FACILITY CONDITION ASSESSMENT



prepared for

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



McCollam Elementary 3311 Lucian Avenue San Jose, California 95127

PREPARED BY:

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ON SITE DATE:

December 22 and 23, 2022

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	9
Main Address	3311 Lucian Avenue, San Jose, California 95127
Site Developed	1959 – Original Construction 1997 – HVAC Renovation
Site Area	10 Acres (estimated)
Parking Spaces	26 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 22 and 23, 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)	Cesar Escalante, Head Custodian 408.230.0673
Assessment and Report Prepared By	Henry Guo
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The campus was originally developed in 1958, with buildings added throughout the years. The facilities are reported to be consistently occupied and in use. Main access to the property is Lucian Avenue to the southeast.

Architectural

Buildings have brick, painted stucco and wood siding exterior walls. Windows are steel and aluminum. Roofs are built-up and metal roofs. Building exterior finishes are mostly original and are in fair general condition. Steel windows have single pane glass. The interior finishes have been periodically replaced as needed over the years. Some of the interior carpet finishes are very old and damaged. Restroom fixtures are very old. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings have central heating systems with boilers serving unit ventilators. Buildings also have packaged roof-top units, packaged terminal air conditioners, and packaged heat pump units. The MEPF and fire alarm and protection infrastructure is generally in fair condition. Equipment was replaced as needed over the years. Some equipment is getting old and should be replaced soon. Equipment replacements are anticipated and budgeted. Sanitary sewer blockages exist. The heating boiler in mechanical room of building C is not turned on and needs troubleshooting and repair.

Site

Site has asphalt parking lot and playground, concrete pavement, sidewalks, ramps and curbs. Some areas of site landscaping are depleted of grass. Asphalt playgrounds have many large cracks and should be milled and overlaid soon.

Recommended Additional Studies

The underground storm water and sanitary sewer piping has blockages. A professional engineering firm must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.



Facility Condition Index (FCI)

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

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

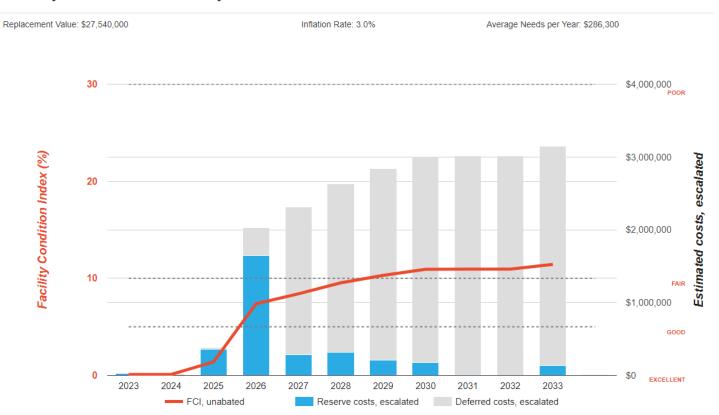
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
McCollam Elementary / Administration Building (1958)	\$790	1,732	\$1,368,280	0.0%	1.6%	5.0%	5.9%
McCollam Elementary / Building A (1958)	\$790	5,475	\$4,325,250	0.0%	7.2%	10.1%	10.5%
McCollam Elementary / Building B (1958)	\$790	5,150	\$4,068,500	0.0%	8.3%	10.0%	10.8%
McCollam Elementary / Building C (1958)	\$790	5,480	\$4,329,200	0.0%	8.3%	10.3%	11.2%
McCollam Elementary / Building D (1958)	\$790	5,486	\$4,333,940	0.0%	7.4%	9.0%	9.7%
McCollam Elementary / Building K1-K2 (1958)	\$790	2,793	\$2,206,470	0.1%	5.9%	7.6%	8.6%
McCollam Elementary / Modular Buildings E4 to E8 (1985)	\$690	4,580	\$3,160,200	0.0%	2.9%	3.1%	5.2%
McCollam Elementary / Multi Use/Cafeteria Building (1958)	\$910	4,144	\$3,771,040	0.1%	2.7%	5.3%	9.1%
McCollam Elementary / Portable Building K3 (1985)	\$690	947	\$653,430	0.0%	4.0%	4.3%	5.6%



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: McCollam Elementary





Immediate Needs

Facility/Building	Total Items	Total Cost
McCollam Elementary / Building K1-K2	1	\$1,500
McCollam Elementary / Multi Use/Cafeteria Building	1	\$2,600
McCollam Elementary / Site	2	\$21,700
Total	4	\$25,800

Building K1-K2

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Pian Type</u>	Cost
4735036	McCollam Elementary / Building K1-K2	Building exterior	D2010	Drinking Fountain, Wall- Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$1,500
Total (1 items)							\$1,500

Multi Use/Cafeteria Building

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4735109	McCollam Elementary / Multi Use/Cafeteria Building	Stage	D3020	Unit Heater, Hydronic, Replace	Failed	Retrofit/Adaptation	\$2,600
Total (1 items)							\$2,600

Site

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Pian Type</u>	<u>Cost</u>
4735140	McCollam Elementary / Site	Site	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$4,400
4735139	McCollam Elementary / Site	Site	P2030	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	NA	Retrofit/Adaptation	\$17,300
Total (2 items)							\$21,700



Systems Expenditure Forecast

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

System Expenditure Forecast	t					
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	_	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$1,276,642	\$39,575	\$300,175	\$1,616,392
Roofing	-	-	-	-	\$1,279,092	\$1,279,092
Interiors	-	\$48,658	\$347,065	\$55,608	\$1,182,303	\$1,633,634
Conveying	-	-	-	\$28,192	-	\$28,192
Plumbing	\$5,922	\$63,227	\$27,458	\$44,359	\$79,938	\$220,904
HVAC	\$2,591	\$60,348	\$196,947	\$7,072	\$405,529	\$672,487
Fire Protection	-	-	\$129,858	-	-	\$129,858
Electrical	-	-	-	\$43,293	\$528,802	\$572,095
Fire Alarm & Electronic Systems	-	-	\$22,864	\$76,993	\$32,457	\$132,314
Equipment & Furnishings	-	-	\$56,248	\$38,155	\$293,379	\$387,782
Special Construction & Demo	-	-	-	-	\$503,964	\$503,964
Site Development	-	\$183,226	\$172,644	\$81,437	\$234,543	\$671,850
Site Pavement	-	-	\$6,249	\$67,028	\$18,134	\$91,411
Site Utilities	-	-	\$9,154	\$40,661	-	\$49,815
Follow-up Studies	\$17,276	-	-	-	-	\$17,276
TOTALS (3% inflation)	\$25,800	\$355,500	\$2,245,200	\$522,400	\$4,858,400	\$8,007,300



System Condition Ratings

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

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

McCollam Elementary School								
Building Area = 37,787SF								
	FTA Primary	TERM	Replacement					
	Level	Scale	Cost x TERM					
	Replacement	Condition	Scale					
FTA Primary Level	Cost	Rating	Condition					
Substructure	\$597,868	4.00	\$2,391,472					
Shell	\$2,161,785	2.93	\$6,332,149					
Interiors	\$1,003,608	2.75	\$2,755,762					
Conveyance	\$20,978	3.00	\$62,934					
Plumbing	\$176,425	2.51	\$441,969					
HVAC	\$420,608	2.78	\$1,170,754					
Fire Protection	\$112,023	2.00	\$224,045					
Electrical	\$486,615	3.00	\$1,459,845					
Equipment	\$81,938	3.00	\$245,813					
Site	\$1,184,634	2.79	\$3,308,033					
Total Building	\$6,246,481	Subtotal	\$18,392,776					
Building Weighted	Average Condition	2.94						
	Rounded	3						
model to the second of the			5.1					

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

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



Key Findings

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



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Site McCollam Elementary Site

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

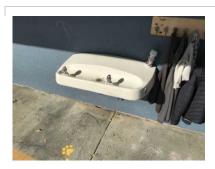
Plan Type:

Performance/Integrity

Cost Estimate: \$4,400

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Very old - AssetCALC ID: 4735140



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Building K1-K2 McCollam Elementary Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,500

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Very old and damaged - AssetCALC ID: 4735036

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building K1-K2 McCollam Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$10,300

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261884

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building D McCollam Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,300

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261883

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Multi Use/Cafeteria Building McCollam Elementary

Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$15,300

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261885

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building C McCollam Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,300

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261892

Fire Suppression System

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

Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$6,400

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261880



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building B McCollam Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$19,100

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261882

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building A McCollam Elementary Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,300

Priority Score: 60.5

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5261881



Unit Heater in Failed condition.

Hydronic Multi Use/Cafeteria Building McCollam Elementary

Uniformat Code: D3020

Recommendation: Replace in 2023

Priority Score: **54.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$2,600

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Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System Site McCollam Elementary Site

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$17,300

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Underground pipe blockage issues for sewage and storm water - AssetCALC ID: 4735139

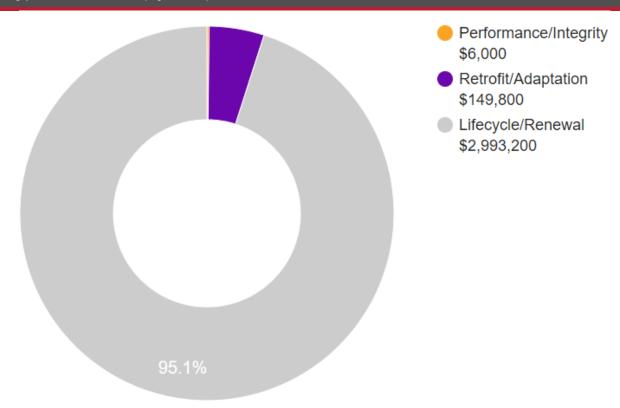


Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,149,000



2. Administration Building, Building K1-K2





Address	3311 Lucian Avenue, San Jose, California 95127	
Constructed/Renovated	1958	
Building Size	Admin Building: 1,732 SF Building K1 – K2: 2,793 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Aluminum, steel	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, glued hard tile	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric tank-less water heaters Fixtures: Toilets and sinks in all restrooms	Poor
HVAC	Central System: Boiler feeding unit ventilators Non-Central System: Packaged rooftop units, packaged heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair



Administration Building, Building K1 – K2: Systems Summary							
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair					
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair					
Equipment/Special	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	Restroom fixtures are very old.						
Key Spaces Not Observed	All key areas of the property were accessible and observed.						



Administration Building, Building K1 – K2: Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - CASEWORK



5 - PACKAGED UNIT



6 - FIRE ALARM PANEL





7 - FRONT ELEVATION



9 - REAR ELEVATION



11 - CLASSROOM



8 - LEFT ELEVATION



10 - RIGHT ELEVATION



12 - THRU-WALL WINDOW UNIT



3. Buildings A, B, C and D





Buildings A, B, C and D: Systems Summary		
Address	3311 Lucian Avenue, San Jose, California 95127	
Constructed/Renovated	1958	
Building Size	Building A: 5,475 SF Building B: 5,150 SF Building C: 5,480 SF Building D: 5,486 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, terrazzo Ceilings: Painted gypsum board, glued hard tile	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding unit ventilators Non-Central System: Packaged heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

Buildings A, B, C and D: Systems Summary		
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. Appendix D.	See
Additional Studies	The heating boiler in mechanical room of building C is not turned on a troubleshooting and repair.	and needs
Key Issues and Findings	Restroom fixtures are very old. Central heating system is not working well.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Buildings A, B, C and D: Photographic Overview





3 - REAR ELEVATION



5 - ROOFING OVERVIEW



2 - LEFT ELEVATION



4 - RIGHT ELEVATION



6 - WINDOWS





7 - CASEWORK



8 - HEATING BOILER



9 - THRU-WALL WINDOW UNIT



10 - HEATING PUMPS



11 - SWITCHBOARD



12 - ELECTRICAL SYSTEM



4. Modular Buildings E4 to E8, Portable Building K3





Buildings E4 to E8, K3: Systems Summary		
Address	3311 Lucian Avenue, San Jose, California 95127	
Constructed/Renovated	1985	
Building Size	Buildings E4 to E8: 4,580 SF Building K3: 947 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: FRP panel Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged Terminal Air Conditioner	Fair
Fire Suppression	Fire extinguishers only	Fair



Buildings E4 to E8, K3: Systems Summary		
Electrical	Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	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	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Modular Buildings E4 to E8, Portable Building K3: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

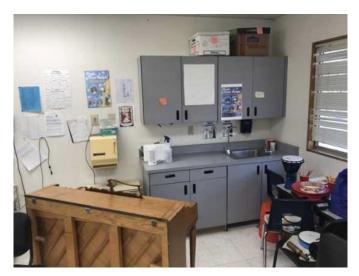


5 - WINDOW



6 - EXTERIOR DOOR





7 - CASEWORK



9 - FLOORING



11 - DISTRIBUTION PANEL



8 - CLASSROOM



10 - WALL MOUNTED PACKAGED UNIT



12 - FIRE ALARM SYSTEM



5. Multi Use / Cafeteria Building





Address	3311 Lucian Avenue, San Jose, California 95127	
Constructed/Renovated	1958	
Building Size	4,144 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional steel frame structure over concrete spread footing foundation	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Brick Windows: Steel	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, glued hard tile	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boiler feeding suspended unit heaters Non-Central System: Packaged roof top unit, packaged heat pump units	Fair
Fire Suppression	Fire extinguishers only	Fair



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



Multi Use / Cafeteria Building: Photographic Overview



1 - LEFT ELEVATION



2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - DINING HALL



5 - ROOFING



6 - UNIT HEATER





7 - THRU-WALL WINDOW UNIT



9 - EXHAUST FAN



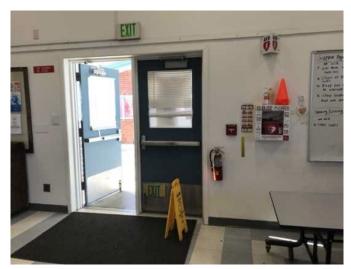
11 - DISTRIBUTION PANEL



8 - PACKAGED UNIT



10 - WATER HEATER



12 - FIRE ALARM SYSTEM



6. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Shading structure	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. SD.	See Appendix
Additional Studies	The underground storm water and sewer drainage pipes have blockages. A professional engineering firm must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Key Issues and Findings	Asphalt playgrounds have many cracks. Site drinking fountains are very old. Ur storm and sewage drainage pipes have blockages.	nderground



Site: Photographic Overview



1 - SIGNAGE



3 - SIDEWALK



5 - CHAIN LINK FENCE



2 - ROOFING OVERVIEW



4 - DRINKING FOUNTAIN



6 - PLAY STRUCTURE



7. Property Space Use and Observed Areas

Areas Observed

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

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



8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1958 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	1958	No	No
Administration Building, Building K1 – K2	1958	No	No
Buildings A, B, C and D	1958	No	No
Portable K3, Modular Buildings E4 – E8	1985	No	No
Multi Use / Cafeteria Building	1958	No	No

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



9. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



10. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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



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

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

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

Key Findings

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

Exceedingly Aged

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



11. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of McCollam Elementary, 3311 Lucian Avenue, San Jose, California 95127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Henry Guo,

Project Manager

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

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12. Appendices

Appendix A: Site Plans

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

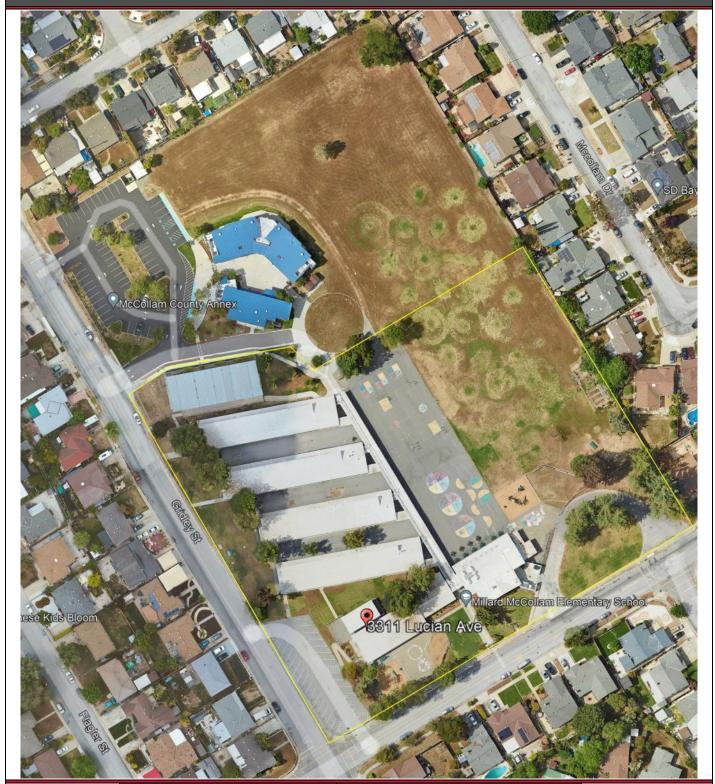
Appendix F: Equipment Inventory List



Appendix A: Site Plans



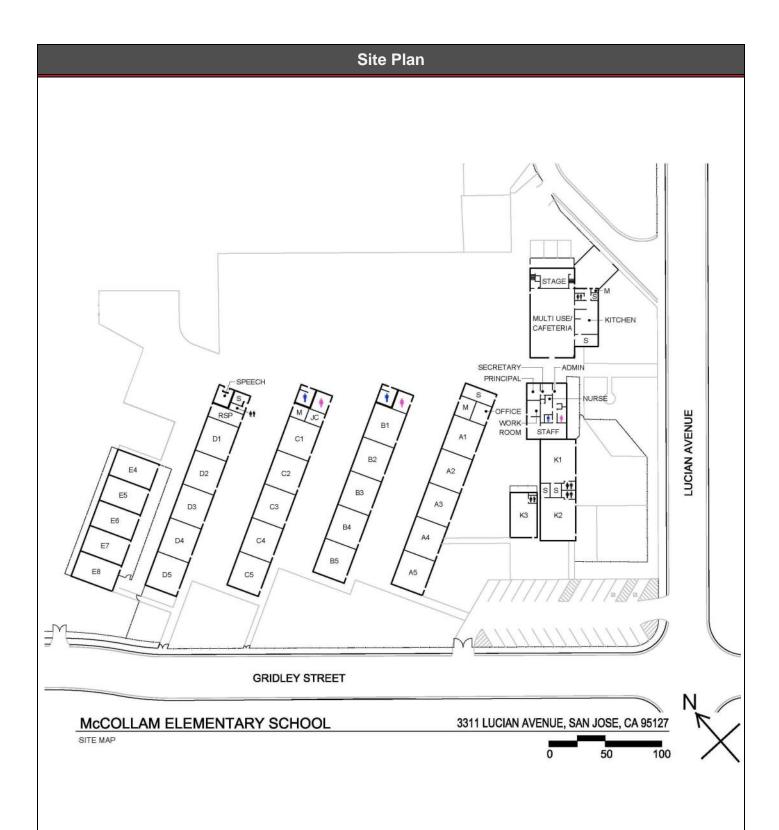
Site Plan





Project Number	Project Name
159228.22R000-010.354	McCollam Elementary
Source	On-Site Date
Google	December 22 and 23, 2022





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Project Number	Project Name
159228.22R000-010.354	McCollam Elementary
Source	On-Site Date
Google	December 22 and 23, 2022



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: McCollam Elementary

Name of person completing form: Cesar Escalante

Title / Association w/ property: Head Custodian

Length of time associated w/ property: 4 years

Date Completed: 12/22/2022

Phone Number: 408.230.0673

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview			Response
1	Year(s) constructed	Constructed 1958	Renovated 0	
2	Building size in SF	35,787	' SF	
			Year	Additional Detail
		Facade		
		Roof	2019	New coating with ballasts. No roof leaks.
		Interiors		
3	Major Renovation/Rehabilitation	HVAC		Window units
		Electrical		
		Site Pavement		Blockages exist for rain water drainage
		Accessibility		
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.		rm water undergromay not be workir	ound pipe blockage. Restrooms fixtures are old. ng.

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

Signature of Assessor	 Signature of POC

Appendix C:
Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: McCollam Elementary

BV Project Number: 159228.22R000 - 010.354

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

McCollam Elementary: Ac	ccessibility Issues			
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				×
Exterior Accessible Route				×
Building Entrances				×
Interior Accessible Route				×
Elevators				×
Public Restrooms				×
Kitchens/Kitchenettes				×
Playgrounds & Swimming Pools				×
Other "New"		NA (// // // // // // // // // // // // /	this at the in the stant	

^{*}be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature

McCollam Elementary: Photographic Overview



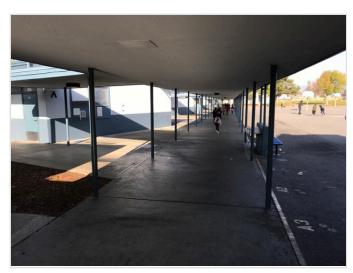
OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

McCollam Elementary: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

McCollam Elementary: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix D:
Component Condition Report



Component Condition Report | McCollam Elementary / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	1,753 SF	40	5261879
Facade						
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	17	11	4734925
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	3	11	4734924
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	2,356 SF	11	4734932
Interiors						
C1030	Throughout building	Adequate	Interior Door, Steel, Standard	2	14	4734929
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	6	14	4734931
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	1,350 SF	11	4734923
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	2	11	4734930
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	3,460 SF	4	4734917
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	532 SF	3	4734935
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,200 SF	6	4734936
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	382 SF	4	4734921
Plumbing						
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	4	4	4734934
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	4	4734920
HVAC						
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	4734922
D3060	Roof	Marginal	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	4734916
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	1,732 SF	5	5261880
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,732 SF	11	4734919
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,732 SF	11	4734926
Fire Alarm & Elec	tronic Systems					
D7050	Main office	Adequate	Fire Alarm Panel, Fully Addressable	1	4	4734918
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,732 SF	6	4734933
Equipment & Furn	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	40 LF	11	4734927

Component Condition Report | McCollam Elementary / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	5,475 SF	40	5261886
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	7,125 SF	3	4734938
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	105	3	4734945
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	8	6	4734941
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	8,423 SF	11	4734951
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,475 SF	11	4734940
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	10,950 SF	4	4734946
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	4,380 SF	2	4734948
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,095 SF	5	4734944
HVAC						
D3020	Boiler room	Adequate	Boiler, Gas, HVAC	1	17	4734956
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, 1 TON	7	4	4734955
D3050	Throughout building	Adequate	HVAC System, Hydronic Piping, 2-Pipe	5,475 SF	5	4734942
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,475 SF	5	5261881
Electrical						
D5020	Building exterior	Adequate	Switchboard, 120/208 V	1	15	4734953
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,475 SF	11	4734937
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,475 SF	11	4734954
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,475 SF	6	4734949
Equipment & Furn	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	75 LF	11	4734939
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	5	4734943

Component Condition Report | McCollam Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	5,150 SF	40	5261887

Component Condition Report | McCollam Elementary / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	6,750 SF	3	4734962
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	105	3	4734971
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	7	6	4734975
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	8,423 SF	11	4734968
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,300 SF	11	4734959
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	9	11	4734969
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	10,300 SF	4	4734958
C2010	Throughout building	Adequate	Wall Finishes, Ceramic Tile	650 SF	14	4734972
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	3,720 SF	3	4734970
C2030	Throughout building	Adequate	Flooring, Ceramic Tile	500 SF	15	4734974
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	930 SF	6	4734960
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	850 SF	4	4734967
Plumbing						
D2010	Throughout building	Marginal	Urinal, Standard	4	2	4734957
D2010	Restrooms	Marginal	Toilet, Commercial Water Closet	9	2	4734973
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	6	2	4734966
HVAC						
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, 1 TON	5	4	4734961
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	5	4734979
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,150 SF	5	5261882
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,150 SF	11	4734976
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,150 SF	11	4734978
Fire Alarm & Elect	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,150 SF	6	4734964
Equipment & Furr	nishings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	75 LF	11	4734963
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	6	4734965

Component Condition Report | McCollam Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	5,480 SF	40	5261888
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	7,080 SF	3	4735001
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	105	3	4734981
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	6	4734998
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	8,762 SF	11	4735011
Interiors						
C1070	Utility closet	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,530 SF	11	4734997
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	9	11	4735005
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	550 SF	15	4734994
C2010	Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	10,960 SF	3	4734999
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,096 SF	5	4735006
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	3,884 SF	3	4734991
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	500 SF	15	4734990
C2050	Throughout building	Marginal	Ceiling Finishes, any flat surface, Prep & Paint	950 SF	3	4734988
Plumbing						
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,480 SF	11	4735007
D2010	Boiler room	Marginal	Water Heater, Electric, Residential	1	3	4735002
D2010	Restrooms	Marginal	Toilet, Commercial Water Closet	9	2	4735000
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	6	2	4734986
D2010	Janitors room	Adequate	Sink/Lavatory, Service Sink, Floor	1	11	4734985
HVAC						
D3020	Boiler room	Adequate	Boiler Supplemental Components, Expansion Tank	2	11	4734983
D3020	Boiler room	Adequate	Boiler, Gas, HVAC	1	19	4734984
D3030	Classrooms	Adequate	Air Conditioner, Window/Thru-Wall, 1 TON	5	4	4734996
D3050	Throughout building	Adequate	HVAC System, Hydronic Piping, 2-Pipe	5,480 SF	5	4734992
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	6	4735009
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,480 SF	5	5261892
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,480 SF	11	4735003
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,480 SF	11	4735010

Component Condition Report | McCollam Elementary / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electr	onic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,480 SF	6	4734982
Equipment & Furni	shings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	75 LF	11	4735004
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	6	4735008

Component Condition Report | McCollam Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	5,486 SF	40	5261889
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	7,095 SF	3	4735026
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	105	3	4735033
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	7	4735018
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	8,804 SF	11	4735027
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,586 SF	11	4735024
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	2	11	4735023
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	350 SF	21	4735034
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	10,800 SF	4	4735019
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	506 SF	5	4735022
C2030	Restrooms	Adequate	Flooring, Terrazzo	600 SF	21	4735031
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	4,380 SF	3	4735012
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	4	4735021
Plumbing						
D2010	Throughout building	Marginal	Sink/Lavatory, Trough Style, Solid Surface	1	2	4735020
D2010	Restrooms	Marginal	Toilet, Commercial Water Closet	2	3	4735015
HVAC						
D3030	Building exterior	Adequate	Air Conditioner, Window/Thru-Wall, 1 TON	6	4	4735016
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	5,486 SF	5	5261883
Electrical						

Component Condition Report | McCollam Elementary / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,486 SF	11	4735029
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,486 SF	11	4735030
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,486 SF	6	4735032
Equipment & Furn	ishings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	75 LF	11	4735013
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	6	4735017

Component Condition Report | McCollam Elementary / Building K1-K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	2,793 SF	40	5261890
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	4,140 SF	4	4735049
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	38	3	4735052
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	4	5	4735054
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	4,495 SF	11	4735046
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,793 SF	11	4735047
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	4	11	4735035
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	400 SF	15	4735051
C2010	Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	5,400 SF	3	4735039
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	350 SF	15	4735055
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	208 SF	6	4735041
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	2,235 SF	3	4735048
Plumbing						
D2010	Building exterior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	0	4735036
D2010	Restrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	6	7	4735045
D2010	Restrooms	Marginal	Toilet, Commercial Water Closet	4	3	4735037
HVAC						
D3030	Building exterior	Adequate	Air Conditioner, Window/Thru-Wall, 1 TON	2	4	4735056
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	2,793 SF	19	4735042

Component Condition Report | McCollam Elementary / Building K1-K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	2,793 SF	5	5261884
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,793 SF	11	4735040
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,793 SF	11	4735044
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,793 SF	6	4735038
Equipment & Furn	ishings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	11	4735043
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	6	4735053

Component Condition Report | McCollam Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	4,144 SF	40	5261891
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	6,120 SF	3	4735113
B2020	Building Exterior	Adequate	Window, Steel, 16-25 SF	15	3	4735100
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	6	7	4735083
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	5,785 SF	11	4735093
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	7	7	4735104
C1070	Throughout building	Adequate	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,344 SF	11	4735118
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	150 SF	17	4735105
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	8,200 SF	4	4735094
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	150 SF	15	4735081
C2030	Stage	Marginal	Flooring, Wood, Strip, Refinish	1,080 SF	2	4735091
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	2,914 SF	7	4735114
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	4	4735080
Conveying						
D1010	Stage	Adequate	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	4735101
Plumbing						

Component Condition Report | McCollam Elementary / Multi Use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Adequate	Water Heater, Gas, Commercial (125 MBH)	1	11	4735097
D2010	Cafeteria	Adequate	Drinking Fountain, Wall-Mounted, Single-Level	1	10	4735089
D2010	Throughout building	Adequate	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,144 SF	7	4735087
D2010	Restrooms	Marginal	Toilet, Residential Water Closet	1	3	4735082
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	4735111
HVAC						
D3020	Stage	Marginal	Unit Heater, Hydronic	1	2	4735102
D3020	Stage	Failed	Unit Heater, Hydronic	1	0	4735109
D3030	Building exterior	Adequate	Air Conditioner, Window/Thru-Wall, 1 TON	1	4	4735090
D3050	Throughout building	Adequate	HVAC System, Hydronic Piping, 2-Pipe	4,144 SF	11	4735099
D3050	Roof	Marginal	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	4735078
D3050	Throughout building	Adequate	HVAC System, Ductwork, Low Density	4,144 SF	11	4735117
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF/A-1]	1	11	4735115
D3060	Roof	Adequate	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF/A3]	1	5	4735086
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,144 SF	5	5261885
Electrical						
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,144 SF	11	4735110
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,144 SF	11	4735084
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,144 SF	6	4735106
Equipment & Fur	nishings					
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4735079
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double	1	4	4735092
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4735096
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	4735112
E1030	Kitchen	Adequate	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	4735116
E1030	Kitchen	Adequate	Foodservice Equipment, Dishwasher Commercial	1	4	4735107
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In	1	6	4735103
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4735108
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	4735088
E1030	Kitchen	Adequate	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	4735098

Component Condition Report | McCollam Elementary / Modular Buildings E4 to E8

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	5,085 SF	3	4735059
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	10	11	4735066
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	5	5	4735061
Roofing						
B3010	Roof	Adequate	Roofing, Metal	5,800 SF	11	4735072
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,580 SF	11	4735067
C2010	Throughout building	Adequate	Wall Finishes, Laminated Paneling (FRP)	9,160 SF	17	4772765
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	3,580 SF	3	4735071
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,000 SF	6	4735073
HVAC						
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E8]	1	2	4735070
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E5]	1	2	4735064
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	2	4735075
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E6]	1	2	4735068
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E7]	1	2	4735058
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room E5]	1	10	4735074
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room E4]	1	10	4735057
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room E8]	1	10	4735065
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room E6]	1	10	4735063
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style [Room E7]	1	10	4735060
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,580 SF	10	4735062
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,580 SF	6	4735076
Equipment & Furr	nishings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	40 LF	11	4735069
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	6	4735077

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | McCollam Elementary / Portable Building K3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Marginal	Exterior Walls, any painted surface, Prep & Paint	2,130 SF	3	4735132
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 28-40 SF	2	7	4735135
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	1	7	4735126
Roofing						
B3010	Roof	Adequate	Roofing, Metal	1,135 SF	11	4735131
Interiors						
C1030	Restrooms	Adequate	Interior Door, Wood, Solid-Core	1	11	4735124
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	947 SF	11	4735127
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	200 SF	6	4735119
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	747 SF	3	4735120
Plumbing						
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	4735122
D2010	Restrooms	Marginal	Toilet, Residential Water Closet	1	3	4735125
HVAC						
D3030	Building exterior	Marginal	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	2	4735121
Electrical						
D5020	Building exterior	Adequate	Distribution Panel, 120/240 V, Residential Style	1	11	4735133
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	947 SF	11	4735128
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	947 SF	11	4735123
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	947 SF	5	4735134
Equipment & Furn	ishings					
E2010	Classrooms	Adequate	Casework, Cabinetry, Hardwood Standard	15 LF	11	4735130
Sitework						
G4050	Building exterior	Adequate	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	6	4735129

Component Condition Report | McCollam Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Poor	Drinking Fountain, Wall-Mounted, Single-Level	3	0	4735140
Special Constructi	on & Demo					
F1020	Site	Adequate	Walkway Structure, Metal-Framed	5,400 SF	14	4735158
Pedestrian Plazas	& Walkways					
G2020	Parking Lot	Adequate	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,300 SF	10	5261894

Component Condition Report | McCollam Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking Lot	Adequate	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,300 SF	3	5261893
G2030	Site	Adequate	Sidewalk, Concrete, Small Areas/Sections	10,500 SF	21	4735136
Athletic, Recreation	onal & Playfield Areas	5				
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	5	4735137
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	34,800 SF	2	4735147
G2050	Site	Marginal	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	34,800 SF	2	4735144
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	4735143
G2050	Site	Adequate	Play Structure, Multipurpose, Medium	1	5	4735146
Sitework						
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 8'	172 LF	15	4735141
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	19	4735157
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 4'	560 LF	16	4735148
G2060	Site	Adequate	Picnic Table, Metal Powder-Coated	16	11	4735152
G2060	Site	Marginal	Flagpole, Metal	1	2	4735155
G2060	Site	Adequate	Fences & Gates, Fence, Chain Link 6'	1,770 LF	16	4735154
G2080	Site	Marginal	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	85,600 SF	3	4735149
Follow-up Studies	;					
P2030	Site	NA	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	2	0	4735139

Appendix E: Replacement Reserves



B U R E

2/15/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
McCollam Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
McCollam Elementary / Administration Building	\$0	\$0	\$14,401	\$7,268	\$39,241	\$7,433	\$12,669	\$0	\$0	\$0	\$0	\$138,843	\$0	\$7,231	\$21,193	\$0	\$0	\$0	\$0	\$32,457	\$0	\$280,736
McCollam Elementary / Building A	\$0	\$0	\$43,006	\$269,516	\$44,201	\$79,646	\$19,173	\$0	\$0	\$0	\$0	\$338,058	\$57,796	\$38,735	\$59,402	\$153,803	\$0	\$103,612	\$0	\$0	\$12,202	\$1,219,151
McCollam Elementary / Building B	\$0	\$0	\$32,860	\$305,621	\$39,097	\$28,969	\$33,853	\$0	\$0	\$0	\$0	\$338,677	\$0	\$87,256	\$74,381	\$17,303	\$0	\$0	\$0	\$0	\$0	\$958,016
McCollam Elementary / Building C	\$0	\$0	\$27,099	\$334,221	\$15,278	\$70,554	\$36,571	\$0	\$0	\$0	\$0	\$412,368	\$0	\$124,514	\$20,532	\$36,336	\$0	\$0	\$1,366	\$109,922	\$12,214	\$1,200,975
McCollam Elementary / Building D	\$0	\$0	\$3,273	\$317,197	\$43,333	\$27,163	\$21,555	\$8,195	\$0	\$0	\$0	\$344,548	\$0	\$98,102	\$58,236	\$0	\$0	\$0	\$0	\$0	\$5,639	\$927,241
McCollam Elementary / Building K1-K2	\$1,481	\$0	\$0	\$127,645	\$23,361	\$15,420	\$11,242	\$10,927	\$0	\$0	\$0	\$178,085	\$0	\$45,055	\$31,395	\$28,261	\$0	\$0	\$0	\$12,087	\$0	\$484,960
McCollam Elementary / Modular Buildings E4 to E8	\$0	\$0	\$36,002	\$56,775	\$0	\$4,292	\$24,563	\$0	\$0	\$0	\$43,301	\$198,025	\$0	\$76,301	\$0	\$0	\$0	\$298,926	\$0	\$0	\$0	\$738,184
McCollam Elementary / Multi Use/Cafeteria Building	\$2,591	\$0	\$8,405	\$89,077	\$78,610	\$21,218	\$47,322	\$66,459	\$0	\$0	\$30,183	\$285,448	\$7,601	\$33,271	\$105,646	\$5,191	\$0	\$5,507	\$0	\$0	\$4,680	\$791,208
McCollam Elementary / Portable Building K3	\$0	\$0	\$7,200	\$19,138	\$0	\$2,032	\$3,242	\$4,705	\$0	\$0	\$0	\$52,950	\$0	\$21,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,999
McCollam Elementary / Site	\$21,718	\$0	\$183,229	\$121,675	\$0	\$57,222	\$0	\$81,438	\$7,245	\$0	\$59,785	\$19,131	\$27,552	\$8,399	\$503,965	\$15,188	\$93,565	\$31,940	\$9,737	\$54,096	\$0	\$1,295,886
Grand Total	\$25,791	\$0	\$355,474	\$1,648,133	\$283,121	\$313,948	\$210,189	\$171,724	\$7,245	\$0	\$133,268	\$2,306,134	\$92,949	\$540,598	\$874,750	\$256,081	\$93,565	\$439,986	\$11,103	\$208,563	\$34,735	\$8,007,356

McCollam Elementary

McCollam	Elementary	/ Administration	Building
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Uniformat CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtot	al 2023	2024 2025 2026	5 2027	7 2028	3 2029	2030 203	1 2032	2033	2034	2035	5 2036 2037 20)38 2	2039 2	2040	2041 2042	2043Deficier	ncy Repair Estimate
B2020 47349	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	19	11	17	EA	\$1,172.3	80 \$19,92	9								\$19,929								\$19,929
B2050 47349	24 Exterior Door, Steel, Standard, Replace	40	29	11	3	EA	\$740.4	\$2,22	1								\$2,221								\$2,221
B3010 47349	Roofing, Built-Up, Replace	25	14	11	2356	SF	\$17.2	28 \$40,70	2								\$40,702								\$40,702
C1030 47349	129 Interior Door, Steel, Standard, Replace	40	26	14	2	EA	\$740.4	10 \$1,48	1										\$1,481						\$1,481
C1030 47349	Interior Door, Wood, Solid-Core, Replace	40	26	14	6	EA	\$863.8	\$5,18	3										\$5,183						\$5,183
C1070 47349	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	1350	SF	\$4.3	32 \$5,83	1								\$5,831								\$5,831
C1090 47349	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	2	EA	\$925.5	50 \$1,85	1								\$1,851								\$1,851
C2010 47349	Wall Finishes, any surface, Prep & Paint	10	6	4	3460	SF	\$1.8	\$6,40	4		\$6,404	1							\$6,404						\$12,809
C2030 47349	36 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1200	SF	\$6.1	7 \$7,40	4				\$7,404												\$7,404
C2030 47349	Plooring, Carpet, Commercial Standard, Replace	10	7	3	532	SF	\$9.2	26 \$4,92	4	\$4,924									\$4,924						\$9,847
C2050 47349	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	382	SF	\$2.4	17 \$94	3		\$943	3							\$943						\$1,886
D2010 47349	Toilet, Residential Water Closet, Replace	30	26	4	4	EA	\$863.8	30 \$3,45	5		\$3,455	5													\$3,455
D2010 47349	20 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	3	EA	\$1,851.0	00 \$5,55	3		\$5,553	3													\$5,553
D3050 47349	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$13,574.0	00 \$13,57	4	\$13,574															\$13,574
D3060 47349	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,727.6	\$1,72	8	\$1,728															\$1,728
D4010 52618	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	tall 40	35	5	1732	SF	\$3.7	0 \$6,4	2			\$6,412													\$6,412
D5030 47349	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	e 40	29	11	1732	SF	\$3.0	9 \$5,34	3								\$5,343								\$5,343
D5040 47349	126 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	ace 20	9	11	1732	SF	\$5.5	55 \$9,6	8								\$9,618								\$9,618
D7050 47349	118 Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$18,510.0	00 \$18,5	0		\$18,510)											\$18,510		\$37,020
D7050 47349	333 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	1732	SF	\$1.8	35 \$3,20	6				\$3,206												\$3,206
E2010 47349	227 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	40	LF	\$370.2	20 \$14,80	8								\$14,808								\$14,808
Totals, Unescalated									\$0	\$0 \$13,574 \$6,651	\$34,865	\$6,412	\$10,610	\$0 \$0	\$0	\$0	\$100,303	\$0	\$4,924 \$14,011	\$0	\$0	\$0	\$0 \$18,510	\$0	\$209,860
Totals, Escalated (3.0	% inflation, compounded annually)								\$0	\$0 \$14,401 \$7,268	\$39,241	\$7,433	\$12,669	\$0 \$0	\$0	\$0	\$138,843	\$0	\$7,231 \$21,193	\$0	\$0	\$0	\$0 \$32,457	\$0	\$280,736

McCollam Elementary / Building A

Uniformat Cod	eID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	yUnit	Unit Cost * Subtotal	2023	2024	2025 202	202	7 2028	2029	2030	2031	2032	2033	2034	2035 203	6 203	7 203	2039	2040	2041	2042	2043Deficiency Repair Esti	timate
B2010	4734938 Exterior Walls, any painted surface, Prep & Paint	10	7	3	7125	SF	\$3.70 \$26,377	7		\$26,377									\$26,37	7						\$57	52,754
B2020	4734945 Window, Steel, 16-25 SF, Replace	30	27	3	105	EA	\$2,097.80 \$220,269	9		\$220,269																\$220	20,269
B2050	4734941 Exterior Door, Steel, Standard, Replace	40	34	6	8	EA	\$740.40 \$5,923	3					\$5,923													\$!	5,923
B3010	4734951 Roofing, Built-Up, Replace	25	14	11	8423	SF	\$17.28 \$145,516	6									\$14	5,516								\$14!	15,516
C1070	4734940 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	5475	SF	\$4.32 \$23,647	7									\$2	23,647								\$27	23,647
C2010	4734946 Wall Finishes, any surface, Prep & Paint	10	6	4	10950	SF	\$1.85 \$20,268	8			\$20,268	3								\$20,26	В					\$40	10,537
C2030	4734944 Flooring, Vinyl Tile (VCT), Replace	15	10	5	1095	SF	\$6.17 \$6,756	6				\$6,756														\$6,756 \$13	13,512

BUREAU VERITAS

\$27,765

\$7,898

\$763,102

\$958,016

2/15/2023

E2010

G4050

Totals, Unescalated

4734965 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace

4734963 Casework, Cabinetry, Hardwood Standard, Replace

Totals, Escalated (3.0% inflation, compounded annually)

20

20

11

75

LF

14 6 16 EA \$493.60 \$7,898

\$370.20 \$27,765

Uniformat Codel	ID	Cost Description	Lifespan (EUL))EAge	RUL	Quantity	/Unit	Unit Cost	t * Sub	total 2023	20	2025	2026 2	27 20	28 2029	2030	2031	2032	2033	2034 2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency I	Repair Estima
C2030	4734948	B Flooring, Carpet, Commercial Standard, Replace	10	8	2	4380	SF	\$9.2	26 \$4	0,537		\$40,537								\$40,537									\$81,07
D3020	4734956	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	\$62,687.2	20 \$6	2,687														,	\$62,687				\$62,68
D3030	4734955	5 Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	6	4	7	EA	\$2,714.8	80 \$1	9,004			\$19,0	04								\$19,004							\$38,00
D3050	4734942	2 HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	5475	SF	\$6.1	17 \$3	3,781				\$33,78	31														\$33,78
D4010	526188	1 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	5475	SF	\$3.7	70 \$2	0,268				\$20,26	68														\$20,26
D5020	4734953	3 Switchboard, 120/208 V, Replace	40	25	15	1	EA	\$98,720.0	00 \$9	8,720													\$98,720						\$98,72
D5030	4734937	7 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5475	SF	\$3.0	09 \$1	6,890										\$16,890									\$16,89
D5040	4734954	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	5475	SF	\$5.5	55 \$3	0,403										\$30,403									\$30,40
D7050	4734949	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	5475	SF	\$1.8	85 \$1	0,134					\$10,134														\$10,13
E2010	4734939	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	75	LF	\$370.2	20 \$2	7,765										\$27,765									\$27,76
G4050	4734943	3 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	16	EA	\$493.6	60 \$	7,898				\$7,89	98														\$7,89
Totals, Unescala	ated										\$0	\$0 \$40,537	\$246,646 \$39,2	72 \$68,70	3 \$16,057	\$0	\$0	\$0	\$0	\$244,220 \$40,537	\$26,377	\$39,272	\$98,720	\$0 !	\$62,687	\$0	\$0	\$6,756	\$929,78
Totals, Escalate	ed (3.0%	inflation, compounded annually)									\$0	\$0 \$43,006	\$269,516 \$44,2	01 \$79,64	46 \$19,173	\$0	\$0	\$0	\$0 \$	\$338,058 \$57,796	\$38,735	\$59,402 \$	153,803	\$0 \$	103,612	\$0	\$0 5	\$12,202	\$1,219,15

Uniformat (CodeID Cost Description	Lifespan (El	JL)EAge	RUL	Quantit	yUnit	Unit Cos	st *Subto	otal 2023	2024	2025 203	6 2027	2028	2029	2030	2031	2032 2	033 203	34 203	5 2036	2037	2038	2039 2	040 2	.041 20)42 2043	3Deficiency Repair Estimate
B2010	4734962 Exterior Walls, any painted surface, Prep & Paint	10	7	3	6750	SF	\$3.7	70 \$24,	1,989		\$24,98	9								\$24,989							\$49,977
B2020	4734971 Window, Steel, 16-25 SF, Replace	30	27	3	105	EA	\$2,097.8	80 \$220,	0,269		\$220,26	9															\$220,269
B2050	4734975 Exterior Door, Steel, Standard, Replace	40	34	6	7	EA	\$740.4	40 \$5,	5,183					\$5,183													\$5,183
B3010	4734968 Roofing, Built-Up, Replace	25	14	11	8423	SF	\$17.2	28 \$145,	5,516									\$145,51	6								\$145,516
C1070	4734959 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	4300	SF	\$4.3	32 \$18,	3,572									\$18,57	2								\$18,572
C1090	4734969 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	9	EA	\$925.5	50 \$8,	3,330									\$8,33	0								\$8,330
C2010	4734972 Wall Finishes, Ceramic Tile, Replace	40	26	14	650	SF	\$22.2	21 \$14,	1,438											\$	14,438						\$14,438
C2010	4734958 Wall Finishes, any surface, Prep & Paint	10	6	4	10300	SF	\$1.8	85 \$19,	9,065			\$19,065								\$	19,065						\$38,131
C2030	4734974 Flooring, Ceramic Tile, Replace	40	25	15	500	SF	\$22.2	21 \$11,	1,106												\$	11,106					\$11,106
C2030	4734960 Flooring, Vinyl Tile (VCT), Replace	15	9	6	930	SF	\$6.1	17 \$5,	5,738					\$5,738													\$5,738
C2030	4734970 Flooring, Carpet, Commercial Standard, Replace	10	7	3	3720	SF	\$9.2	26 \$34,	1,429		\$34,42	9								\$34,429							\$68,857
C2050	4734967 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	850	SF	\$2.4	47 \$2,	2,098			\$2,098									\$2,098						\$4,196
D2010	4734957 Urinal, Standard, Replace	30	28	2	4	EA	\$1,357.4	40 \$5,	5,430	\$	5,430																\$5,430
D2010	4734973 Toilet, Commercial Water Closet, Replace	30	28	2	9	EA	\$1,604.2	20 \$14,	1,438	\$1	4,438																\$14,438
D2010	4734966 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	6	EA	\$1,851.0	00 \$11,	1,106	\$1	1,106																\$11,106
D3030	4734961 Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	6	4	5	EA	\$2,714.8	80 \$13,	3,574			\$13,574								\$	13,574						\$27,148
D3060	4734979 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	2	EA	\$2,961.6	60 \$5,	5,923				\$5,923														\$5,923
D4010	5261882 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity	Install 40	35	5	5150	SF	\$3.7	70 \$19,	9,065				\$19,065														\$19,065
D5030	4734976 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Rep	place 40	29	11	5150	SF	\$3.0	09 \$15,	5,888									\$15,88	8								\$15,888
D5040	4734978 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, F	Replace 20	9	11	5150	SF	\$5.5	55 \$28,	3,598									\$28,59	8								\$28,598
D7050	4734964 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	5150	SF	\$1.8	85 \$9,	9,533					\$9,533													\$9,533

McCollam El	ementary	/ Building C																						
Uniformat Co	odeID	Cost Description	Lifespan (EUL	L)EAge	RUL	Quanti	tyUnit	Unit Cos	* Subtotal 2023	2024 2025 2026	2027	7 2028 2029	2030	0 2031 2032	2033	2034	2035 203	6 2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010	473500	Exterior Walls, any painted surface, Prep & Paint	10	7	3	7080	SF	\$3.	70 \$26,210	\$26,210							\$26,21)						\$52,420
B2020	473498	Window, Steel, 16-25 SF, Replace	30	27	3	105	EA	\$2,097.	30 \$220,269	\$220,269														\$220,269
B2050	473499	8 Exterior Door, Steel, Standard, Replace	40	34	6	9	EA	\$740.	\$6,664			\$6,664												\$6,664
B3010	473501	1 Roofing, Built-Up, Replace	25	14	11	8762	SF	\$17.	28 \$151,372							\$151,372								\$151,372
C1070	473499	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	4530	SF	\$4.	32 \$19,565							\$19,565								\$19,565
C1090	473500	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	9	EA	\$925.	50 \$8,330							\$8,330								\$8,330

\$0 \$0 \$30,973 \$279,686 \$34,737 \$24,989 \$28,351

\$0 \$0 \$32,860 \$305,621 \$39,097 \$28,969 \$33,853

\$27,765

\$0 \$59,417 \$49,175 \$11,106

\$0 \$87,256 \$74,381 \$17,303

\$0

\$0

\$0

\$0

\$0 \$0

\$0

\$0 \$244,668

\$0 \$338,677

\$7,898

\$0

\$0

\$0

\$0

\$0

BUREAU VERITAS

2/15/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)EAge	RUL	Quanti	tyUnit	Unit Cos	t * Subtotal 2)23	2024 2025 2026	2027	2028	2029	2030	2031	2032	2033 20	34 203	5 2036	2037 2038	2039 2	2040 2	2041 2	.042 2043Г	Deficiency Repair Estimate
C2010	4734994	Wall Finishes, Ceramic Tile, Replace	40	25	15	550	SF	\$22.	21 \$12,217												\$12,217					\$12,21
C2010	4734999	Wall Finishes, any surface, Prep & Paint	10	7	3	10960) SF	\$1.	85 \$20,287		\$20,287									\$20,287						\$40,574
C2030	4734990	Flooring, Ceramic Tile, Replace	40	25	15	500	SF	\$22.	21 \$11,106												\$11,106					\$11,106
C2030	4735006	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1096	SF	\$6.	17 \$6,762				\$6,762												\$6,762	\$13,525
C2030	4734991	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3884	SF	\$9.	26 \$35,946		\$35,946									\$35,946						\$71,893
C2050	4734988	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	950	SF	\$2.	47 \$2,345		\$2,345									\$2,345						\$4,689
D2010	4735002	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$802.	10 \$802		\$802												\$1	802		\$1,604
D2010	4735007	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	5480	SF	\$6.	17 \$33,812									\$33,8	12							\$33,812
D2010	4735000	Toilet, Commercial Water Closet, Replace	30	28	2	9	EA	\$1,604.	20 \$14,438		\$14,438															\$14,438
D2010	4734986	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	6	EA	\$1,851.	00 \$11,106		\$11,106															\$11,106
D2010	4734985	Sink/Lavatory, Service Sink, Floor, Replace	35	24	11	1	EA	\$987.	20 \$987									\$9	37							\$987
D3020	4734984	Boiler, Gas, HVAC, Replace	30	11	19	1	EA	\$62,687.	20 \$62,687															\$62,6	687	\$62,687
D3020	4734983	Boiler Supplemental Components, Expansion Tank, Replace	40	29	11	2	EA	\$4,368.	36 \$8,737									\$8,7	37							\$8,737
D3030	4734996	Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	6	4	5	EA	\$2,714.	80 \$13,574			\$13,574								\$	13,574					\$27,148
D3050	4734992	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	5480	SF	\$6.	17 \$33,812				\$33,812													\$33,812
D3060	4735009	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	2	EA	\$2,961.	60 \$5,923					\$5,923												\$5,923
D4010	5261892	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	5480	SF	\$3.	70 \$20,287				\$20,287													\$20,287
D5030	4735003	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5480	SF	\$3.	09 \$16,906									\$16,9	06							\$16,906
D5040	4735010	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	5480	SF	\$5.	55 \$30,430									\$30,4	30							\$30,430
D7050	4734982	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	5480	SF	\$1.	85 \$10,143					\$10,143												\$10,143
E2010	4735004	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	75	LF	\$370.	20 \$27,765									\$27,7	65							\$27,765
G4050	4735008	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	16	EA	\$493.	60 \$7,898					\$7,898												\$7,898
Totals, Unescal	ated									\$0	\$0 \$25,544 \$305,859	\$13,574	\$60,861	\$30,628	\$0	\$0	\$0	\$0 \$297,9	04 \$0	0 \$84,788 \$	13,574 \$23,323	\$0	\$0 \$8	802 \$62,	,687 \$6,762	\$926,306
Totals, Escalate	ed (3.0% i	nflation, compounded annually)								\$0	\$0 \$27,099 \$334,221	\$15,278	\$70,554	\$36,571	\$0	\$0	\$0	\$0 \$412,3	68 \$6	0 \$124,514 \$	20,532 \$36,336	\$0	\$0 \$1,	366 \$109,	,922 \$12,214	\$1,200,975

cCollam	Elementary /	Buildina	D

Uniformat Co	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quantit	yUnit	Unit Cost *Subtotal	2023	2024 2025 2026 2027	2028	3 2029	2030 2	031 2032	2033	3 2034	2035 2036	6 2037	2038	2039 2	2040 :	2041	2042 2043Deficiency	, Repair Estima
B2010	4735026 Exterior Walls, any painted surface, Prep & Paint	10	7	3	7095	SF	\$3.70 \$26,266		\$26,266							\$26,266	3						\$52,53
B2020	4735033 Window, Steel, 16-25 SF, Replace	30	27	3	105	EA	\$2,097.80 \$220,269		\$220,269														\$220,26
B2050	4735018 Exterior Door, Steel, Standard, Replace	40	33	7	9	EA	\$740.40 \$6,664					\$6,664											\$6,66
B3010	4735027 Roofing, Built-Up, Replace	25	14	11	8804	SF	\$17.28 \$152,098								\$152,098								\$152,09
C1070	4735024 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	4586	SF	\$4.32 \$19,807								\$19,807								\$19,80
C1090	4735023 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	2	EA	\$925.50 \$1,851								\$1,851								\$1,85
C2010	4735019 Wall Finishes, any surface, Prep & Paint	10	6	4	10800	SF	\$1.85 \$19,991		\$19,991								\$19,991						\$39,98
C2030	4735022 Flooring, Vinyl Tile (VCT), Replace	15	10	5	506	SF	\$6.17 \$3,122			\$3,122												\$3,122	\$6,24
C2030	4735012 Flooring, Carpet, Commercial Standard, Replace	10	7	3	4380	SF	\$9.26 \$40,537		\$40,537							\$40,537							\$81,07
C2050	4735021 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	900	SF	\$2.47 \$2,221		\$2,221								\$2,221						\$4,44
D2010	4735020 Sink/Lavatory, Trough Style, Solid Surface, Replace	30	28	2	1	EA	\$3,085.00 \$3,085		\$3,085														\$3,08
D2010	4735015 Toilet, Commercial Water Closet, Replace	30	27	3	2	EA	\$1,604.20 \$3,208		\$3,208														\$3,20
D3030	4735016 Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	6	4	6	EA	\$2,714.80 \$16,289		\$16,289								\$16,289						\$32,57
D4010	5261883 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	II 40	35	5	5486	SF	\$3.70 \$20,309			\$20,309													\$20,30
D5030	4735029 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	5486	SF	\$3.09 \$16,924								\$16,924								\$16,92
D5040	4735030 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	5486	SF	\$5.55 \$30,464								\$30,464								\$30,46
D7050	4735032 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	5486	SF	\$1.85 \$10,155				\$10,155												\$10,15
E2010	4735013 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	75	LF	\$370.20 \$27,765								\$27,765								\$27,76
G4050	4735017 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	16	EA	\$493.60 \$7,898				\$7,898												\$7,89
Totals, Unes	calated							\$0	\$0 \$3,085 \$290,280 \$38,501	\$23,431	\$18,052	\$6,664	\$0 \$0	\$0	\$248,909	\$0 \$66,803	\$38,501	\$0	\$0	\$0	\$0	\$0 \$3,122	\$737,34
Totals, Escal	ated (3.0% inflation, compounded annually)							\$0	\$0 \$3,273 \$317,197 \$43,333	\$27,163	\$21,555	\$8,195	\$0 \$0	\$0	\$344,548	\$0 \$98,102	\$58,236	\$0	\$0	\$0	\$0	\$0 \$5,639	\$927,24

BUREAU

2/15/2023

Jniformat (odelD Cost Description	Lifespan (EUL)EAge	RUL	Quantity	/Unit	Unit Cos	t *Subtot	al 2023	2024 2	025 202	2027 2028	8 2029	9 2030	2031 20	32 203	3 2034	2035	2036 203	7 2038	2039	2040	2041 2	.042	2043Deficiency Repair Estimat
B2010	4735049 Exterior Walls, any painted surface, Prep & Paint	10	6	4	4140	SF	\$3.7	0 \$15,32	6			\$15,326							\$15,326	6					\$30,65
32020	4735052 Window, Steel, 16-25 SF, Replace	30	27	3	38	EA	\$2,097.8	\$79,71	6		\$79,716														\$79,71
32050	4735054 Exterior Door, Steel, Standard, Replace	40	35	5	4	EA	\$740.4	0 \$2,96	2			\$2,962	2												\$2,96
B3010	4735046 Roofing, Built-Up, Replace	25	14	11	4495	SF	\$17.2	8 \$77,65	6								\$77,656								\$77,65
C1070	4735047 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	2793	SF	\$4.3	\$12,06	3								\$12,063								\$12,06
C1090	4735035 Toilet Partitions, Plastic/Laminate, Replace	20	9	11	4	EA	\$925.5	50 \$3,70	2								\$3,702								\$3,70
C2010	4735051 Wall Finishes, Ceramic Tile, Replace	40	25	15	400	SF	\$22.2	\$8,88	5											\$8,885					\$8,88
C2010	4735039 Wall Finishes, any surface, Prep & Paint	10	7	3	5400	SF	\$1.8	\$9,99	5		\$9,995								\$9,995						\$19,99
C2030	4735055 Flooring, Ceramic Tile, Replace	40	25	15	350	SF	\$22.2	\$7,77	4											\$7,774					\$7,77
C2030	4735041 Flooring, Vinyl Tile (VCT), Replace	15	9	6	208	SF	\$6.1	7 \$1,28	3				\$1,283												\$1,28
C2030	4735048 Flooring, Carpet, Commercial Standard, Replace	10	7	3	2235	SF	\$9.2	\$20,68	5		\$20,685								\$20,685						\$41,37
D2010	4735036 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	\$1,480.8	80 \$1,48	1 \$1,481											\$1,481					\$2,96
D2010	4735037 Toilet, Commercial Water Closet, Replace	30	27	3	4	EA	\$1,604.2	96,41	7		\$6,417														\$6,41
D2010	4735045 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	6	EA	\$1,480.8	88,88	5					\$8,885											\$8,88
D3030	4735056 Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	6	4	2	EA	\$2,714.8	\$5,43	0			\$5,430							\$5,430	0					\$10,85
D3050	4735042 HVAC System, Ductwork, Low Density, Replace	30	11	19	2793	SF	\$2.4	7 \$6,89	3														\$6,8	893	\$6,89
D4010	5261884 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	II 40	35	5	2793	SF	\$3.7	0 \$10,34	0			\$10,340)												\$10,34
D5030	4735040 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	2793	SF	\$3.0	9 \$8,61	6								\$8,616								\$8,61
D5040	4735044 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	2793	SF	\$5.5	55 \$15,51	0								\$15,510								\$15,51
D7050	4735038 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	2793	SF	\$1.8	\$5,17	0				\$5,170												\$5,17
E2010	4735043 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	30	LF	\$370.2	\$11,10	6								\$11,106								\$11,10
G4050	4735053 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	6	EA	\$493.6	\$2,96	2				\$2,962	:											\$2,96
Totals, Une	scalated								\$1,481	\$0	\$0 \$116,814	\$20,756 \$13,301	\$9,415	\$8,885	\$0	\$0 \$	0 \$128,653	\$0	\$30,680 \$20,756	6 \$18,140	\$0	\$0	\$0 \$6,8	893	\$0 \$375,77
Totals, Esc	alated (3.0% inflation, compounded annually)								\$1,481	\$0	\$0 \$127,645	\$23,361 \$15,420	\$11,242	\$10,927	\$0	\$0 \$	0 \$178,085	\$0	\$45,055 \$31,39	5 \$28,261	\$0	\$0	\$0 \$12,0	,087	\$0 \$484,96

/lcCollam	Elementary	1/	Modular	Buildings	E4	to	E8

Uniformat Co	delD Cost Description	Lifespan (EU	L)EAge	RUL	Quanti	tyUnit	Unit Cost *Subtota	2023	2024 2025 2026 2	027 2028 2029	2030 203	31 2	2032 2033 2034	2035 2036	2037	2038 2039 2	40 2041	2042 2043Deficienc	y Repair Estimat
B2010	4735059 Exterior Walls, any painted surface, Prep & Paint	10	7	3	5085	SF	\$3.70 \$18,82	5	\$18,825					\$18,825					\$37,649
B2020	4735066 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	19	11	10	EA	\$1,542.50 \$15,42	5					\$15,425						\$15,42
B2050	4735061 Exterior Door, Steel, Standard, Replace	40	35	5	5	EA	\$740.40 \$3,70	2		\$3,702									\$3,70
B3010	4735072 Roofing, Metal, Replace	40	29	11	5800	SF	\$16.04 \$93,04	4					\$93,044						\$93,044
C1070	4735067 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	4580	SF	\$4.32 \$19,78	1					\$19,781						\$19,78
C2010	4772765 Wall Finishes, Laminated Paneling (FRP), Replace	30	13	17	9160	SF	\$19.74 \$180,85	5								\$180,8	55		\$180,85
C2030	4735073 Flooring, Vinyl Tile (VCT), Replace	15	9	6	1000	SF	\$6.17 \$6,17	0		\$6,170									\$6,170
C2030	4735071 Flooring, Carpet, Commercial Standard, Replace	10	7	3	3580	SF	\$9.26 \$33,13	3	\$33,133					\$33,133					\$66,260
D3030	4735070 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	7	\$6,787										\$6,78
D3030	4735064 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	7	\$6,787										\$6,78
D3030	4735075 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	7	\$6,787										\$6,78
D3030	4735068 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	7	\$6,787										\$6,78
D3030	4735058 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,787.00 \$6,78	7	\$6,787										\$6,78
D5020	4735074 Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,357.40 \$1,35	7					\$1,357						\$1,35
D5020	4735057 Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,357.40 \$1,35	7					\$1,357						\$1,35
D5020	4735065 Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,357.40 \$1,35	7					\$1,357						\$1,35
D5020	4735063 Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,357.40 \$1,35	7					\$1,357						\$1,35
D5020	4735060 Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,357.40 \$1,35	7					\$1,357						\$1,35
D5040	4735062 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	10	10	4580	SF	\$5.55 \$25,43	3					\$25,433						\$25,43
D7050	4735076 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	4580	SF	\$1.85 \$8,47	8		\$8,478									\$8,478
E2010	4735069 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	40	LF	\$370.20 \$14,80	8					\$14,808						\$14,80
G4050	4735077 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	12	EA	\$493.60 \$5,92	3		\$5,923									\$5,92
Totals, Unes	calated							\$0	\$0 \$33,935 \$51,958	\$0 \$3,702 \$20,571	\$0 \$	0	\$0 \$32,220 \$143,058	\$0 \$51,958	\$0	\$0 \$0 \$180,8	55 \$0	\$0 \$0	\$518,25

B U R A U VERITAS

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īotals, Escala	ted (3.0% inflation, compounded annually)							\$0	\$0 \$36,002 \$56,775	\$0	\$4,292 \$24,563	\$0	\$0	\$0 \$43,301	\$198,025	\$0	\$76,301	\$0	\$0	\$0 \$298,926	\$0	\$0	\$0	\$738,
lcCollam Eler Iniformat Cod	mentary / Multi Use/Cafeteria Building leID Cost Description	Lifespan (EUL)EAge	RUL	Quantit	yUnit	Unit Cost * Subtota	12023	2024 2025 2026	3 2027	2028 2029	2030	2031	2032 2033	2034	2035	2036	2037	2038	2039 2040	2041	2042	2043Deficiency	y Repair Estir
32010	4735113 Exterior Walls, any painted surface, Prep & Paint	10	7	3	6120	SF	\$3.70 \$22,656		\$22,656								\$22,656							\$45,
32020	4735100 Window, Steel, 16-25 SF, Replace	30	27	3	15	EA	\$2,097.80 \$31,467		\$31,467															\$31,
2050	4735083 Exterior Door, Steel, Standard, Replace	40	33	7	6	EA	\$740.40 \$4,442				1	\$4,442												\$4
3010	4735093 Roofing, Built-Up, Replace	25	14	11	5785	SF	\$17.28 \$99,942								\$99,942									\$99
1030	4735104 Interior Door, Wood, Solid-Core, Replace	40	33	7	7	EA	\$863.80 \$6,047				4	6,047												\$6
1070	4735118 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	3344	SF	\$4.32 \$14,443								\$14,443									\$14
22010	4735105 Wall Finishes, Ceramic Tile, Replace	40	23	17	150	SF	\$22.21 \$3,332													\$3,332				\$3
2010	4735094 Wall Finishes, any surface, Prep & Paint	10	6	4	8200	SF	\$1.85 \$15,178			\$15,178							\$1	5,178						\$30
2030	4735081 Flooring, Ceramic Tile, Replace	40	25	15	150	SF	\$22.21 \$3,332												\$3,332					\$3
2030	4735091 Flooring, Wood, Strip, Refinish	10	8	2	1080	SF	\$4.94 \$5,331		\$5,331							\$5,331								\$10
2030	4735114 Flooring, Vinyl Tile (VCT), Replace	15	8	7	2914	SF	\$6.17 \$17,979				\$1	17,979												\$17
2050	4735080 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	800	SF	\$2.47 \$1,974			\$1,974							\$	1,974						\$3
01010	4735101 Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$20,978.00 \$20,978							\$20,978										\$20
02010	4735097 Water Heater, Gas, Commercial (125 MBH), Replace	20	9	11	1	EA	\$15,301.60 \$15,302								\$15,302									\$15
02010	4735087 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	4144	SF	\$6.17 \$25,568				\$2	25,568												\$2
02010	4735082 Toilet, Residential Water Closet, Replace	30	27	3	1	EA	\$863.80 \$864		\$864															
2010	4735111 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,851.00 \$1,851		\$1,851															\$
2010	4735089 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,480.80 \$1,481							\$1,481										\$
3020	4735109 Unit Heater, Hydronic, Replace	20	20	0	1	EA	\$2,591.40 \$2,591	\$2,591														\$2	2,591	\$
3020	4735102 Unit Heater, Hydronic, Replace	20	18	2	1	EA	\$2,591.40 \$2,591		\$2,591															\$
3030	4735090 Air Conditioner, Window/Thru-Wall, 1 TON, Replace	10	6	4	1	EA	\$2,714.80 \$2,715			\$2,715							\$	2,715						\$:
3050	4735099 HVAC System, Hydronic Piping, 2-Pipe, Replace	40	29	11	4144	SF	\$6.17 \$25,568								\$25,568									\$2
3050	4735078 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$24,680.00 \$24,680		\$24,680															\$24
3050	4735117 HVAC System, Ductwork, Low Density, Replace	30	19	11	4144	SF	\$2.47 \$10,227								\$10,227									\$10
3060	4735086 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,961.60 \$2,962				\$2,962													\$2
3060	4735115 Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	9	11	1	EA	\$4,936.00 \$4,936								\$4,936									\$4
04010	5261885 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	II 40	35	5	4144	SF	\$3.70 \$15,341				\$15,341													\$15
5030	4735110 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	4144	SF	\$3.09 \$12,784								\$12,784									\$12
05040	4735084 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	4144	SF	\$5.55 \$23,012								\$23,012									\$2:
7050	4735106 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	4144	SF	\$1.85 \$7,671				\$7,671													\$7
1030	4735079 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723			\$11,723							\$1	1,723						\$2:
1030	4735092 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00 \$11,723			\$11,723							\$1	1,723						\$2:
1030	4735107 Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	\$26,531.00 \$26,531			\$26,531								6,531						\$53
1030	4735096 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332				\$3,332													\$3
1030	4735112 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	\$3,331.80 \$3,332				\$3,332													\$3
1030	4735116 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$5,553.00 \$5,553				\$5,553													\$!
1030	4735103 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	9	6	1	EA	\$6,293.40 \$6,293				\$6,293													\$6
1030	4735108 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	\$5,676.40 \$5,676				\$5,676													\$5
1030	4735088 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80 \$2,098				\$2,098													\$2
1030	4735098 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1		\$5,676.40 \$5,676				\$5,676													\$5
		10	3				φο,οτοτο φο,οτο		to t7 000 t04 540	¢e0.044		4 007	**	¢0 ¢00 450	tanc 04 1	¢E 004	600 650 60	0.044	60 000	¢0 ¢0 000	40	en **	2 504	
otals, Unesca								\$2,591				-	\$0					-		\$0 \$3,332	\$0	\$0 \$2		\$609
otals, Escala	ted (3.0% inflation, compounded annually)							\$2,591	\$0 \$8,405 \$89,077	\$78,610	\$21,218 \$47,322 \$6	66,459	\$0	\$0 \$30,183	\$285,448	\$7,601	\$33,271 \$10	5,646	\$5,191	\$0 \$5,507	\$0	\$0 \$4	4,680	\$791,

McCollam Elementary / Portable Building K3

Uniforma	t CodeID Cost Description	Lifespan (EUL)EAge RUL QuantityUnit Unit Cost *Subtotal 2023	2024 2025 2026 2027 2028 2029 2030 2031	2032 2033 2034 2035 2036 2037 2038 2039	2040 2041 2042 2043Deficiency Repair Estimate
B2010	4735132 Exterior Walls, any painted surface, Prep & Paint	10 7 3 2130 SF \$3.70 \$7,885	\$7,885	\$7,885	\$15,771

BUREAU VERITAS

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Uniformat Co	delD Cost Description	Lifespan (EUL	L)EAge	RUL	Quantit	tyUnit	Unit C	ost *S	Subtotal 2023	2024 2025	2026	2027 202	8 202	9 203	0 203 ⁻	1 2032	2 2033 2034	2035 2	036 20	037 2	2038 2	2039	2040	2041	2042	2043Deficiency Repair	Estimate
B2020	4735135 Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	23	7	2	EA	\$1,54	2.50	\$3,085					\$3,085	5												\$3,085
B2050	4735126 Exterior Door, Steel, Standard, Replace	40	33	7	1	EA	\$74	0.40	\$740					\$740)												\$740
B3010	4735131 Roofing, Metal, Replace	40	29	11	1135	SF	\$1	6.04	\$18,208								\$18,208										\$18,208
C1030	4735124 Interior Door, Wood, Solid-Core, Replace	40	29	11	1	EA	\$86	3.80	\$864								\$864										\$864
C1070	4735127 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	947	SF	\$	4.32	\$4,090								\$4,090										\$4,090
C2030	4735119 Flooring, Vinyl Tile (VCT), Replace	15	9	6	200	SF	\$	6.17	\$1,234				\$1,23	4													\$1,234
C2030	4735120 Flooring, Carpet, Commercial Standard, Replace	10	7	3	747	SF	\$	9.26	\$6,913		\$6,913							\$6,	913								\$13,827
D2010	4735122 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	1	EA	\$1,85	1.00	\$1,851		\$1,851																\$1,851
D2010	4735125 Toilet, Residential Water Closet, Replace	30	27	3	1	EA	\$86	3.80	\$864		\$864																\$864
D3030	4735121 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	18	2	1	EA	\$6,78	37.00	\$6,787	\$6,787																	\$6,787
D5020	4735133 Distribution Panel, 120/240 V, Residential Style, Replace	30	19	11	1	EA	\$1,35	7.40	\$1,357								\$1,357										\$1,357
D5030	4735128 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	947	SF	\$	3.09	\$2,921								\$2,921										\$2,921
D5040	4735123 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	9	11	947	SF	\$	5.55	\$5,259								\$5,259										\$5,259
D7050	4735134 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	15	5	947	SF	\$	1.85	\$1,753			\$1,753	3														\$1,753
E2010	4735130 Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	15	LF	\$37	0.20	\$5,553								\$5,553										\$5,553
G4050	4735129 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	3	EA	\$49	3.60	\$1,481				\$1,48	1													\$1,481
Totals, Unes	calated									\$0 \$0 \$6,787	\$17,514	\$0 \$1,75	\$2,71	5 \$3,825	5 \$0	\$0	\$0 \$38,252	\$0 \$14,	799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,645
Totals, Esca	ated (3.0% inflation, compounded annually)									\$0 \$0 \$7,200	\$19,138	\$0 \$2,032	\$3,24	2 \$4,705	5 \$0	\$0	\$0 \$52,950	\$0 \$21,	732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,999

McCollam.	Flementary	/ Site

Iniformat Codel	D Cost Description	Lifespan (EUL)E	:Age F	RUL	Quantity	Unit	Unit Cost *	* Subto	tal 2023		2024 20	25 20	26 20	202	8 2029 2030	0 2031	2032	2033	3 2034 2035	2036	2037	2038	2039	9 2040 2041 2042	2043Defici	iency Repair Estimat
02010	4735140 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	3	EA	\$1,480.80	0 \$4,4	442 \$4,	442												\$4,442				\$8,88
1020	4735158 Walkway Structure, Metal-Framed, Replace	30	16	14	5400	SF	\$61.70	0 \$333,	180											\$3:	33,180					\$333,18
G2020	5261893 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	10300	SF	\$0.56	6 \$5,	720			\$5,72	:0			\$5,720				\$5,720				\$5,720		\$22,87
G2020	5261894 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	10300	SF	\$4.32	2 \$44,4	486									\$44,486								\$44,48
G2050	4735147 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	e 5	3	2	34800	SF	\$0.56	6 \$19,	324		\$19,3	24			\$19,324				\$19,324					\$19,324		\$77,298
G2050	4735144 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overla	y 25	23	2	34800	SF	\$4.32	2 \$150,	301		\$150,30	01														\$150,301
G2050	4735143 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$11,723.00	0 \$46,8	892						\$46,892	2										\$46,892
G2050	4735137 Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$24,680.00	0 \$24,6	680					\$24,68)											\$24,680
G2050	4735146 Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$24,680.00	0 \$24,6	680					\$24,68)											\$24,680
G2060	4735152 Picnic Table, Metal Powder-Coated, Replace	20	9	11	16	EA	\$863.80	0 \$13,8	821										\$13,821							\$13,821
G2060	4735141 Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	172	LF	\$30.85	5 \$5,	306													\$5,306				\$5,306
G2060	4735148 Fences & Gates, Fence, Chain Link 4', Replace	40	24	16	560	LF	\$22.21	1 \$12,4	439														\$12,439			\$12,439
G2060	4735154 Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	1770	LF	\$25.91	1 \$45,8	868														\$45,868			\$45,868
G2060	4735155 Flagpole, Metal, Replace	30	28	2	1	EA	\$3,085.00	0 \$3,0	085		\$3,0	85														\$3,085
G2060	4735157 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	1	19	1	EA	\$30,850.00	\$30,8	850															\$30,850		\$30,850
G2080	4735149 Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	17	3	85600	SF	\$1.23	3 \$105,6	630			\$105,63	0													\$105,630
2030	4735139 Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	0	0	2	EA	\$8,638.00	0 \$17,2	276 \$17,	276																\$17,276
Totals, Unescala	nted								\$21,	718	\$0 \$172,7	11 \$111,35	0 \$	\$0 \$49,36	\$0 \$66,216	\$5,720	\$0	\$44,486	\$13,821 \$19,324	\$5,720 \$3	33,180	\$9,749	\$58,307	\$19,324 \$5,720 \$30,850	\$0	\$967,555
Totals, Escalate	d (3.0% inflation, compounded annually)								\$21,	718	\$0 \$183,2	29 \$121,67	5 5	\$0 \$57,22	\$0 \$81,438	\$7,245	\$0	\$59,785	\$19,131 \$27,552	\$8,399 \$5	03,965 \$	15,188	\$93,565	\$31,940 \$9,737 \$54,096	\$0	\$1,295,886

Appendix F:
Equipment Inventory List



dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
I	4735101	D1010	Vertical Lift	Wheelchair, 5' Rise		McCollam Elementary / Multi Use/Cafeteria Building	/ Stage	Porch-Lift			·	19026004	
D20 Plumb	ing												
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4735002	D2010	Water Heater	Electric, Residential	20 GAL	McCollam Elementary / Building C	Boller room	Rheem	GE20P06SAG	GE 0211R05895	2011	19025983	
2	4735097	D2010	Water Heater	Gas, Commercial (125 MBH)	5 75 - 99 GAL	McCollam Elementary / Multi Use/Cafeteria Building	/ Utility closet	Bradford White	U75T80R3N	LG34733066	2014	19025880	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4734956	D3020	Boiler	Gas, HVAC	1050 MBH	McCollam Elementary / Building A	Boller room	RBI Water Heaters	HB1050N0E2A2C	100436569	2010	19025996	
2	4734984	D3020	Boiler	Gas, HVAC	1250 MBH	McCollam Elementary / Building C	Boller room	RBI Water Heaters	FW1250	121366500	2012	19025986	
3	4735102	D3020	Unit Heater	Hydronic	50 MBH	McCollam Elementary / Multi Use/Cafeteria Building	/ Stage	Trane	No tag/plate found			19026008	
4	4735109	D3020	Unit Heater	Hydronic	37 - 85 MBH	McCollam Elementary / Multi Use/Cafeteria Building	/ Stage						
5	4734983	D3020	Boiler Supplemental Components	Expansion Tank	61 - 100 GAL	McCollam Elementary / Building C	Boiler room						2
6	4734955	D3030	Air Conditioner	Window/Thru-Wall, 1 TON	1 TON	McCollam Elementary / Building A	Classrooms						7
7	4735090	D3030	Air Conditioner	Window/Thru-Wall, 1 TON	1 TON	McCollam Elementary / Multi Use/Cafeteria Building	/ Building exterior						
8	4735056	D3030	Air Conditioner	Window/Thru-Wall, 1 TON	1 TON	Building K1-K2	Building exterior						2
9	4734961	D3030	Air Conditioner	Window/Thru-Wall, 1 TON	1 TON	building b	Classrooms						5
10	4734996	D3030	Air Conditioner	TON	1 TON	Building C	Classrooms						5
11	4735016	D3030	Air Conditioner	TON	1 TON	Building D	Building exterior						6
12	4735121	D3030		Packaged & Wall- Mounted, 3.5 to 4 TON	3.5 TON	Portable Building K3	Building exterior	Bard	WH421-A1	INGF0EL231097-02	1998	19025998	
13	4735075	D3030	Heat Pump	Packaged & Wall- Mounted, 3.5 to 4 TON	3.5 TON	McCollam Elementary / Modular Buildings E4 to E8		Bard	WH421LR0BUX 4XXX	126 N 961059374-02	1996	19025828	
14	4735064	D3030	Heat Pump [Room E5]	Packaged & Wall- Mounted, 3.5 to 4 TON	3.5 TON	McCollam Elementary / Modular Buildings E4 to E8		Bard	WH421LA 0BU	126M 961042156-02	1996	19026010	
15	4735068	D3030	Heat Pump [Room E6]	Packaged & Wall- Mounted, 3.5 to 4 TON	3.5 TON	McCollam Elementary / Modular Buildings E4 to E8		Bard	WH421 LA 0BUX4XXX	126A 971073325-02	1997	19026018	
16	4735058	D3030	Heat Pump [Room E7]	Packaged & Wall- Mounted, 3.5 to 4 TON	3.5 TON	McCollam Elementary / Modular Buildings E4 to E8		Bado	WH421 LA08UX4XXX	126M 961042641-02	1996	19025829	

17	4735070	D3030	Heat Pump [Room E8]	Packaged & Wall- Mounted, 3.5 to 4 TON		McCollam Elementary / Modular Buildings E4 to E8	to Building exterior	Bard Manufacturing Company	WH421LA0BUX4XXX E	1260971102556-02	1997	19025838	
18	4734922	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	5 TON	McCollam Elementary / Administration Building	Roof	Trane	WCH060C300BC	M15100659D	1997	19025981	
19	4735078	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	10 TON	McCollam Elementary / Multi Use/Cafeteria Building	Roof	Trane	No tag/plate found			19025945	
20	4734916	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	McCollam Flomentary /		No tag/plate found				19025979	
21	4734979	D3060		Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Building B	R00I						2
22	4735009	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	McCollam Elementary / Building C	Roof	No tag/plate found					2
23	4735115	D3060	Exhaust Fan [EF/A-1]	Roof or Wall-Mounted, 28" Damper	5001 - 8500 CFM	McCollam Elementary / // Multi Use/Cafeteria Building	Roof	Greenheck	CUBE-220HP-20-G	97702238		19025842	
24	4735086	D3060	Exhaust Fan [EF/A3]	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	McCollam Elementary /	Roof	Greenheck	G-90-5-2	97F01251		19025834	
D50 Electrical	lı												
Index	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4734953	D5020			1600 AMP	McCollam Elementary / Building A		Square D			1998	19025997	
2	4735133	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	McCollam Elementary / Portable Building K3	Building exterior	Square D				19025906	
3	4735057	D5020	Distribution Panel [Room E4]	120/240 V, Residential Style	100 AMP	McCollam Elementary / Modular Buildings E4 to E8		Square D				19025831	
4	4735074	D5020	Distribution Panel [Room E5]	120/240 V, Residential Style	100 AMP	McCollam Elementary / Modular Buildings E4 to E8		Square D				19026012	
5	4735063	D5020	Distribution Panel [Room E6]	120/240 V, Residential Style	100 AMP	McCollam Elementary / Modular Buildings E4 to E8		Square D				19025830	
6	4735060	D5020	Distribution Panel [Room E7]	120/240 V, Residential Style	100 AMP	McCollam Elementary / Modular Buildings E4 to E8		Square D				19025837	
7	4735065	D5020	Distribution Panel [Room E8]	120/240 V, Residential Style	100 AMP	McCollam Elementary / Modular Buildings E4 to E8		Square D				19025839	
D70 Electronic	nic Safety & Security	ιy											
Index	ID	UFCode	Component Description	1 Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4734918	D7050	Fire Alarm Panel	Fully Addressable		McCollam Elementary / Administration Building		Simplex	4020			19025814	
E10 Equipmer	nt												
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4735079	E1030		Convection Oven, Double		McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Royalton Food Service Equipment Co.	No tag/plate found			19026000	
2	4735092	E1030		Convection Oven, Double		McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Montague				19026013	
3	4735107	E1030	Foodservice	Dishwasher		McCollam Elementary / Multi Use/Cafeteria	/ Kitchen	Stero	SC-20-1A	38813-3-83		19026001	

4	4735116	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	No tag/plate found			19025999
5	4735088	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Cres Cor	H-135-UA-11	No tag/plate found	19026017
6	4735103	E1030	Foodservice Equipment	Freezer, 2-Door Reach- In	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	ALT232WUT-FHS-eS	T52968A19	19026014
7	4735096	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58N-W	10804837	19026003
8	4735112	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Beverage-Air Corporation	SM58HC-W	13403963	19026005
9	4735108	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	True Manufacturing Co	STG2RRI-2S	10415777	19025912
10	4735098	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	McCollam Elementary / Multi Use/Cafeteria Building	Kitchen	Traulsen	G20010	T92206C15	19025840