
D6020	4559729	Low Voltage System, Phone & Data Lines, Replace	20	11	9	4900	SF	\$1.85 \$9,070							\$9,	070											\$	9,070
D6060	4559611	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	4900	SF	\$2.04 \$9,977							\$9,	977											\$	9,977
D7050	4581712	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	10	10	0	24	EA	\$222.12 \$5,331 \$5,331								\$5,331									\$5	5,331	\$1	5,993
D7050	4559712	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4900	SF	\$3.70 \$18,140			\$18,140																\$1	8,140
E2010	4559516	Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	80	LF	\$370.20 \$29,616	\$	\$29,616																	\$2	9,616
Totals, Unesc	alated							\$8,694 \$6	2,934 \$	\$29,616 \$77,804	\$53,926 \$3,208	\$3,147	7 \$	\$33,50	3 \$85,	559 \$5,331	\$0	\$0	\$12,587	\$6,787	\$154	\$0	\$0 !	\$5,183	\$4,813 \$	5,331	\$39	8,576
Totals, Escala	ted (3.0%	inflation, compounded annually)						\$8,694 \$6	4,822 \$	\$31,420 \$85,018	\$60,694 \$3,719	\$3,757	7 \$	\$42,44°	1 \$111,	636 \$7,164	\$0	\$0	\$18,484	\$10,266	\$240	\$0	\$0	\$8,823	\$8,439 \$9	9,628	\$47	5,246

Ryan STEAM Academy / Building 10 -15

Uniformat Code	II) Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Jnit	Unit Cost * Subtotal 2023	2024	2025 2020	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038 2	039	2040	2041	2042 2	2043	Deficiency Repair Estimate
B2010	4559727 Exterior Walls, any painted surface, Prep & Paint	10	5	5	2700	SF	\$3.70 \$9,995				\$9,995										\$9,995						\$19,991
B2020	4559561 Window, Steel, 28-40 SF, Replace	30	29	1	19	EA	\$2,838.20 \$53,926	\$53,926																			\$53,926
B2050	4559693 Exterior Door, Steel, Standard, Replace	40	22	18	12	EA	\$740.40 \$8,885																\$8	8,885			\$8,885
B3010	4559762 Roofing, Modified Bitumen, Replace	20	19	1	7300	SF	\$12.34 \$90,082	\$90,082																			\$90,082
B3020	4576587 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	200	LF	\$11.11 \$2,221		\$2,221																		\$2,221
C1070	4559702 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	6800	SF	\$4.32 \$29,369			\$29,369																	\$29,369
C1090	4559526 Toilet Partitions, Plastic/Laminate, Replace	20	3	17	8	EA	\$925.50 \$7,404															\$7	404				\$7,404

#### 2/16/2023

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost s	Subtotal 2023	2024	2025	2026	2027	2028 2029	9 2030 2031 2032	2 2033	2034 2035	2036 203	37 2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	4559668 Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	16	9	2700	SF	\$9.87	\$26,654						\$26,654	1									\$26,654
C2030	4559640 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	400	SF	\$14.81	\$5,923						\$5,923						\$5,923				\$11,846
C2030	4559589 Flooring, Vinyl Tile (VCT), Replace	15	6	9	1320	SF	\$6.17	\$8,144						\$8,144	1									\$8,144
C2030	4559587 Flooring, Carpet, Commercial Standard, Replace	10	8	2	6600	SF	\$9.26	\$61,083		\$61,083						\$61,083								\$122,166
D2010	4559605 Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$678.70	\$679	\$679										\$679					\$1,357
D2010	4710151 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	7100	SF	\$13.57	\$96,375						\$96,375	5									\$96,375
D2010	4559697 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	1	EA	\$1,727.60	\$1,728					\$1,728											\$1,728
D2010	4559593 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	6	EA	\$1,357.40	\$8,144							\$8,144									\$8,144
D2010	4559594 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	6	EA	\$1,851.00	\$11,106													9	\$11,106		\$11,106
D2010	4559625 Urinal, Standard, Replace	30	11	19	4	EA	\$1,357.40	\$5,430														\$5,430		\$5,430
D3020	4559666 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357														\$1,357
D3020	4559586 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357														\$1,357
D3020	4559557 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357														\$1,357
D3020	4559707 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357														\$1,357
D3020	4559745 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357														\$1,357
D3020	4559532 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357														\$1,357
D3030	4559572 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	6	EA	\$617.00	\$3,702				\$3,702					\$3,70	2						\$7,404
D4010	4581705 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Insta	all 40	36	4	7100	SF	\$6.17	\$43,807			:	43,807												\$43,807
D5030	4710447 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	7100	SF	\$3.09	\$21,904						\$21,904										\$21,904
D5040	4559661 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	4	EA	\$308.50	\$1,234				\$1,234												\$1,234
D5040	4559635 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5500	SF	\$5.55	\$30,542					\$30,542											\$30,542
D6060	4559751 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	7100	SF	\$2.04	\$14,456						\$14,456	3									\$14,456
E2010	4559658 Casework, Countertop, Plastic Laminate, Replace	15	5	10	120	LF	\$61.70	\$7,404							\$7,404									\$7,404
E2010	4559665 Casework, Cabinetry Economy, Replace	20	10	10	120	LF	\$215.95	\$25,914							\$25,914									\$25,914
Totals, Unes	calated								\$0 \$144,687	\$69,227	\$2,221	78,112	\$9,995 \$32,269	\$5,923 \$21,904 \$145,631	1 \$41,462	\$0 \$61,083	\$0 \$3,70	2 \$9,995	\$679	\$13,327	\$8,885	\$16,536	\$0	\$665,638
Totals, Esca	lated (3.0% inflation, compounded annually)								\$0 \$149,027	\$73,443	\$2,427	87,916	\$11,587 \$38,531	\$7,285 \$27,747 \$190,015	5 \$55,722	\$0 \$87,090	\$0 \$5,60	0 \$15,573	\$1,089	\$22,028	\$15,126 \$	\$28,995	\$0	\$819,200

Ryan STEAM Academy / Building 16 -19

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	2025 2026 2027 202	8 2029	2030	2031	2032 2033	2034 2035	2036 2037	2038 2039	2040	2041	2042 2043	Deficiency Repair Estimate
B2010	455965	53 Exterior Walls, any painted surface, Prep & Paint	10	8	2	3100	SF	\$3.70	\$11,476		\$11,476					\$11,476						\$22,952
B2020	455972	26 Window, Steel, 28-40 SF, Replace	30	29	1	12	EA	\$2,838.20	\$34,058	\$34,058												\$34,058
B2020	455956	68 Window, Steel, 16-25 SF, Replace	30	26	4	30	EA	\$2,097.80	\$62,934		\$62,934											\$62,934
B2050	455954	Exterior Door, Steel, Standard, Replace	40	22	18	8	EA	\$740.40	\$5,923											\$5,923		\$5,923
B3010	457658	Roofing, Modified Bitumen, Replace	20	19	1	3600	SF	\$12.34	\$44,424	\$44,424												\$44,424
B3020	457658	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	240	LF	\$11.11	\$2,665		\$2,665											\$2,665
C1070	455969	90 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	3600	SF	\$4.32	\$15,548		\$15,548											\$15,548
C2010	455962	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	16	9	1800	SF	\$9.87	\$17,770					\$	7,770							\$17,770
C2030	455956	Flooring, Vinyl Tile (VCT), Replace	15	10	5	600	SF	\$6.17	\$3,702		\$3,702	2									\$3,702	\$7,404
C2030	455974	42 Flooring, Carpet, Commercial Tile, Replace	10	4	6	2800	SF	\$8.02	\$22,459			\$22,459						\$22,459				\$44,918
D2010	471015	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	3400	SF	\$13.57	\$46,152					\$4	6,152							\$46,152
D2010	455970	06 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	4	EA	\$1,357.40	\$5,430		\$5,430											\$5,430
D3020	455963	Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357											\$1,357
D3020	455961	13 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357											\$1,357
D3020	455967	71 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357											\$1,357
D3020	455961	19 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357											\$1,357
D3030	455954	44 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	4	EA	\$617.00	\$2,468		\$2,468						\$2,468					\$4,936
D4010	458171	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Instal	1 40	36	4	3400	SF	\$6.17	\$20,978		\$20,978											\$20,978

## BUREAU VERITAS

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 202	23	2024 2	025 2026	2027	2028 202	9 2030	2031 20	32 203	3 2034	2035	2036	2037 2	038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D4030	4559719 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$185.10	\$740					\$740							\$	740						\$1,481
D5030	4710448 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	3400	SF	\$3.09	\$10,489						\$	\$10,489												\$10,489
D5040	4559560 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	3400	SF	\$5.55	\$18,880					\$18,88	)													\$18,880
D6020	4559768 Low Voltage System, Phone & Data Lines, Replace	20	11	9	3400	SF	\$1.85	\$6,293							\$6,29	93											\$6,293
E2010	4579396 Casework, Cabinetry Economy, Replace	20	11	9	80	LF	\$215.95	\$17,276							\$17,27	76											\$17,276
E2010	4559512 Casework, Countertop, Plastic Laminate, Replace	15	5	10	80	LF	\$61.70	\$4,936								\$4,936											\$4,936
Totals, Unes	escalated								\$0	\$78,482 \$16,	906 \$2,665	\$107,358	\$4,442 \$41,33	\$0 \$	\$10,489 \$87,49	1 \$4,936	\$0 \$1	1,476	\$0 \$2	2,468 \$	740 \$2	22,459	\$0	\$5,923	\$0	\$3,702	\$400,877
Totals, Esca	calated (3.0% inflation, compounded annually)								\$0	\$80,837 \$17,	935 \$2,913	\$120,832	\$5,150 \$49,36	1 \$0 \$	\$13,287 \$114,15	55 \$6,634	\$0 \$1	6,362	\$0 \$:	3,733 \$1,	154 \$3	36,040	\$0 \$	10,084	\$0	\$6,686	\$485,163

Uniformat	Academy / Building 20 -22	ifespan					Unit C	ost																					Deficiency Repai
Code		EUL)	EAge	RUL	Quantit	yUnit	*	Su	btotal 20	023	2024	2025 2	026 2027	2028	8 2029	2030	2031	2032	2033	2034	2035	2036 2	2037 20	038 203	9 2040	2041	2042	2043	Estima
B2010	4559585 Exterior Walls, any painted surface, Prep & Paint	10	10	0	600	SF	\$	3.70 \$	2,221	\$2,221								\$	2,221								\$	\$2,221	\$6,66
B2010	4559757 Exterior Walls, any painted surface, Prep & Paint	10	10	0	750	SF	\$	3.70 \$	2,777	\$2,777								\$	2,777								\$	\$2,777	\$8,33
B2010	4559723 Exterior Walls, any painted surface, Prep & Paint	10	8	2	2500	SF	\$	3.70 \$	9,255			\$9,255								\$	9,255								\$18,51
B2020	4559736 Window, Steel, 28-40 SF, Replace	30	29	1	11	EA	\$2,83	8.20 \$3	1,220	:	\$31,220																		\$31,22
B2020	4559699 Window, Steel, 16-25 SF, Replace	30	29	1	1	EA	\$2,09	7.80 \$	2,098		\$2,098																		\$2,09
B2050	4559514 Exterior Door, Steel, Standard, Replace	40	22	18	8	EA	\$74	0.40 \$	5,923																	\$5,923			\$5,92
B2050	4559618 Exterior Door, Steel, Standard, Replace	40	22	18	8	EA	\$74	0.40 \$	5,923																	\$5,923			\$5,92
B3010	4576580 Roofing, Modified Bitumen, Replace	20	19	1	4100	SF	\$1:	2.34 \$5	0,594	:	\$50,594																		\$50,594
B3020	4576581 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	240	LF	\$1	1.11 \$	2,665			\$2,	665																\$2,66
C1070	4559733 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	4100	SF	\$-	4.32 \$1	7,708				\$17,708																\$17,70
C1090	4559678 Toilet Partitions, Metal, Replace	20	6	14	5	EA	\$1,04	8.90 \$	5,245													\$5,	245						\$5,24
C2010	4559724 Wall Finishes, Ceramic Tile, Replace	40	21	19	320	SF	\$2	2.21 \$	7,108																	\$	\$7,108		\$7,108
C2010	4559713 Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	21	4	2500	SF	\$	9.87 \$2	4,680				\$24,680																\$24,680
C2030	4559650 Flooring, Vinyl Tile (VCT), Replace	15	11	4	780	SF	\$	6.17 \$	4,813				\$4,813													\$	\$4,813		\$9,625
C2030	4581708 Flooring, Carpet, Commercial Standard, Replace	10	7	3	3200	SF	\$	9.26 \$2	9,616			\$29,	616								\$29	,616							\$59,232
D2010	4710153 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	3900	SF	\$1	3.57 \$5	2,939								\$	52,939											\$52,939
D2010	4559522 Sink/Lavatory, Trough Style, Solid Surface, Replace	30	26	4	2	EA	\$3,08	5.00 \$	6,170				\$6,170																\$6,170
D2010	4559735 Toilet, Commercial Water Closet, Replace	30	11	19	5	EA	\$1,60	4.20 \$	8,021																	\$	\$8,021		\$8,02
D2010	4559620 Urinal, Standard, Replace	30	11	19	3	EA	\$1,35	7.40 \$	4,072																	\$	\$4,072		\$4,072
D2010	4559578 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	2	EA	\$1,85	1.00 \$	3,702																	\$	\$3,702		\$3,702
D3020	4559675 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,35	7.40 \$	1,357			\$1,357																	\$1,35 <sup>-</sup>
D3020	4559627 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,35	7.40 \$	1,357			\$1,357																	\$1,35
D3020	4559517 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,35	7.40 \$	1,357			\$1,357																	\$1,35
D3030	4559649 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	3	EA	\$61	7.00 \$	1,851				\$1,851									\$1,	351						\$3,70
D4010	4581707 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	3900	SF	\$	6.17 \$2	4,063				\$24,063																\$24,06
D4030	4559691 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	6	4	3	EA	\$18	5.10	\$555				\$555									\$	555						\$1,11
D5030	4710449 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	3900	SF	\$	3.09 \$1	2,032								\$12,032												\$12,03
D5040	4559601 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	2	EA	\$34	5.52	\$691					\$691	1														\$69
D5040	4559752 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	3900	SF	\$	5.55 \$2	1,657						\$21,657														\$21,65
D6020	4559763 Low Voltage System, Phone & Data Lines, Replace	20	11	9	3900	SF	\$	1.85 \$	7,219									\$7,219											\$7,21
D6060	4559782 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	3900	SF	\$	2.04 \$	7,941									\$7,941											\$7,94
D7050	4559547 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	3900	SF	\$	3.70 \$1	4,438				\$14,438																\$14,438
	alated											\$13,327 \$32,						68,098 \$				,616 \$7,		\$0 \$0		\$11,846 \$2			\$427,353

Iniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal 2023	2024	4 2025	2026	2027	2028 2029	2030	2031 203	32 20	33 20	034 20	35 20	36 2037	2038	2039	2040	2041	2042	2043	Deficiency Re Esti
32010	4559753 Exterior Walls, any painted surface, Prep & Paint	10	8	2	2000	SF	\$3.70	\$7,404		\$7,404								\$7,40	04								\$14
32020	4559631 Window, Steel, 28-40 SF, Replace	30	29	1	18	EA	\$2,838.20	\$51,088	\$51,088																		\$51
2020	4559645 Window, Steel, 16-25 SF, Replace	30	29	1	20	EA	\$2,097.80	\$41,956	\$41,956																		\$41
2050	4559769 Exterior Door, Steel, Standard, Replace	40	23	17	11	EA	\$740.40	0 \$8,144															\$8,144				\$
33010	4576586 Roofing, Modified Bitumen, Replace	20	19	1	5700	SF	\$12.3	4 \$70,338	\$70,338																		\$70
3020	4559580 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	340	LF	\$11.1	1 \$3,776			\$3,776																\$
1070	4559717 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	5700	SF	\$4.32	2 \$24,618				\$24,618															\$2
2010	4559750 Wall Finishes, Ceramic Tile, Replace	40	31	9	150	SF	\$22.2	1 \$3,332							\$3,332	2											\$
2010	4559765 Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	16	9	2250	SF	\$9.8	7 \$22,212							\$22,212	2											\$2
2030	4559718 Flooring, Ceramic Tile, Replace	40	21	19	75	SF	\$22.2	1 \$1,666																	\$1,666		\$
2030	4559704 Flooring, Vinyl Tile (VCT), Replace	15	5	10	1100	SF	\$6.1	7 \$6,787								\$6,78	87										9
2030	4559780 Flooring, Carpet, Commercial Standard, Replace	10	3	7	4400	SF	\$9.20	6 \$40,722						\$40,722									\$40,722				\$8
2010	4559633 Water Heater, Electric, Instant Hot, Replace	15	7	8	1	EA	\$617.00	\$617							\$617												
2010	4559710 Water Heater, Electric, Residential, Replace	15	1	14	1	EA	\$678.70	\$679												\$679							
2010	4710154 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	5500	SF	\$13.5	7 \$74,657							\$74,65	7											\$
2010	4559629 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	23	7	5	EA	\$1,357.40	\$6,787						\$6,787													
2010	4559772 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	22	8	1	EA	\$1,851.00	3 \$1,851							\$1,851												
2010	4559711 Toilet, Commercial Water Closet, Replace	30	19	11	1	EA	\$1,604.20	\$1,604									\$1,6	604									
3020	4559686 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	3 \$1,357		\$1,357																	
3020	4559612 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	\$1,357		\$1,357																	
3020	4559740 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	3 \$1,357		\$1,357																	
3020	4559648 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	31,357		\$1,357																	
3020	4559607 Wall Heater, Natural Gas, Residential, Replace	20	18	2	1	EA	\$1,357.40	3 \$1,357		\$1,357																	
3030	4559714 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	5	EA	\$617.00	3,085				\$3,085								\$3,085							
4010	4581704 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Insta	all 40	36	4	5500	SF	\$6.1	7 \$33,935				\$33,935															\$
4030	4559525 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	\$185.10	\$926					\$926	3								\$926					
5020	4559644 Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$2,468.00	\$2,468		\$2,468																	
5030	4710450 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	5500	SF	\$3.09	9 \$16,968						\$	16,968												\$
5040	4559599 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$308.50	\$926					\$926														
5040	4559638 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5500	SF	\$5.5	5 \$30,542					\$30,542														\$
6020	4559546 Low Voltage System, Phone & Data Lines, Replace	20	11	9	5500	SF	\$1.8	5 \$10,181							\$10,18	1											\$
6060	4559628 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	5500	SF	\$2.04	4 \$11,199							\$11,199	9											\$
7050	4559767 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	5500	SF	\$3.70	\$20,361				\$20,361															\$
2010	4559608 Casework, Countertop, Plastic Laminate, Replace	15	5	10	100	LF	\$61.70	\$6,170								\$6,17	70										
2010	4559775 Casework, Cabinetry Economy, Replace	20	10	10	100	LF	\$215.9	5 \$21,595								\$21,59	95										\$:
2050	4559737 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	25	0	4500	SF	\$4.32	2 \$19,436 \$19,4	36																		\$
tals, Unes	calated							\$19.4	36 \$163,382	\$16,659	\$3,776	\$81,999	\$926 \$31,467	\$47,509 \$	19,436 \$121,580	0 \$34,55	52 \$1.6	604 \$7,40	04 \$	\$0 \$3,764	\$0	\$926	\$48,866	\$0	\$1,666	\$0	\$6
	lated (3.0% inflation, compounded annually)														24,620 \$158,634	-				\$0 \$5,693			\$80,769		\$2,921	\$0	\$73

Dyan STEAM Acadomy	/ Modular Building COE

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost * Subtotal 2023	2024 2025 2026 2027	7 2028 2029 2030 2031	2032 2033 203	4 2035	2036	2037 2	38 2039	2040	2041	2042 2043	Deficiency Repair Estimate
B2010	4559696 Exterior Walls, any painted surface, Prep & Paint	10	8	2	1800	SF	\$3.70 \$6,664	\$6,664			\$6,664							\$13,327
B2010	4559570 Exterior Walls, Plywood/OSB, Replace	20	14	6	1800	SF	\$9.26 \$16,659		\$16,659									\$16,659
B2050	4559721 Exterior Door, Steel, Standard, Replace	40	24	16	5	EA	\$740.40 \$3,702							\$3,702				\$3,702
B2050	4559703 Exterior Door, Steel, Standard, Replace	40	21	19	5	EA	\$740.40 \$3,702										\$3,702	\$3,702
B3010	4709672 Roofing, Metal, Replace	40	26	14	2500	SF	\$16.04 \$40,105					\$4	10,105					\$40,105

#### 2/16/2023

Uniformat Code	II) (:oet l)oecrintion	ifespan EUL)	EAge	RUL	QuantityU	nit	Unit Cost *	Subtotal 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 203	7 2038	8 2039	204	10 2041	2042	2043	Deficiency Repair Estimate
C1030	4559739 Interior Door, Wood, Solid-Core, Replace	40	28	12	11	EA	\$863.80	\$9,502											\$	9,502								\$9,502
C1070	4559617 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	2500	SF	\$4.32	\$10,798													\$10,798	3						\$10,798
C2010	4559556 Wall Finishes, Laminated Paneling (FRP), Replace	30	14	16	500	SF	\$19.74	\$9,872															\$9,872					\$9,872
C2010	4559592 Wall Finishes, Vinyl, Replace	15	9	6	500	SF	\$3.09	\$1,543						\$1,543														\$1,543
C2010	4559701 Wall Finishes, any surface, Prep & Paint	10	5	5	2800	SF	\$1.85	\$5,183					\$5,183									\$5,183	j					\$10,366
C2030	4559758 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	400	SF	\$14.81	\$5,923							\$5,923									\$5,923	3			\$11,846
C2030	4559591 Flooring, Vinyl Tile (VCT), Replace	15	7	8	2500	SF	\$6.17	\$15,425							\$	5,425												\$15,425
D2010	4710155 Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	31	9	2500	SF	\$8.64	\$21,595								\$2	1,595											\$21,595
D2010	4559684 Toilet, Residential Water Closet, Replace	30	30	0	2	EA	\$863.80	\$1,728 \$1,7	28																			\$1,728
D2010	4559558 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	2	EA	\$1,851.00	\$3,702								\$	3,702											\$3,702
D2010	4559664 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	4	EA	\$1,480.80	\$5,923													\$5,923	3						\$5,923
D3030	4559728 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787		\$6,787																		\$6,787
D3030	4559590 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787		\$6,787																		\$6,787
D3030	4559725 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00	\$6,787		\$6,787																		\$6,787
D4010	4581706 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	2500	SF	\$6.17	\$15,425				\$15,425																\$15,425
D4030	4559606 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA	\$185.10	\$740					\$740									\$740	)					\$1,481
D5020	4559777 Switchboard, 120/208 V, Replace	40	31	9	1	EA	\$49,360.00	\$49,360								\$4	9,360											\$49,360
D5030	4710451 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	2500	SF	\$3.09	\$7,713								57,713												\$7,713
D5040	4559687 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	5	EA	\$271.48	\$1,357		\$1,357									\$	1,357								\$2,715
D6020	4559669 Low Voltage System, Phone & Data Lines, Replace	20	11	9	2500	SF	\$1.85	\$4,628								\$	4,628											\$4,628
D6060	4559673 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	2500	SF	\$2.04	\$5,090								\$	5,090											\$5,090
D7050	4576582 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	2500	SF	\$3.70	\$9,255				\$9,255																\$9,255
E2010	4559663 Casework, Countertop, Plastic Laminate, Replace	15	6	9	80	LF	\$61.70	\$4,936								\$	4,936											\$4,936
E2010	4559602 Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	80	LF	\$370.20	\$29,616								\$2	9,616											\$29,616
Totals, Unes	scalated							\$1,7	28 \$0	\$28,382	\$0	\$24,680	\$5,923	\$18,202	\$5,923 \$2	23,138 \$11	8,927	\$0	\$0 \$1	7,523	\$0 \$56,826	å \$5,923	\$13,574	\$5,92	3 \$0	\$3,702	\$0	\$330,373
Totals, Escal	alated (3.0% inflation, compounded annually)							\$1,7	28 \$0	\$30,110	\$0	\$27,778	\$6,867	\$21,734	\$7,285 \$2	9,310 \$15	5,172	\$0	\$0 \$2	4,983	\$0 \$85,954	4 \$9,228	\$21,782	\$9,79	0 \$0	\$6,491	\$0	\$438,212

Ryan STEAM Academy / Multi Use/Cafeteria Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Jnit l	Unit Cost *	Subtotal	2023	2024 2025 2026	2027	2028	2029	2030 2031	2032	2033	2034	2035 20	36 203	37 203	8 2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	45597	Exterior Door, Fiberglass, Replace	25	6	19	3	EA	\$925.50	\$2,777																\$2,777		\$2,777
B3010	45597	Roofing, Modified Bitumen, Replace	20	19	1	4200	SF	\$12.34	\$51,828		\$51,828																\$51,828
B3020	4576	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	240	LF	\$11.11	\$2,665		\$2,665																\$2,665
C1030	4559	559577 Interior Door, Wood, Solid-Core, Replace	40	34	6	4	EA	\$863.80	\$3,455					\$3,455													\$3,455
C2010	45596	559616 Wall Finishes, any surface, Prep & Paint	10	10	0	3500	SF	\$1.85	\$6,479	\$6,479							\$6,479									\$6,479	\$19,436
C2030	45596	Flooring, Wood, Strip, Refinish	10	7	3	300	SF	\$4.94	\$1,481		\$1,481								\$1,4	81							\$2,962
C2030	45597	559776 Flooring, Vinyl Tile (VCT), Replace	15	5	10	4300	SF	\$6.17	\$26,531							9	26,531										\$26,531
C2030	45597	559700 Flooring, Vinyl Sheeting, Replace	15	4	11	600	SF	\$8.64	\$5,183									55,183									\$5,183
C2050	45596	559641 Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	4300	SF	\$2.47	\$10,612		\$10,612							\$10	0,612								\$21,225
C2050	4559	559536 Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	600	SF	\$2.47	\$1,481					\$1,481								\$1,481					\$2,962
D1010	4559	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	23	2	1	EA	\$20,978.00	\$20,978		\$20,978																\$20,978
D2010	45597	559738 Water Heater, Gas, Residential, Replace	15	4	11	1	EA	\$1,604.20	\$1,604									31,604									\$1,604
D2010	4710	710156 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4000	SF	\$13.57	\$54,296							\$54,296											\$54,296
D2010	45595	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	\$1,851.00	\$1,851					\$1,851													\$1,851
D2010	4559	559527 Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	22	8	2	EA	\$1,974.40	\$3,949						\$3,949												\$3,949
D2010	4559	Toilet, Residential Water Closet, Replace	30	21	9	1	EA	\$863.80	\$864							\$864											\$864
D2010	45596	559685 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	1	EA	\$1,851.00	\$1,851							\$1,851											\$1,851
D2010	45596	559674 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	\$1,851.00	\$1,851									61,851									\$1,851

## BUREAU VERITAS

\$4,998

#### 2/16/2023

D5040

4559679 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 20	23 2024	202	5 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3020	4559545	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	\$8,391.20	\$8,391				\$8,391																	\$8,391
D3020	4559672	72 Unit Heater, Natural Gas, Replace	20	16	4	1	EA	\$5,059.40	\$5,059				\$5,059																	\$5,059
D3020	4559632	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	\$8,391.20	\$8,391				\$8,391																	\$8,391
D3060	4559515	15 Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	12	13	1	EA	\$1,727.60	\$1,728													\$1,728								\$1,728
D3060	4559748	48 Exhaust Fan, Centrifugal, 24" Damper, Replace	25	11	14	1	EA	\$3,702.00	\$3,702														\$3,702							\$3,702
D4010	4581711	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	4000	SF	\$6.17	7 \$24,680				\$24,680																	\$24,680
D4030	4559575	75 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	4	EA	\$185.10	\$740		\$740	)									\$740									\$1,481
D4030	4559766	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$370.20	\$370			\$370										\$370								\$740
D5020	4559716	Switchboard, 120/208 V, 1600 AMP, Replace	40	31	9	1	EA	\$98,720.00	\$98,720									\$98,720												\$98,720
D5020	4559614	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$2,468.00	\$2,468		\$2,468	3																		\$2,468
D5020	4559662	Distribution Panel, 120/240 V, Replace	40	31	9	1	EA	\$25,914.00	\$25,914									\$25,914												\$25,914
D5030	4710452	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	4000	SF	\$3.09	\$12,340							\$	12,340													\$12,340
D5040	4559744	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	6	EA	\$271.48	3 \$1,629			\$1,629										\$1,629								\$3,258
D5040	4559778	78 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	4000	SF	\$5.55	\$22,212					\$	\$22,212															\$22,212
D6060	4559562	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	4000	SF	\$2.04	\$8,144				\$8,144																	\$8,144
D7050	4559571	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4000	SF	\$3.70	\$14,808				\$14,808																	\$14,808
E1030	4559683	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$11,723.00	\$11,723					\$11,723										\$11,723						\$23,446
E1030	4559761	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	\$3,825.40	\$3,825									\$3,825												\$3,825
E1030	4559523	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$5,676.40	\$5,676									\$5,676												\$5,676
E1030	4559549	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	\$2,097.80	\$2,098											\$2,098										\$2,098
E1030	4559783	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	4	11	1	EA	\$6,293.40	\$6,293											\$6,293										\$6,293
E1030	4559552	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	\$2,097.80	\$2,098											\$2,098										\$2,098
Totals, Unes	calated								\$	6,479 \$51,828	\$34,799	\$6,145	\$69,474	\$11,723	\$28,999	\$0 \$	16,289 \$	191,147	\$33,010	\$19,127	\$11,353	\$5,207	\$3,702	\$11,723	\$1,481	\$0	\$0	\$2,777	\$6,479	\$511,740
Totals, Escal	ated (3.0%	% inflation, compounded annually)							\$	6,479 \$53,383	\$36,918	\$6,715	\$78,194	\$13,590	\$34,626	\$0 \$	20,634 \$	249,403	\$44,362	\$26,476	\$16,186	\$7,647	\$5,600	\$18,264	\$2,376	\$0	\$0	\$4,869	\$11,701	\$637,423

Ryan STEAN Uniformat Code	A Academy / Portable Building K3  ID Cost Description (EU	span	EAge	RUL	Quantity	Unit	Unit Cost	2024	2025	2026	2027	2028 2029 20	30 203 <sup>-</sup>	1 2032	2033	2034 2035 2036	2037 2038	2039	2040	2041	2042 2043	Deficiency Repair Estimate
B2010	4559771 Exterior Walls, any painted surface, Prep & Paint	<b>-,</b> 10	4	6	1200	SF	\$3.70 \$4,442					\$4,442						\$4,442				\$8,885
B2020	4559576 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	14	16	1	EA	\$802.10 \$802											\$802				\$802
B3010	4709671 Roofing, Metal, Replace	40	26	14	1000	SF	\$16.04 \$16,042									\$16	042					\$16,042
B3080	4559747 Soffit/Fascia, Wood, Replace	20	20	0	16	SF	\$17.89 \$286 \$286	5													\$286	\$573
C1030	4559600 Interior Door, Steel, Standard, Replace	40	29	11	1	EA	\$740.40 \$740									\$740						\$740
C1070	4559734 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	800	SF	\$4.32 \$3,455														\$3,455	\$3,455
C2010	4559626 Wall Finishes, Laminated Paneling (FRP), Replace	30	19	11	300	SF	\$19.74 \$5,923									\$5,923						\$5,923
C2010	4559528 Wall Finishes, Vinyl, Replace	15	6	9	880	SF	\$3.09 \$2,715							\$2,715								\$2,715
C2030	4559681 Flooring, Carpet, Commercial Tile, Replace	10	3	7	800	SF	\$8.02 \$6,417					\$6,4	17						\$6,417			\$12,834
D2010	4710157 Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	31	9	1000	SF	\$8.64 \$8,638							\$8,638								\$8,638
D2010	4559535 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	\$1,851.00 \$1,851									\$1	851					\$1,851
D2010	4559553 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	\$1,480.80 \$1,481									\$1	481					\$1,481
D2010	4559770 Toilet, Child-Sized, Replace	30	16	14	1	EA	\$1,110.60 \$1,111									\$1	,111					\$1,111
D3030	4559731 Heat Pump, Packaged & Wall-Mounted, Replace	20	9	11	1	EA	\$6,787.00 \$6,787									\$6,787						\$6,787
D4010	4581709 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	1000	SF	\$6.17 \$6,170				\$6,170											\$6,170
D4030	4559519 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	\$185.10 \$185					\$185						\$185				\$370
D5020	4559643 Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$2,468.00 \$2,468		\$2,468													\$2,468
D5030	4710453 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	1000	SF	\$3.09 \$3,085						\$3,085									\$3,085
D5040	4559722 Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	8	2	1	EA	\$271.48 \$271		\$271							\$271						\$543

\$4,998

11 9 900 SF \$5.55 \$4,998

## BUREAU VERITAS

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cost	Subtotal	2023	2024 20	)25 20	26 2027	2028 2029	9 203	0 203	1 203	2 2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D6020	4559773 Low Voltage System, Phone & Data Lines, Replace	20	11	9	900	SF	\$1.85	\$1,666								\$1,666	6											\$1,666
D6060	4559659 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	900	SF	\$2.04	\$1,832							\$1,832													\$1,832
D7050	4559513 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	900	SF	\$3.70	\$3,332								\$3,332												\$3,332
E2010	4559754 Casework, Countertop, Plastic Laminate, Replace	15	4	11	15	LF	\$61.70	\$926										\$926										\$926
E2010	4559581 Casework, Cabinetry, Hardwood Standard, Replace	20	4	16	40	LF	\$370.20	\$14,808														\$1	4,808					\$14,808
Totals, Unes	calated								\$286	\$0 \$2,7	39 9	\$6,170	\$0 \$4,628	\$6,417	\$4,917	\$21,348	\$0	\$14,376	\$271	\$0 \$2	0,484	\$0 \$2	0,238 \$6	6,417	\$0	\$0	\$3,741	\$112,034
Totals, Esca	lated (3.0% inflation, compounded annually)								\$286	\$0 \$2,9	06	\$6,944	\$0 \$5,525	\$7,892	\$6,229	\$27,855	\$0	\$19,900	\$387	\$0 \$3	0,984	\$0 \$3	2,475 \$10	),606	\$0	\$0	\$6,758	\$158,749

Rvan	STEAM	Academy	/ Sito
rvan	SIEAN	Academy	OILE

Uniformat Code	ID	D Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	/Unit	Unit Cost * Subtotal 2023	2024	2025	2026 20	27 202	28 202	29 203	30 2	2031 2	2032 203	3 203	4 203	5 2036	6 2037	2038	2039	2040	2041	2042	2043	Deficiency Repai Estimate
B3010	45	4576584 Roofing, Modified Bitumen, Replace	20	19	1	4000	SF	\$12.34 \$49,360	\$49,360																			\$49,36
D2010	45	4559569 Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$6,416.80 \$6,417			\$6,4	7																\$6,41
D2010	45	4559559 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	4	EA	\$1,480.80 \$5,923		\$5,923														\$5,923				\$11,840
D2010	45	4559682 Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,851.00 \$1,851				\$1,85	1														\$1,851	\$3,702
G2020	45	4559551 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	29400	SF	\$0.56 \$16,326	\$16,326				\$16,32	6				\$16,326	6				\$16,326					\$65,303
G2020	45	4559746 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	29400	SF	\$4.32 \$126,979						\$126,97	79													\$126,979
G2050	45	4559785 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	47000	SF	\$0.56 \$26,099	\$26,099				\$26,09	9				\$26,099	)				\$26,099					\$104,396
G2050	45	4559688 Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	2	EA	\$6,170.00 \$12,340							\$12,	340												\$12,340
G2050	45	4559524 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	4	EA	\$11,723.00 \$46,892										\$46,892	2									\$46,892
G2050	45	4576591 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	14	11	47000	SF	\$4.32 \$202,993										\$202,993	3									\$202,993
G2050	45	4559708 Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	2	1	4300	SF	\$1.23 \$5,306	\$5,306		\$5,30	)6		\$5,30	06		\$5,30	6		\$5,306	3		\$5,306			\$5,306		\$37,143
G2050	45	4559779 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$24,680.00 \$24,680									\$24,68	0										\$24,680
G2060	45	4559615 Park Bench, Metal Powder-Coated, Replace	20	18	2	10	EA	\$863.80 \$8,638		\$8,638																		\$8,638
G2060	45	4559603 Bike Rack, Portable 6-10 Bikes, Replace	15	6	9	1	EA	\$617.00 \$617								\$	617											\$617
G2060	45	4559596 Picnic Table, Metal Powder-Coated, Replace	20	4	16	20	EA	\$863.80 \$17,276															\$17,276					\$17,276
G2060	45	4559563 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	16	4	1	EA	\$30,850.00 \$30,850			\$30,88	50																\$30,850
G2060	45	4559660 Flagpole, Metal, Replace	30	16	14	1	EA	\$3,085.00 \$3,085													\$3,085							\$3,085
G4050	45	4559538 Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Instal	1 20	3	17	3	EA	\$4,936.00 \$14,808																\$14,808				\$14,808
Totals, Unes	cala	lated							\$0 \$97,091	\$14,561	\$0 \$42,5	3 \$1,85	1 \$42,42	5 \$132,28	85 \$12,	340 \$	617 \$29,98	6 \$292,310	\$0	\$5,306	\$3,085	\$0	\$65,007	\$20,731	\$0	\$5,306	\$1,851	\$767,326
Totals, Esca	lated	ed (3.0% inflation, compounded annually)							\$0 \$100,004	\$15,448	\$0 \$47,9	6 \$2,14	6 \$50,65	8 \$162,69	94 \$15,	632 \$	805 \$40,29	9 \$404,625	\$ \$0	\$7,792	\$4,666	\$0	\$104,317	\$34,266	\$0	\$9,304	\$3,343	\$1,003,915

Appendix F:
Equipment Inventory List



D10 Convey	ying												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559531	D1010	Vertical Lift [04522]	Wheelchair, 5' Rise	750 LBS	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	National Wheel-O-Vator Company	BC-42	17896-1	1992	19003734	
20 Plumbi	ing												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559633	D2010	Water Heater	Electric, Instant Hot		Ryan STEAM Academy / Building 5 - 9	Building 5 - 9	Chronomite	58 40/208P	876204		19003787	
	4559710	D2010	Water Heater	Electric, Residential	5 GAL	Ryan STEAM Academy / Building 5 - 9	Building 5 - 9	Chronomite	Inaccessible	Inaccessible		19003754	
	4559605	D2010	Water Heater	Electric, Residential	10 GAL	Ryan STEAM Academy / Building 10 -15	Building 10 -15				2003	19042225	
	4559738	D2010	Water Heater	Gas, Residential	50 GAL	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Rheem	XG50T06GEN38UD	M411912845	2019	19003831	
	4559569	D2010	Backflow Preventer	Domestic Water	3 IN	Ryan STEAM Academy / Site	Site	Wilkins	375	L62491		19042263	
30 HVAC													
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559672	D3020	Unit Heater	Natural Gas	7 MBH	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Trane	Not applicable	E58654	1960	19003729	
	4559545	D3020	Unit Heater	Natural Gas	170 MBH	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Reznor	XL170-1	AHE40A5N652	1960	19003767	
	4559632	D3020	Unit Heater	Natural Gas	170 MBH	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Reznor	XL170-3	AHF40A5N653	1960	19003765	
	4559586	D3020	Wall Heater	Natural Gas, Residentia	I	Ryan STEAM Academy / Building 10 -15	10	Williams	Illegible	Inaccessible		19042207	
	4559675	D3020	Wall Heater	Natural Gas, Residentia	I	Ryan STEAM Academy / Building 20 -22	22	Williams	Illegible	Illegible		19003977	
	4559557	D3020	Wall Heater	Natural Gas, Residentia	l	Ryan STEAM Academy / Building 10 -15	11	Williams	Illegible	No tag/plate found		19042203	
	4559532	D3020	Wall Heater	Natural Gas, Residentia	I	Ryan STEAM Academy / Building 10 -15		Williams	Illegible	Illegible		19042281	
	4559666	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 10 -15		Williams	Illegible	No tag/plate found		19042280	
	4559686	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 5 - 9		Williams	Illegible	No tag/plate found		19042218	
0	4559639	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 16 -19		Williams	Illegible	P242405		19042283	
1	4559612	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 5 - 9		Williams	Illegible	Illegible		19042279	
!	4559613	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 16 -19		Williams	Illegible	Illegible		19042236	
3	4559740	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 5 - 9		Williams	Illegible	Illegible		19042219	
4	4559671	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 16 -19	10	Williams	Illegible	Illegible		19042223	
5	4559648	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 5 - 9		Williams	Illegible	No tag/plate found		19003998	
6	4559707	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 10 -15		Williams	Illegible	No tag/plate found		19042272	
•	4559627	D3020	Wall Heater	Natural Gas, Residentia	I 25 BTUH	Ryan STEAM Academy / Building 20 -22	21	Williams	Illegible	Illegible		19042226	

18	4559619	D3020	Wall Heater	Natural Gas, Residential	25 BTUH	Ryan STEAM Academy / Building 16 -19	16	Williams	Illegible	Illegible		19042220	
9	4559517	D3020	Wall Heater	Natural Gas, Residential		Ryan STEAM Academy / Building 20 -22	20	Williams	Illegible	Illegible		19042227	
0	4559607	D3020	Wall Heater	Natural Gas, Residential	25 BTUH	Ryan STEAM Academy / Building 5 - 9	6	Williams	Illegible	No tag/plate found		19042264	
1	4559745	D3020	Wall Heater	Natural Gas, Residential	25 BTUH	Ryan STEAM Academy / Building 10 -15	15	Williams	Illegible	Illegible		19042217	
22	4559572	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ryan STEAM Academy / Building 10 -15	Classrooms						6
3	4559677	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ryan STEAM Academy / Administration Building	Administration Building						2
4	4559544	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ryan STEAM Academy / Building 16 -19	Classrooms						4
5	4559649	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ryan STEAM Academy / Building 20 -22	Classrooms						3
6	4559676	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ryan STEAM Academy / Building 1 - 4	Classrooms						4
7	4559714	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ryan STEAM Academy / Building 5 - 9	Classrooms						5
8	4559731	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Ryan STEAM Academy / Portable Building K3	Portable Building K3	Bard	Inaccessible	Inaccessible		19003731	
9	4559728	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Ryan STEAM Academy / Modular Building COE	Modular Building COE	Bard	WH421-A10UX4XXX	Inaccessible	1997	19003732	
0	4559590	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Ryan STEAM Academy / Modular Building COE	Modular Building COE	Bard	WH421-A10UX4XXX	126F9812323-02	1998	19003788	
1	4559725	D3030	Heat Pump	Packaged & Wall- Mounted	3.5 TON	Ryan STEAM Academy / Modular Building COE	Modular Building COE	Bard	WH421-A10UX4XXX	126C971089205-02	1997	19003744	
2	4559732	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	4 TON	Ryan STEAM Academy / Administration Building	Administration Building	Trane	2YCC3048A1096AA	6184M8K9H	2006	19003762	
3	4559694	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	4 TON	Ryan STEAM Academy / Administration Building	Administration Building	Trane	2YCC3048A1096AA	6151JGH9H	2006	19003757	
4	4559515	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM		Ryan STEAM Academy / Multi Use/Cafeteria Building	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2011	19003730	
5	4559748	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Ryan STEAM Academy / Multi Use/Cafeteria Building	Roof	Dayton	3C717	Illegible		19003791	
40 Fire Prote	ection												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559606	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Modular Building COE	Building 1 - 4						4
	4559691	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Building 20 -22	Building 20 -22						3
	4559554	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Administration Building	Administration Building						4
	4559719	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Building 16 -19	Building 16-19						4
	4559597	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Building 1 - 4	Building 1 - 4						4
	4559575	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building						4
	4559525	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Building 5 - 9	Building 5 - 9						5
	4559519	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ryan STEAM Academy / Portable Building K3	Portable Building K3						
}													

D50 Electric	al												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559777	D5020	Switchboard	120/208 V	400 AMP	Ryan STEAM Academy / Modular Building COE	COE	Industrial Electric		032488-001	1992	19004000	
	4559716	D5020	Switchboard	120/208 V, 1600 AMP	1600 AMP	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Siemens	ITE	Illegible	1992	19003758	
	4559636	D5020	Distribution Panel	120/208 V	250 AMP	Ryan STEAM Academy / Administration Building	Administration Building	Siemens	S1	19-23637-B00	1992	19003735	
	4559643	D5020	Distribution Panel	120/208 V	200 AMP	Ryan STEAM Academy / Portable Building K3	Portable Building K3	General Electric	TM2415R		1992	19003733	
	4559614	D5020	Distribution Panel [B1]	120/208 V	200 AMP	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Siemens	S1	19-23637-B00	1992	19003747	
	4559644	D5020	Distribution Panel [C1]	120/208 V	250 AMP	Ryan STEAM Academy / Building 5 - 9	Building 5 - 9	Siemens	01	19-23637-B00	1992	19003745	
	4559662	D5020	<b>Distribution Panel</b> [Panel G Wing G]	120/240 V	1600 AMP	Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building	Siemens	FC-1	19-23637-02	1992	19003764	
	4559722	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery	2	Ryan STEAM Academy / Portable Building K3	Portable Building K3						
	4559687	D5040	Emergency & Exit Lighting	Exit Sign, LED		Ryan STEAM Academy / Modular Building COE	Building 1 - 4						5
0	4559744	D5040	Emergency & Exit Lighting	Exit Sign, LED		Ryan STEAM Academy / Multi Use/Cafeteria Building	Multi Use/Cafeteria Building						6
I	4559599	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ryan STEAM Academy / Building 5 - 9	Building 5 - 9						3
2	4559604	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ryan STEAM Academy / Building 1 - 4	Building 1 - 4						6
3	4559661	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ryan STEAM Academy / Building 10 -15	Building 10 -15						4
4	4559601	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Ryan STEAM Academy / Building 20 -22	Building 20 -22						2
70 Electro	nic Safety & Security												
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559784	D7050	Fire Alarm Panel	Fully Addressable		Ryan STEAM Academy / Administration Building	Administration Building	Harrington Fire System				19003746	
10 Equipm	ent												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4559552	E1030	Foodservice Equipmen	Food Warmer, Proofing Cabinet on Wheels		Ryan STEAM Academy / Multi Use/Cafeteria Building	Kitchen	Royalton	No tag/plate found	No tag/plate found		19003812	
	4559783	E1030	Foodservice Equipment [00015554]	rt Freezer, 2-Door Reach-li	n	Ryan STEAM Academy / Multi Use/Cafeteria Building	Kitchen	Traulsen	No tag/plate found	No tag/plate found		19003790	
	4559549	E1030	Foodservice Equipmen	nt Food Warmer, Proofing Cabinet on Wheels		Ryan STEAM Academy / Multi Use/Cafeteria Building	Kitchen	Royalton	No tag/plate found	No tag/plate found		19003811	
	4559523	E1030	Foodservice Equipmen	nt Refrigerator, 2-Door Reach-In		Ryan STEAM Academy / Multi Use/Cafeteria Building	Kitchen	Traulsen	No tag/plate found	No tag/plate found		19003816	
	4559683	E1030	Foodservice Equipmen	Convection Oven, Double	е	Ryan STEAM Academy / Multi Use/Cafeteria Building	Kitchen	Traulsen	No tag/plate found	No tag/plate found		19003821	
	4559761	E1030	Foodservice Equipmen	rt Freezer, 1-Door Reach-li	1	Ryan STEAM Academy / Multi Use/Cafeteria Building	Kitchen	Traulsen	No tag/plate found	No tag/plate found		19003801	