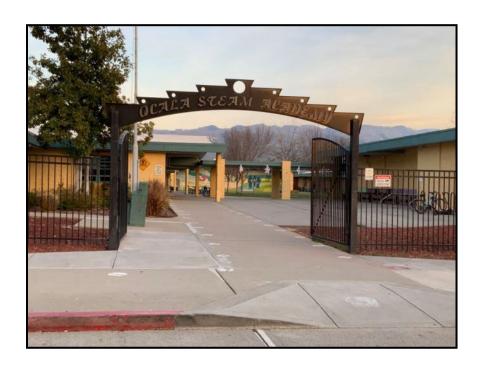
FACILITY CONDITION ASSESSMENT



prepared for

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



Ocala STEAM Academy 2800 Ocala Avenue San Jose California 95148

PREPARED BY:

Bureau Veritas 10461 Mill Run Circle, Suite 1100 Owings Mills, Maryland 21117 800.733.0660 www.us.bureauveritas.com

BV CONTACT:

Mouaz Alrayes Program Manager 800.733.0660 x7296320 Mouaz.alrayes@bureauveritas.com

BV PROJECT #: 159228.22R000-018.354

DATE OF REPORT: January 16, 2023

ON SITE DATE:
December 15-16, 2022

TABLE OF CONTENTS

1.	Executive Summary	1
	Campus Overview and Assessment Details	
	Campus Findings and Deficiencies	
	Facility Condition Index (FCI)	
	Immediate Needs	
	Systems Expenditure Forecast	
	System Condition Ratings	
	Key Findings	
	Plan Types	
2.	•	
3.	Buildings: B, C, D, E , F and G	
4.	Modular Building - SELPA	
5.	Site Summary	
6.	Property Space Use and Observed Areas	
7.	ADA Accessibility	
8.	Purpose and Scope	
-	Opinions of Probable Costs	
J.	•	
	Methodology Definitions	
40		
	. Certification	
11	Annendices	40



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	9
Main Address	2800 Ocala Avenue, San Jose, California 95148
Site Developed	1972 Renovated 2000
Site Area	25.5 acres (estimated)
Parking Spaces	51 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 15-16, 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)	Yadira Reyes, Jun Zaho
Assessment and Report Prepared By	Kay van der Have
Reviewed By	James Bryant, Technical Report Reviewer for Mouaz Alrayes, Program Manager Mouaz.Alrayes@bureauveritas.com 800.733.0660 x7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Ocala is the most recently built, 1972, of the schools at the Alum School District. The original buildings have not undergone much renovation, though the size of the original property has been reduced and a new non-associated building has been constructed. The location of the new facility includes several formerly included Ocala portables and locates the SELPA to a distant area of the site.

Architectural

As noted above, not too much has been performed in the way of renovations to the buildings. The structure of the buildings maintains their integrity and the stucco exterior is in very serviceable condition. Roofs are generally built-up membranes with stone ballast. They are beginning to age; at some areas the ballast is gone and the built-up membrane is wearing out. Maintenance is encouraged. The windows are original, aluminum single glazed units. Replacement has been budgeted. Interior finishes are generally dated, replacement is anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heat pumps located in each classroom have exceeded their Expected Useful Life, near term replacement can be anticipated. Furnaces in the Administration are relatively new, long-term replacement is anticipated. Air conditioning is supplied by window air conditioners, a central system is recommended. Heat at the Multi-use building are significantly aged. No cooling is provided in the multi-use building, and installing is recommended. The campus experiences frequent plumbing clogs and failures, short term replacement has been budgeted. There is no fire sprinkler system, medium term installation is budgeted.

Site

The parking lots are in barely serviceable condition, repair is needed.

Recommended Additional Studies

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



Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Administration Building	\$790	4,400	\$3,476,000	0.0%	3.8%	7.8%	14.4%
Building B	\$790	4,600	\$3,634,000	0.0%	2.9%	5.2%	12.9%
Building C	\$790	3,100	\$2,449,000	0.1%	2.4%	5.2%	13.3%
Building D	\$790	7,000	\$5,530,000	0.0%	2.5%	6.6%	12.4%
Building E	\$790	7,000	\$5,530,000	0.0%	2.4%	5.0%	10.1%
Building F	\$790	10,800	\$8,532,000	2.4%	4.0%	8.6%	13.7%
Building G	\$790	3,200	\$2,528,000	0.0%	1.6%	3.6%	8.3%
Modular Building - SELPA	\$690	2,900	\$2,001,000	0.1%	2.0%	7.7%	12.0%
Multi use/Cafeteria Building	\$910	6,400	\$5,824,000	0.0%	2.2%	4.9%	14.0%



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.

Immediate Needs

Facility/Building	Total Items	Total Cost
Ocala STEAM Academy / Administration Building	1	\$500
Ocala STEAM Academy / Building B	1	\$1,600
Ocala STEAM Academy / Building C	1	\$1,400
Ocala STEAM Academy / Building F	3	\$204,500
Ocala STEAM Academy / Modular Building - SELPA	1	\$1,100
Ocala STEAM Academy / Site	4	\$83,500
Total	11	\$292,600

Administration 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>
4732753	Ocala STEAM Academy / Administration Building	Staff room	D5030	Supplemental Components, Electrical Panel, replace, Replace	Poor	Safety	\$500
Total (1 items)							\$500

Building B

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4732815	Ocala STEAM Academy / Building B	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Performance/Integrity	\$1,600
Total (1 items)							\$1,600



Building C

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4732771	Ocala STEAM Academy / Building C	Restrooms	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	\$1,400
Total (1 items)							\$1,400

Building F

<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>
4733170	Ocala STEAM Academy / Building F	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Poor	Performance/Integrity	\$3,200
4733153	Ocala STEAM Academy / Building F	Restrooms	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	\$1,400
4733151	Ocala STEAM Academy / Building F	Throughout building	D2010	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	Poor	Performance/Integrity	\$199,900
Total (3 items)							\$204,500



Modular Building - SELPA

<u>ID</u>	Location	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
4734203	Ocala STEAM Academy / Modular Building - SELPA	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Poor	Performance/Integrity	\$1,100
Total (1 items)							\$1,100

Site

<u>ID</u>	<u>Location</u>	<u>Location</u> <u>Description</u>	UF Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
4734223	Ocala STEAM Academy / Site	Site	G2020	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	Poor	Performance/Integrity	\$10,900
4734220	Ocala STEAM Academy / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$56,100
4734216	Ocala STEAM Academy / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$7,200
4862716	Ocala STEAM Academy / Site	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	Poor	Accessibility	\$9,300
Total (4 items)							\$83,500



Systems Expenditure Forecast

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

System Expenditure Forecast											
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL					
Structure	-	-	-	-	-	-					
Facade	-	-	\$174,240	\$78,541	\$183,984	\$436,765					
Roofing	\$1,110	-	\$55,791	\$1,058,107	\$2,004	\$1,117,012					
Interiors	-	\$80,376	\$477,135	\$426,750	\$535,329	\$1,519,590					
Plumbing	\$207,434	\$276,987	\$20,483	\$73,209	\$172,043	\$750,156					
HVAC	-	\$210,237	\$65,958	\$48,367	\$65,932	\$390,494					
Fire Protection	-	-	\$255,608	\$7,011	\$16,032	\$278,651					
Electrical	\$517	\$23,824	\$335,790	\$291,744	\$610,289	\$1,262,164					
Fire Alarm & Electronic Systems	-	\$36,916	\$374,938	\$225,461	\$391,766	\$1,029,081					
Equipment & Furnishings	-	\$14,399	\$211,518	\$279,654	\$108,048	\$613,619					
Special Construction & Demo	-	-	-	-	-	-					
Site Development	-	\$9,164	\$7,742	\$5,159	\$189,000	\$211,065					
Site Pavement	\$74,273	-	\$8,367	\$36,222	\$24,281	\$143,143					
Accessibility	\$9,255	-	-	-	-	\$9,255					
TOTALS (3% inflation)	\$292,600	\$652,000	\$1,987,600	\$2,530,300	\$2,298,800	\$7,761,300					



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.

	Ocala STEAM Academy		
	Building Area = 51,500 SF		
FTA Primary Level	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating
Substructure	\$841,094	3.71	\$3,119,552
Shell	\$1,148,052	3.01	\$3,456,064
Interiors	\$1,206,008	2.89	\$3,482,531
Conveyance	\$0	0.00	\$0
Plumbing	\$648,097	1.57	\$1,015,891
HVAC	\$350,209	2.42	\$846,277
Fire Protection Electrical	\$295,666 \$1,557,572	5.91 3.05	\$1,748,640 \$4,756,581
Equipment	\$178,190	3.04	\$542,466
Site	\$445,647	2.86	\$1,274,031
Total Building	\$6,670,535	Subtotal	\$20,242,033
	Building Weighted Average Condition	3.03	
	Rounded	3	

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

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



Key Findings

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



Supplemental Components in Poor condition.

Electrical Panel, replace Administration Building Ocala STEAM Academy Staff room

Uniformat Code: D5030

Recommendation: Replace in 2023

Priority Score: 93.9

Plan Type: Safety

Cost Estimate: \$500

\$\$\$\$

Fused breakers, replace with circuit breaker panel - AssetCALC ID: 4732753



Parking Lots in Poor condition.

Pavement, Asphalt Site Ocala STEAM Academy Site

Uniformat Code: G2020

Recommendation: Seal & Stripe in 2023

Priority Score: 84.9

Plan Type:

Performance/Integrity

Cost Estimate: \$7,200

\$\$\$\$

After the new asphalt is laid it needs to be sealed and striped - AssetCALC ID: 4734216

Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (includes fixtures)

Building F Ocala STEAM Academy Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 84.9

Plan Type:

Performance/Integrity

Cost Estimate: \$199,900

\$\$\$\$

Leaks and back ups are frequent occurrence is on this campus - AssetCALC ID: 4733151



Parking Lots in Poor condition.

Pavement, Asphalt Site Ocala STEAM Academy Site

Uniformat Code: G2020

Recommendation: Mill & Overlay in 2023

Priority Score: 84.9

Plan Type:

Performance/Integrity

Cost Estimate: \$56,100

\$\$\$\$

Surfaces badly worn lots of alligator cracking potholes - AssetCALC ID: 4734220



Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes

fixtures)

Administration Building Ocala STEAM Academy

Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$59,700

\$\$\$\$

Drain lines are regularly clogged, leaking seen throughout campus - AssetCALC ID: 4732756

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building C Ocala STEAM Academy Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type: Performance/Integrity

Cost Estimate: \$19,100

\$\$\$\$

Plumbing back ups and leaks are common occurrence - AssetCALC ID: 4732762

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures)
Multi use/Cafeteria Building Ocala STEAM Academy

Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$39,500

\$\$\$\$

Backups leaks and clogs happen frequently - AssetCALC ID: 4862559

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building B Ocala STEAM Academy Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$28,400

\$\$\$\$

Plumbing back ups and leaks or a common occurrence - AssetCALC ID: 4732811

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building E Ocala STEAM Academy Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 84.8

Plan Type:

Performance/Integrity

Cost Estimate: \$43,200

\$\$\$\$

Backups in leaks are frequent occurrences - AssetCALC ID: 4732871





Toilet in Poor condition.

Commercial Water Closet
Building F Ocala STEAM Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Bagged, not available for use - AssetCALC ID: 4733170



Parking Lots in Poor condition.

Wheel Stops, Concrete or Plastic Site Ocala STEAM Academy Site

Uniformat Code: G2020

Recommendation: Replace/Install in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$10,900

\$\$\$\$

Existing real steps are generally no longer effective - AssetCALC ID: 4734223



Urinal in Poor condition.

Standard
Building F Ocala STEAM Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Bagged and not available for use - AssetCALC ID: 4733153

Urinal in Poor condition.

Standard

Building C Ocala STEAM Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Bagged, not in service - AssetCALC ID: 4732771





Toilet in Poor condition.

Commercial Water Closet Building B Ocala STEAM Academy Restrooms

Uniformat Code: D2010

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$1,600

\$\$\$\$

Toilet has bag over it and can't be used - AssetCALC ID: 4732815



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Multi use/Cafeteria Building Ocala STEAM Academy Cafeteria

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 83.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Bottle filler no longer works - AssetCALC ID: 4862610



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings Modular Building - SELPA Ocala STEAM Academy Roof

Uniformat Code: B3020

Recommendation: Replace in 2023

Priority Score: 81.9

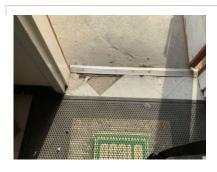
Plan Type:

Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

The gutter and downspouts are clogged need to be cleared and possibly replaced - AssetCALC ID: 4734203



Flooring in Poor condition.

Vinyl Tile (VCT)
Building E Ocala STEAM Academy Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Cracked and broken tiles are found in various locations - AssetCALC ID: 4732847





Flooring in Poor condition.

Ceramic Tile Modular Building - SELPA Ocala STEAM Academy Restrooms

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Tiles are coming loose - AssetCALC ID: 4734190



Flooring in Poor condition.

any surface, w/ Paint or Sealant Building F Ocala STEAM Academy Locker Rooms

Uniformat Code: C2030

Recommendation: Prep & Paint in 2024

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$10,700

\$\$\$\$

Unsightly and hard to clean - AssetCALC ID: 4733178

ADA Miscellaneous in Poor condition.

Level III Study, Includes Measurements Site Ocala STEAM Academy Throughout

Uniformat Code: Y1090

Recommendation: Evaluate/Report in 2023

Priority Score: 63.9

Plan Type: Accessibility

Cost Estimate: \$9,300

\$\$\$\$

no wheelchair lift, single level drinking fountains - AssetCALC ID: 4862716

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Modular Building - SELPA Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2027

Priority Score: **60.6**

Plan Type: Retrofit/Adaptation

Cost Estimate: \$17,900

\$\$\$\$

This is an intended improvement - AssetCALC ID: 4735201



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Administration Building Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$27,100

\$\$\$\$

Intended improvement - AssetCALC ID: 4732730

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building B Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$28,400

\$\$\$\$

Intended improvement - AssetCALC ID: 4732833

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Multi use/Cafeteria Building Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$39,500

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4862593

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building F Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$66.600

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4733168



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building D Ocala STEAM Academy Throughout

building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$43,200

\$\$\$\$

Intended improvement - AssetCALC ID: 4733859

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building G Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2062

Priority Score: 60.0

Plan Type: Retrofit/Adaptation

Cost Estimate: \$19,700

\$\$\$\$

Anticipated improvement - AssetCALC ID: 4734175

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity Building E Ocala STEAM Academy Throughout building

Uniformat Code: D4010

Recommendation: Renovate in 2062

Priority Score: 60.0

Plan Type: Retrofit/Adaptation

Cost Estimate: \$43,200

\$\$\$\$

Intended improvement - AssetCALC ID: 4732841

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Building D Ocala STEAM Academy Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 57.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$43,200

\$\$\$\$

Plumbing back ups and leaks are a common occurrence - AssetCALC ID: 4733863

Plumbing System in Poor condition.

Supply & Sanitary, Low Density (excludes fixtures) Modular Building - SELPA Ocala STEAM Academy

Throughout building

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 57.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$17,900

\$\$\$\$



Plumbing system has frequent back ups and leaks - AssetCALC ID: 4735203

Plumbing System in Poor condition.

Supply & Sanitary, Very Low Density (excludes

fixtures)

Building G Ocala STEAM Academy Throughout

building

Uniformat Code: D2010

Recommendation: Replace in 2024

There are back ups in leaks throughout the system - AssetCALC ID: 4734163

Priority Score: 57.8

Plan Type: Retrofit/Adaptation

Cost Estimate: \$3,900

\$\$\$\$

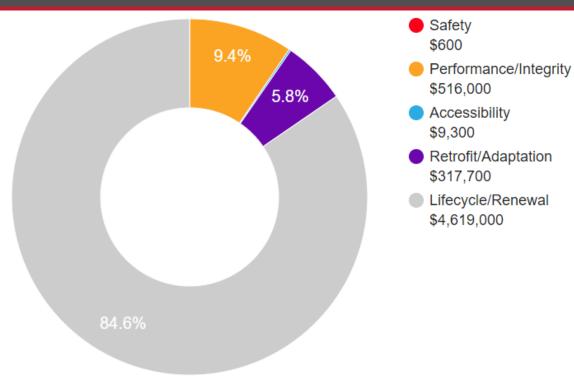


Plan Types

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. Does not meet ADA, UFAS, and/or other accessibility requirements. Accessibility 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: \$5,462,600



2. Administration and Multi Use





	lulti use: Systems Summary		
Address	2800 Ocala Avenue, San Jose, California		
Constructed/Renovated	1972		
Building Size	Administration 4,400 SF Multi-use 6,400 SF Total 10,800 SF		
Number of Stories	One		
System	Description	Condition	
Structure	Conventional wood frame structure over concrete slab foundation	Good	
Façade	Primary Wall Finish: Stucco Windows: Aluminum		
Roof	Gable with built-up finish and stone ballast	Fair	
Interiors	Walls: Painted gypsum board, wood paneling, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair	
Elevators	None		
Plumbing	Distribution: Copper, possibly some galvanized, supply and cast iron waste & venting Hot Water: Administration Electric water heater with integral tank Multi-use Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair	
HVAC	Non-Central Systems: Administration: Furnaces with window air conditioners Multi-use: Furnaces with evaporative cooler		

Administration and Multi use: Systems Summary		
Fire Suppression	Fire extinguishers only	
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	Administration None Multi-use Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. No wheelchair lift to the stage in the Multi-use building, no accessible toilets in the Administration building	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are recommended for this building/site at this time.	
Key Issues and Findings	leaking supply piping, possibly galvanized, frequent pluming back-ups, building lacks fire suppression, outdated fire alarm system, no wheelchair lift at stage	
Key Spaces Not Observed	All key areas of the property were accessible and observed	



Administration and Multi Use: Photographic Overview



1 - ADMINISTRATION FRONT ELEVATION



2 - ADMINISTRATION LEFT ELEVATION



3 - MULTI USE FRONT ELEVATION



4 - ROOF OVERVIEW



5 - ADMINISTRATION ENTRANCE LOBBY



6 - MULTI USE INTERIOR



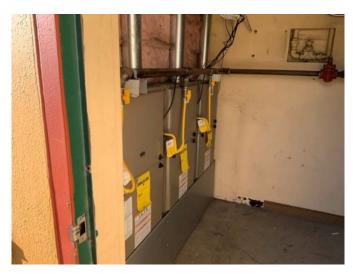


7 - MULTI USE INTERIOR





9 - MULTI USE WATER HEATERS



10 - ADMINISTRATION FURNACES



11 - ADMINISTRATION MAIN ELECTRICAL ROOM



12 - FIRE ALARM CONTROL PANEL



3. Buildings: B, C, D, E , F and G





Buildings: B, C, D, E	, F and G: Systems Summary	
Address	2800 Ocala Avenue; San Jose, California	
Constructed/Renovated	1972	
Building Size	B Wing 4,600 SF C Wing 3,100 SF D Wing 7,000 SF E Wing 7,000 SF F Wing 10,800 SF G Wing 3,200 SF Total 37,200 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Gable with built-up finish and stone ballast	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board and ACT	
Elevators	None	



Buildings: B, C, D, E , F and G: Systems Summary		
Plumbing	Distribution: Copper, possibly some galvanized, supply and cast-iron waste & venting Hot Water: B, C, D, E wings No hot water F Wing Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Buildings B, C, D, E Heat pumps Building G Furnaces with window air conditioning	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time	
Key Issues and Findings	Leaking water supply piping, possible galvanized supply piping, building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	All key areas of the property were accessible and observed	



Buildings: B, C, D, E, F and G: Photographic Overview



1 - FRONT ELEVATION



2 - SIDE ELEVATION



3 – SIDE ELEVATION



4 - ROOF OVERVIEW



5 - CLASSROOM



6 - CLASSROOM





7 - CLASSROOM



9 - TYPICAL CLASSROOM HEAT PUMP



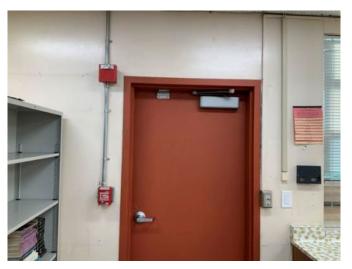
11 - ELECTRICAL ROOM



8 - BUILDING G CLASSROOM



10 - BUILDING G FURNACE



12 - FIRE ALARM COMPONENTS



4. Modular Building - SELPA





Modular Building - SELPA: Systems Summary		
Address	2800 Ocala Avenue, San Jose, California	
Constructed/Renovated	1997	
Building Size	2,900 SF	
Number of Stories	One	
System	Description	Condition
Structure	Conventional modular frame structure over crawl space foundation	Good
Façade	Primary Wall Finish: Hardboard Windows: Aluminum	Fair
Roof	Flat construction metal finish	Fair
Interiors	Walls: Painted gyp board, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged heat pump units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair

Modular Building - SELPA: Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations and exit signs	
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	Hardboard exterior siding, building lacks fire suppression, outdated fire alarm system	
Key Spaces Not Observed	· Here	



Modular Building - SELPA: Photographic Overview



1 - FRONT ELEVATION



2 - SIDE ELEVATION



3 - INTERIOR



4 - RESTROOM



5 – TRANSFORMER AND CONTROL PANEL



6 - HVAC



5. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons, adjacent concrete sidewalks, curbs,	Poor
Site Development	Property entrance signage; chain link, hollow metal fencing; CMU wall dumpster enclosures Playgrounds and sports fields Heavily furnished with picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation present not used CMU retaining wall Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, Building-mounted: LED,	Good
Ancillary Structures	Shipping containers converted to walk-in freezer/refrigerators	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. D.	See Appendix
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	Frequent plumbing clogs	



Site: Photographic Overview



1 - MAIN PARKING AREA



2 - DRIVE TO DUMPSTERS



3 - SITE FURNISHINGS



4 - PLAYGROUND



5 - SWITCHGEAR



6 - BACKFLOW PREVENTER



6. Property Space Use and Observed Areas

Areas Observed

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

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



7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1972. The campus has not since been substantially renovated.

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	1972	No	No
Administration & Multi use	1972	No	Yes
Buildings: B, C, D, E , F and G	1972	No	No



Campus:	Accessibility Summary
---------	------------------------------

Modular Building - SELPA 1997 No No

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

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



8. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



9. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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



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

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

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

Key Findings

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

Exceedingly Aged

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



10. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ocala STEAM Academy, 2800 Ocala Avenue, San Jose, California 95148, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Kay van der Have,

Project Manager

Reviewed by:

James Bryant,

Technical Report Reviewer for

Mouaz Alrayes, Program Manager

Mouaz.Alrayes@bureauveritas.com

800.733.0660 x 7296320



11. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



Appendix A:
Site Plans and Flood Map



Aerial Site Plan

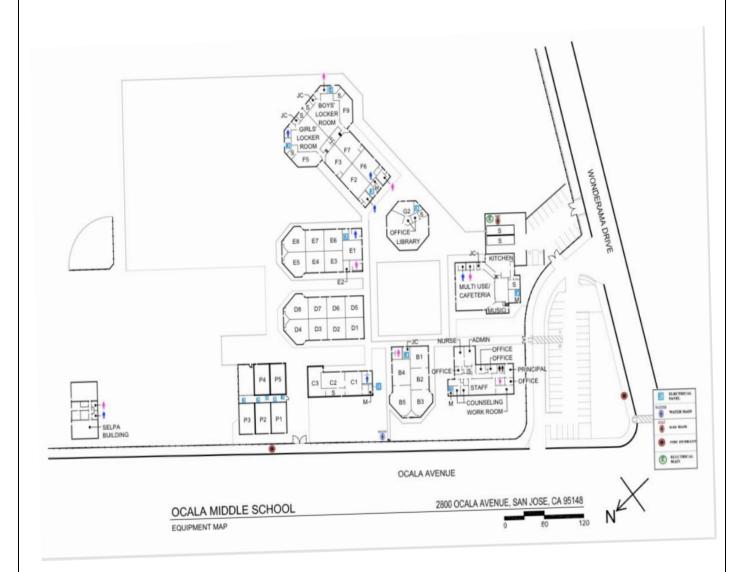




Project Number	Project Name				
159228.22R000-0018.354	Ocala STEAM Academy				
Source	On-Site Date				
Google Earth	December 15 6, 2022				



Aerial Site Plan

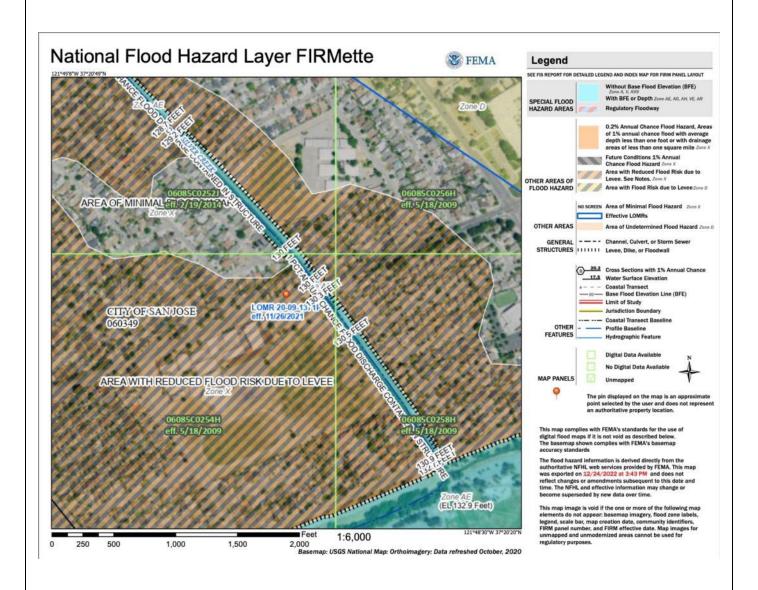


TAS TAS TAS TAS TAS TAS
BUREAU VERITAS

Project Number	Project Name
159228.22R000-0018.354	Ocala STEAM Academy
Source	On-Site Date
Alum Rock School District	December 15 16, 2022



Flood Map



Tasa Tasa Tasa Tasa Tasa Tasa Tasa Tasa
BUREAU VERITAS

Project Number	Project Name
159228.22R000-018.354	Ocala STEAM Academy
Source	On-Site Date
FEMA	December 15 and 16, 2022



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

ala Μ ad **Building / Facility Name:** Name of person completing form: Tracy leathers Principal Title / Association w/ property: 10 years Length of time associated w/ property: 12/14/2022 **Date Completed:** 14089288356 **Phone Number: 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.

1	Year(s) constructed	Constructed 1972	Renovated			
2	Building size in SF	SF				
			Year	Additional Detail		
		Facade	NA			
		Roof	Unknown			
		Interiors	Unknown			
3	Major Renovation/Rehabilitation	HVAC	2005			
		Electrical	2002			
		Site Pavement	Unknown			
		Accessibility	Unknown			
4	List other significant capital improvements (focus on recent years; provide approximate date).	Exterior painting, innovation lab				
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None				
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Dangerous parking lot, plumbing problems, piping clogged, drainage is a big problem				

		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?					
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?					HVAC equip fails, no ac in cafeteria
14	Is the electrical service outdated, undersized, or problematic?					STEAM lab, needs more
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Rooms outdated, small rooms
18	ADA: Has an accessibility study been previously performed? If so, when?					
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.					Lever door handles
20	ADA: Has building management reported any accessibility-based complaints or litigation?					
21	Are any areas of the property leased to outside occupants?					DCP,

Signature of Assessor

Signature of POC

Appendix C:
Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ocala STEAM Academy

BV Project Number: 159228.22R000 - 018.354

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

Parking



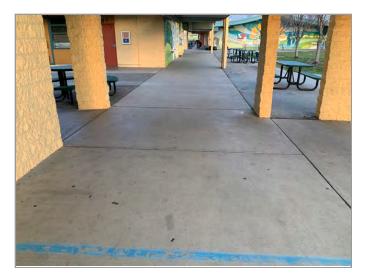
OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Exterior Accessible Route





ACCESSIBLE PATH

CURB CUT

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

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

Building Entrances







DOOR HARDWARE

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

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

Interior Accessible Route







ACCESSIBLE INTERIOR PATH

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

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

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix D:
Component Condition Report



Component Condition Report | Ocala STEAM Academy / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	4,400 SF	55	5133499
Facade						
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, up to 15 SF	21	4	4732745
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	7	19	4732727
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	4,600 SF	7	4732739
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	20	10	4732748
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	3,300 SF	11	4732738
C1090	Restrooms	Marginal	Toilet Partitions, Metal	5	3	4732747
C2010	Restrooms	Marginal	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	2	4732743
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	6,000 SF	4	4732761
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	1,700 SF	4	4732757
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	3,700 SF	10	4732737
C2050	Throughout building	Marginal	Ceiling Finishes, any flat surface, Prep & Paint	1,100 SF	3	4732752
Plumbing						
D2010	Staff room	Marginal	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	4732754
D2010	Throughout building	Adequate	Toilet, Commercial Water Closet	5	8	4732759
D2010	Throughout building	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4732735
D2010	Throughout building	Marginal	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	4732740
D2010	Restrooms	Adequate	Urinal, Standard	2	9	4732760
D2010	Utility closet	Marginal	Water Heater, Electric, Residential [Inaccessible]	1	2	4732751
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,400 SF	1	4732756
HVAC						
D3020	Electrical room	Adequate	Furnace, Gas [Break room]	1	11	4732742
D3020	Electrical room	Adequate	Furnace, Gas [Front office]	1	11	4732736
D3020	Electrical room	Adequate	Furnace, Gas [Principals office]	1	11	4732744
D3030	Building exterior	Marginal	Air Conditioner, Window/Thru-Wall, Residential	3	2	4732755
D3050	Throughout building	Adequate	HVAC System, Ductwork, Medium Density	4,400 SF	9	4732734
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,400 SF	4	4732730
D4030	Throughout building	Marginal	Fire Extinguisher, Type ABC, up to 20 LB	1	3	4732728

Component Condition Report | Ocala STEAM Academy / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Building exterior	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	8	4732725
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,400 SF	19	4732729
D5030	Staff room	Poor	Supplemental Components, Electrical Panel, replace	1	0	4732753
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,400 SF	14	4732741
Fire Alarm & Elect	tronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	4,400 SF	9	4732726
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,400 SF	9	4732749
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,400 SF	4	4732750
D7050	Office	Marginal	Fire Alarm Panel, Fully Addressable [RA-1]	1	2	4732731
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,400 SF	2	4732746
Equipment & Furr	nishings					
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	20 LF	6	4732732
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	70 LF	5	4732724

Component Condition Report | Ocala STEAM Academy / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	4,600 SF	55	5133500
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,700 SF	6	4732817
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, up to 15 SF	8	4	4732826
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	9	7	4732832
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	5,600 SF	7	4732835
Interiors						_
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,300 SF	11	4732816
C1090	Restrooms	Adequate	Toilet Partitions, Metal	5	5	4732794
C2010	Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	5,000 SF	3	4732831
C2010	Throughout building	Adequate	Wall Finishes, Ceramic Tile	320 SF	4	4732803
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	4,300 SF	4	4732818
C2030	Restrooms	Adequate	Flooring, Terrazzo	300 SF	14	4732798
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	4	4732813
Plumbing						

Component Condition Report | Ocala STEAM Academy / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4732824
D2010	Building exterior	Adequate	Backflow Preventer, Domestic Water [No tag/plate found]	1	19	4732834
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	9	4732806
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	1	0	4732815
D2010	Electrical room	Adequate	Sink/Lavatory, Service Sink, Floor	1	9	4732808
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4732819
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	4	14	4732800
D2010	Electrical room	Adequate	Water Heater, Electric, Residential [Panel RB1CT28]	1	10	4732810
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,600 SF	1	4732811
HVAC						
D3030	B1	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732797
D3030	B3	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732830
D3030	B2	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732796
D3030	B4	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732802
D3030	B5	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732820
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	4,600 SF	19	4732805
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,600 SF	4	4732833
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	6	4732801
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	7	5	4732809
Electrical						
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4732799
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,600 SF	19	4732795
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,300 SF	16	4732822
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	16	4732827
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	4,600 SF	15	4732825
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,600 SF	9	4732812
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	4,600 SF	7	4732828
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,600 SF	3	4732804
Equipment & Fur	nishings					
E2010	Throughout building	Marginal	Casework, Countertop, Plastic Laminate	100 LF	2	4732829
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	150 LF	6	4732807

Component Condition Report | Ocala STEAM Academy / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	3,100 SF	55	5133502
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	3,900 SF	4	4732783
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, up to 15 SF	13	4	4732769
B2050	Building Exterior	Marginal	Exterior Door, Steel, Standard	8	6	4732765
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	3,300 SF	8	4732785
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	7	19	4732786
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	11	4732764
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	3,300 SF	5	4732778
C2010	Restrooms	Marginal	Wall Finishes, Ceramic Tile	220 SF	5	4732793
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	1,300 SF	3	4732788
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,600 SF	5	4732784
C2030	Restrooms	Marginal	Flooring, Terrazzo	200 SF	9	4732781
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	4	4732768
Plumbing						
D2010	Restrooms	Adequate	Urinal, Standard	2	19	4732791
D2010	Restrooms	Poor	Urinal, Standard	1	0	4732771
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	3	14	4732773
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,100 SF	1	4732762
D2010	Restrooms	Marginal	Sink/Lavatory, Wall-Hung, Enameled Steel	1	2	4732787
HVAC						
D3030	C3	Marginal	Heat Pump, Packaged & Wall-Mounted [422D]	1	2	4732770
D3030	C2	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732777
D3030	C1	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732774
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	4	7	4732792
Electrical						
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4732772
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,100 SF	19	4732782
Fire Alarm & Elect	tronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	3,100 SF	9	4732763

Component Condition Report | Ocala STEAM Academy / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,100 SF	9	4732780
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,100 SF	6	4732779
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,100 SF	5	4732789
Equipment & Furn	ishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	140 LF	8	4732767
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	60 LF	5	4732790

Component Condition Report | Ocala STEAM Academy / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Fair	Slab-on-Grade, Concrete	3,100 SF	55	5133503
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	5	4733870
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	8	4	4733869
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	9	4733840
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	7,300 SF	7	4733856
Interiors						
C1010		Marginal	Interior Wall Construction, Movable Partitions, Fabric 8 to 10' Height	240 LF	4	4733842
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	2	10	4733845
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	6	4733872
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	6,900 SF	5	4733858
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	7,000 SF	8	4733852
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,000 SF	1	4733863
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	1	2	4733855
D2010	Throughout building	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	3	9	4733846
HVAC						
D3030	D6	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733862
D3030	D8	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733837
D3030	D5	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733868
D3030	D3	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733841
D3030	D4	Marginal	Heat Pump, Packaged & Wall-Mounted [D4]	1	2	4733867
D3030	D7	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733864

Component Condition Report | Ocala STEAM Academy / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	D1	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733838
D3030	D2	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733849
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,000 SF	4	4733859
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	9	7	4733839
Electrical						
D5020	Electrical room	Adequate	Distribution Panel, 277/480 V [LD]	1	9	4733848
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4733844
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	19	4733853
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	16	4733857
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	16	4733854
Fire Alarm & Elec	tronic Systems					
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	7,000 SF	15	4733850
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,000 SF	9	4733851
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	7,000 SF	4	4733847
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,000 SF	3	4733871
Equipment & Furi	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	200 LF	5	4733865
E2010	Throughout building	Marginal	Casework, Countertop, Plastic Laminate	120 LF	2	4733861

Component Condition Report | Ocala STEAM Academy / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	7,000 SF	55	5133504
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	4	4732842
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, up to 15 SF	1	4	4732851
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	13	4	4732860
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	9	11	4732839
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	7,500 SF	7	4732859
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	3	10	4732862
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	6,500 SF	7	4732857

Component Condition Report | Ocala STEAM Academy / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Adequate	Toilet Partitions, Metal	5	4	4732840
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	500 SF	8	4732846
C2010	Throughout building	Marginal	Wall Finishes, any surface, Prep & Paint	6,500 SF	3	4732864
C2030	Throughout building	Marginal	Flooring, Carpet, Commercial Standard	2,200 SF	3	4732868
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	4,000 SF	5	4732844
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	300 SF	1	4732847
C2030	Restrooms	Marginal	Flooring, Terrazzo	300 SF	9	4732836
C2050	Restrooms	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	4732865
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,000 SF	1	4732871
D2010	Electrical room	Marginal	Sink/Lavatory, Service Sink, Floor	1	4	4732855
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	14	4732866
D2010	Throughout building	Marginal	Sink/Lavatory, Vanity Top, Stainless Steel	3	5	4732849
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	3	9	4732850
HVAC						
D3030	E5	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732853
D3030	E1	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732875
D3030	E8	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732854
D3030	E4	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732869
D3030	E6	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732852
D3030	E3	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732858
D3030	E7	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4732861
Fire Protection						_
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,000 SF	39	4732841
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	7	7	4732843
Electrical						_
D5020	Electrical room	Adequate	Distribution Panel, 277/480 V [LE]	1	9	4732863
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4732838
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	19	4732867
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	16	4732845
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,500 SF	16	4732870
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	7,000 SF	9	4732874
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	7,000 SF	4	4732837

Component Condition Report | Ocala STEAM Academy / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,000 SF	4	4732856

Component Condition Report | Ocala STEAM Academy / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	10,800 SF	55	5133506
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	7,000 SF	5	4733150
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, up to 15 SF	10	7	4733146
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	4	7	4733156
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	22	9	4733149
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	11,200 SF	7	4733162
Interiors						
C1030	Throughout building	Adequate	Interior Door, Steel, Standard	6	19	4733140
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	4,800 SF	9	4733144
C1090	Restrooms	Adequate	Toilet Partitions, Plastic/Laminate	8	14	4733171
C1090	Locker Rooms	Adequate	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	240	5	4733147
C1090	Restrooms	Adequate	Toilet Partitions, Metal	5	4	4733136
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	1,500 SF	5	4733155
C2010	Restrooms	Adequate	Wall Finishes, Ceramic Tile	720 SF	9	4733152
C2010	throughout	Marginal	Wall Finishes, Laminated Paneling (FRP)	1,600 SF	4	4733133
C2030	Locker Rooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,800 SF	1	4733178
C2030	Restrooms	Marginal	Flooring, Terrazzo	400 SF	9	4733157
C2030	Throughout building	Marginal	Flooring, Vinyl Tile (VCT)	4,000 SF	2	4733176
C2030	F7	Good	Flooring, Vinyl Tile (VCT)	500 SF	11	4733158
C2050	Throughout building	Marginal	Ceiling Finishes, any flat surface, Prep & Paint	6,000 SF	2	4733177
Plumbing						
D2010	Electrical room	Good	Water Heater, Gas, Residential [No tag/plate found]	1	9	4733167
D2010	F2	Adequate	Sink/Lavatory, Vanity Top, Enameled Steel	4	14	4733172
D2010	Restrooms	Adequate	Urinal, Standard	5	19	4733143
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	11	19	4733148
D2010	Building exterior	Marginal	Drinking Fountain, Wall-Mounted, Single-Level	2	2	4733165
D2010	Restrooms	Poor	Urinal, Standard	1	0	4733153

Component Condition Report | Ocala STEAM Academy / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	10,800 SF	0	4733151
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	12	19	4733142
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	2	0	4733170
HVAC						
D3030	F7	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733132
D3030	F2	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733154
D3030	F7	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733134
D3030	F3	Marginal	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	2	4733173
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	10,800 SF	4	4733168
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	8	5	4733159
Electrical						
D5020	Trophy room	Marginal	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	2	4733138
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4733163
D5020	Electrical room	Adequate	Distribution Panel, 277/480 V [LF]	1	9	4733141
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,800 SF	9	4733145
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	16	4733160
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,800 SF	15	4733169
Fire Alarm & Elec	ctronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	10,800 SF	14	4733164
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,800 SF	9	4733137
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	10,800 SF	5	4733166
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,800 SF	3	4733175
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	30 LF	5	4733139

Component Condition Report | Ocala STEAM Academy / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	3,200 SF	55	5133508
Facade						
B2010	Building Exterior	Adequate	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	5	4734162
B2020	Building Exterior	Marginal	Window, Aluminum Double-Glazed, 16-25 SF	8	4	4734164
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	5	19	4734179

Component Condition Report | Ocala STEAM Academy / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Good	Exterior Door, Fiberglass	1	18	4734169
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	3,300 SF	7	4734174
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	5	19	4734158
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,700 SF	19	4734171
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	2,600 SF	7	4734183
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	1,600 SF	11	4734157
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	1,200 SF	9	4734172
C2050	Throughout building	Good	Ceiling Finishes, Vinyl	1,600 SF	24	4734168
Plumbing						-
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	3,200 SF	1	4734163
D2010	Throughout building	Marginal	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	4734154
HVAC						
D3020	Electrical room	Marginal	Furnace, Gas [No tag/plate found]	1	2	4734180
D3020	Electrical room	Marginal	Furnace, Gas [No tag/plate found]	1	3	4734170
D3030	Building exterior	Adequate	Air Conditioner, Window/Thru-Wall, Residential	3	4	4734155
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	3,200 SF	24	4734161
D3050	Electrical room	Marginal	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	2	4734178
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,200 SF	39	4734175
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	3	5	4734153
Electrical						
D5020	Electrical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	4734165
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	19	4734181
D5040	Throughout building	Good	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	2	7	4734152
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	17	4734166
Fire Alarm & Elec	tronic Systems					-
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	3,200 SF	8	4734173
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,200 SF	9	4734159
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	3,200 SF	4	4734184
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,200 SF	3	4734177
Equipment & Fur	nishings					
E2010	Throughout building	Adequate	Casework, Cabinetry, Hardwood Standard	28 LF	4	4734176

Component Condition Report | Ocala STEAM Academy / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Adequate	Casework, Countertop, Plastic Laminate	16 LF	4	4734182

Component Condition Report | Ocala STEAM Academy / Multi use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Good	Slab-on-Grade, Concrete	6,400 SF	55	5133510
Facade						
B2050	Building Exterior	Adequate	Exterior Door, Fiberglass	6	12	4862601
Roofing						
B3010	Roof	Adequate	Roofing, Built-Up	6,700 SF	8	4862614
B3060	Roof	Good	Roof Hatch, Metal	2	25	4862592
Interiors						
C1030	Throughout building	Adequate	Interior Door, Wood, Solid-Core	16	10	4862574
C1070	Throughout building	Adequate	Ceilings, Acoustical Tile (ACT)	4,300 SF	6	4862613
C1090	Restrooms	Adequate	Toilet Partitions, Metal	4	5	4862568
C2010	Restrooms	Marginal	Wall Finishes, Ceramic Tile	360 SF	6	4862588
C2010	Throughout building	Adequate	Wall Finishes, any surface, Prep & Paint	3,400 SF	5	4862621
C2030	Restrooms	Adequate	Flooring, Ceramic Tile	200 SF	10	4862619
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	5,400 SF	6	4862570
C2050	Throughout building	Adequate	Ceiling Finishes, any flat surface, Prep & Paint	2,100 SF	5	4862577
Plumbing						
D2010	Restrooms	Adequate	Toilet, Commercial Water Closet	5	15	4862571
D2010	Mechanical Room	Marginal	Water Heater, Gas, Residential [No tag/plate found]	1	3	4862604
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Enameled Steel	5	10	4862581
D2010	Restrooms	Adequate	Urinal, Standard	2	15	4862618
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	4862602
D2010	Kitchen	Adequate	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	4862594
D2010	Cafeteria	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	1	4862610
D2010	Mechanical Room	Adequate	Water Heater, Gas, Residential [No tag/plate found]	1	10	4862603
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,400 SF	1	4862559
D2010	Utility closet	Adequate	Sink/Lavatory, Service Sink, Floor	1	9	4862585
HVAC						
D3020	Mechanical room	Marginal	Furnace, Gas [System B]	1	3	4862587
D3020	Mechanical room	Marginal	Furnace, Gas [D]	1	3	4862591

Component Condition Report | Ocala STEAM Academy / Multi use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical room	Marginal	Furnace, Gas [System C]	1	3	4862597
D3020	Mechanical room	Marginal	Furnace, Gas [System A]	1	3	4862583
D3030	Roof	Good	Evaporative Cooler, Residential	1	10	486262
D3050	Throughout building	Marginal	HVAC System, Ductwork, Low Density	6,400 SF	4	486260
D3060	Kitchen	Adequate	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	5	486258
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	3	18	486257
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	6,400 SF	4	486259
D4030	Throughout building	Adequate	Fire Extinguisher, Type ABC, up to 20 LB	5	7	486258
Electrical						
D5020	Mechanical room	Adequate	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	486256
D5020	Mechanical room	Adequate	Distribution Panel, 277/480 V [LH]	1	10	486259
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,400 SF	20	486260
D5040	Throughout building	Adequate	Emergency & Exit Lighting, Exit Sign, LED	6	4	486261
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,400 SF	17	486257
Fire Alarm & Elec	tronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	6,400 SF	9	486261
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,400 SF	10	4862599
D6060	Throughout building	Adequate	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,400 SF	10	486257
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	6,400 SF	5	486258
D7050	Throughout building	Marginal	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,400 SF	3	486257
Equipment & Fur	nishings					
E1030	Building exterior	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [#3]	1	10	486256
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In [00017089]	1	10	486259
E1030	Kitchen	Marginal	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [No tag/plate found]	1	3	486256
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [11907]	1	6	486256
E1030	Building exterior	Adequate	Foodservice Equipment, Walk-In, Refrigerator [#1]	1	9	486258
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [No tag/plate found]	1	7	486260
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [1001817]	1	6	486256
E1030	Kitchen	Adequate	Foodservice Equipment, Walk-In, Refrigerator [02547]	1	5	486262
E1030	Building exterior	Adequate	Foodservice Equipment, Walk-In, Refrigerator [#3]	1	10	486256
E1030	Kitchen	Marginal	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [3]	1	3	486256
E1030	Kitchen	Adequate	Foodservice Equipment, Freezer, 2-Door Reach-In [1000032]	1	7	486261
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [1000001512]	1	10	486260

Component Condition Report | Ocala STEAM Academy / Multi use/Cafeteria Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [02540]	1	4	4862624
E1030	Kitchen	Adequate	Foodservice Equipment, Convection Oven, Double [00017069]	1	4	4862566
E1030	Kitchen	Adequate	Foodservice Equipment, Garbage Disposal, 1 to 3 HP [No tag/plate found]	1	5	4862608
E1030	Building exterior	Marginal	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [#2]	1	3	4862620
E1030	Building exterior	Adequate	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [#3]	1	9	4862623
E1030	Kitchen	Adequate	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [02541]	1	4	4862590
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer [No tag/plate found]	1	12	4862611
E1030	Building exterior	Adequate	Foodservice Equipment, Walk-In, Freezer [#2]	1	9	4862598
E1030	Kitchen	Adequate	Foodservice Equipment, Dairy Cooler/Wells [No tag/plate found]	1	7	4862578

Component Condition Report | Ocala STEAM Academy / Modular Building - SELPA

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Adequate	Window, Aluminum Double-Glazed, 16-25 SF	4	7	4734193
B2050	Building Exterior	Adequate	Exterior Door, Steel, Standard	3	11	4734202
Roofing						
B3010	Roof	Marginal	Roofing, Metal	3,000 SF	5	4735205
B3020	Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	0	4734203
Interiors						
C1070	Throughout building	Adequate	Suspended Ceilings, Acoustical Tile (ACT)	2,900 SF	9	4734188
C1090	Restrooms	Adequate	Toilet Partitions, Metal	2	7	4734207
C2010	Throughout building	Adequate	Wall Finishes, Vinyl	1,500 SF	6	4734198
C2030	Throughout building	Adequate	Flooring, Carpet, Commercial Standard	1,200 SF	5	4734195
C2030	Restrooms	Poor	Flooring, Ceramic Tile	200 SF	1	4734190
C2030	Throughout building	Adequate	Flooring, Vinyl Tile (VCT)	150 SF	9	4734186
Plumbing						
D2010	Classrooms	Adequate	Sink/Lavatory, Vanity Top, Stainless Steel	1	7	4734192
D2010	Restrooms	Adequate	Sink/Lavatory, Wall-Hung, Vitreous China	2	9	4734209
D2010	Restrooms	Adequate	Urinal, Standard	1	13	4734196
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,900 SF	1	4735203
D2010	Restrooms	Adequate	Toilet, Residential Water Closet	2	7	4734187
HVAC						
D3030	S1	Adequate	Heat Pump, Packaged & Wall-Mounted [616-736]	1	9	4734194
D3030	S2	Adequate	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	9	4734189

Component Condition Report | Ocala STEAM Academy / Modular Building - SELPA

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,900 SF	4	4735201
D4030	Throughout building	Adequate	Fire Extinguisher, Wet Chemical/CO2	2	5	4734200
Electrical						
D5020	Building exterior	Marginal	Distribution Panel, 120/208 V [No tag/plate found]	1	2	4734210
D5020	Utility closet	Marginal	Distribution Panel, 120/240 V [No tag/plate found]	1	2	4734208
D5030	Throughout building	Adequate	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,900 SF	19	4735202
D5040	Throughout building	Adequate	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	5	4734204
D5040	Throughout building	Adequate	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,900 SF	7	4734206
Fire Alarm & Elect	ronic Systems					
D6020	Throughout building	Adequate	Low Voltage System, Phone & Data Lines	2,900 SF	9	4734205
D7010	Throughout building	Adequate	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,900 SF	5	4734197
D7050	Throughout building	Adequate	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,900 SF	4	4735204

Component Condition Report | Ocala STEAM Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Behind C	Good	Backflow Preventer, Domestic Water	1	21	4734227
Electrical						
D5020	Behind kitchen	Adequate	Switchgear, 277/480 V [Main electrical panel]	1	4	4734222
Special Constructi	ion & Demo					
F1020	Behind kitchen	Good	Shade Structure, Metal-Framed, Standard	800 SF	24	4734224
Pedestrian Plazas	& Walkways					
G2020	Site	Marginal	Parking Lots, Pavement, Concrete	2,000 SF	6	4734230
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	13,000 SF	0	4734220
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	13,000 SF	0	4734216
G2020	Site	Poor	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	34	0	4734223
G2030	Site	Adequate	Sidewalk, Concrete, Large Areas	12,000 SF	24	4734218
Athletic, Recreatio	nal & Playfield Areas					
G2050	Site	Adequate	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	16	4734211
Sitework						
G2060	Site	Marginal	Flagpole, Metal	1	5	4734215
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	45 LF	29	4734225
G2060	Site	Adequate	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	7	4734226

Component Condition Report | Ocala STEAM Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	170 LF	29	4734232
G2060	Site	Adequate	Fences & Gates, Pedestrian Gate, Aluminized Steel	5	16	4734217
G2060	Site	Good	Picnic Table, Metal Powder-Coated	20	14	4734221
G2060	Site	Adequate	Bike Rack, Fixed 1-5 Bikes	2	11	4734229
G2060	Site	Adequate	Fences & Gates, Vehicle Gate, Chain Link Manual	1	11	4734219
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	140 SF	34	4734214
G2060	Site	Marginal	Picnic Table, Metal Powder-Coated	10	2	4734228
G2060	Site	Adequate	Signage, Property, Monument, Replace/Install	1	4	4734231
Accessibility						
Y1090	Throughout	Poor	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	4862716

Appendix E: Replacement Reserves



B U R E A U

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
Ocala STEAM Academy / Administration Building	\$517	\$61,517	\$62,250	\$8,900	\$109,582	\$30,041	\$1,473	\$97,738	\$22,041	\$54,196	\$53,898	\$51,501	\$2,639	\$4,259	\$77,555	\$0	\$0	\$34,367	\$0	\$63,833	\$0	\$736,307
Ocala STEAM Academy / Building B	\$1,604	\$29,233	\$45,689	\$28,721	\$77,860	\$7,582	\$79,567	\$149,869	\$0	\$46,516	\$912	\$25,708	\$0	\$13,591	\$18,665	\$15,284	\$61,089	\$15,093	\$0	\$98,238	\$0	\$715,223
Ocala STEAM Academy / Building C	\$1,357	\$19,701	\$23,827	\$13,147	\$28,541	\$41,786	\$21,918	\$911	\$137,874	\$36,332	\$0	\$17,338	\$0	\$17,669	\$29,865	\$9,517	\$0	\$1,224	\$0	\$32,133	\$24,516	\$457,653
Ocala STEAM Academy / Building D	\$0	\$44,486	\$67,029	\$28,317	\$100,563	\$122,097	\$36,100	\$157,154	\$54,712	\$73,823	\$2,322	\$0	\$0	\$0	\$0	\$68,923	\$67,327	\$17,439	\$0	\$87,094	\$0	\$927,384
Ocala STEAM Academy / Building E	\$0	\$46,392	\$50,402	\$35,396	\$106,666	\$35,191	\$0	\$195,475	\$14,069	\$71,649	\$3,483	\$9,224	\$0	\$47,569	\$40,131	\$1,923	\$65,347	\$2,142	\$0	\$87,094	\$44,575	\$856,727
Ocala STEAM Academy / Building F	\$204,474	\$11,058	\$83,655	\$43,689	\$116,457	\$271,875	\$0	\$253,602	\$0	\$186,738	\$0	\$19,131	\$21,113	\$0	\$49,650	\$136,115	\$4,455	\$45,687	\$0	\$89,150	\$86,587	\$1,623,436
Ocala STEAM Academy / Building G	\$0	\$4,067	\$12,830	\$23,463	\$41,527	\$9,227	\$0	\$76,946	\$7,503	\$34,263	\$0	\$13,665	\$0	\$0	\$2,800	\$12,400	\$0	\$38,549	\$1,576	\$68,485	\$0	\$347,300
Ocala STEAM Academy / Modular Building - SELPA	\$1,111	\$23,005	\$15,055	\$0	\$32,222	\$83,637	\$5,525	\$32,099	\$0	\$47,095	\$0	\$3,075	\$0	\$1,993	\$0	\$19,302	\$0	\$0	\$0	\$15,688	\$23,012	\$302,819
Ocala STEAM Academy / Multi use/Cafeteria Building	\$0	\$42,579	\$0	\$82,793	\$81,972	\$76,963	\$98,692	\$19,806	\$146,628	\$88,555	\$179,471	\$0	\$19,001	\$0	\$20,196	\$34,606	\$2,970	\$60,271	\$45,377	\$7,357	\$90,487	\$1,097,724
Ocala STEAM Academy / Site	\$83,529	\$0	\$9,164	\$0	\$337,497	\$11,945	\$26,522	\$5,160	\$0	\$0	\$9,702	\$4,954	\$0	\$0	\$26,132	\$11,247	\$157,922	\$0	\$0	\$0	\$13,038	\$696,811
Grand Total	\$292,593	\$282,039	\$369,901	\$264,426	\$1,032,889	\$690,345	\$269,798	\$988,758	\$382,826	\$639,166	\$249,787	\$144,594	\$42,753	\$85,081	\$264,992	\$309,316	\$359,111	\$214,771	\$46,953	\$549,071	\$282,214	\$7,761,385

Uniformat Code	leID Cost Description		Lifespan (EUL)EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2023	202	4 2025 202	6 2027	2028 2029	9 2030	203	1 2032	2033 20	034	2035 20	036 2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2020	4732745 Window, Aluminum	Double-Glazed, up to 15 SF, Replace	30	26	4	21	EA	\$802.10	\$16,844			\$16,844														\$16,844
B2050	4732727 Exterior Door, Steel	Standard, Replace	40	21	19	7	EA	\$740.40	\$5,183															\$	\$5,183	\$5,183
B3010	4732739 Roofing, Built-Up, F	eplace	25	18	7	4600	SF	\$17.28	\$79,470					\$79,470												\$79,470
C1030	4732748 Interior Door, Wood	Solid-Core, Replace	40	30	10	20	EA	\$863.80	\$17,276								\$17,276									\$17,276
C1070	4732738 Suspended Ceilings	, Acoustical Tile (ACT), Replace	25	14	11	3300	SF	\$4.32	\$14,253								\$14,2	253								\$14,253
C1090	4732747 Toilet Partitions, Me	al, Replace	20	17	3	5	EA	\$1,048.90	\$5,245		\$5,24	5														\$5,245
C2010	4732743 Wall Finishes, Lami	nated Paneling (FRP), Replace	30	28	2	1000	SF	\$19.74	\$19,744		\$19,744															\$19,744
C2010	4732761 Wall Finishes, any	urface, Prep & Paint	10	6	4	6000	SF	\$1.85	\$11,106			\$11,106								\$11,106						\$22,212
C2030	4732737 Flooring, Vinyl Tile	VCT), Replace	15	5	10	3700	SF	\$6.17	\$22,829								\$22,829									\$22,829
C2030	4732757 Flooring, Carpet, Co	mmercial Standard, Replace	10	6	4	1700	SF	\$9.26	\$15,734			\$15,734								\$15,734						\$31,467
C2050	4732752 Ceiling Finishes, an	y flat surface, Prep & Paint	10	7	3	1100	SF	\$2.47	\$2,715		\$2,71	5							\$2,7	15						\$5,430
D2010	4732751 Water Heater, Elect	ric, Residential, Replace	15	13	2	1	EA	\$802.10	\$802		\$802												\$802			\$1,604
D2010	4732756 Plumbing System, S	supply & Sanitary, Medium Density (excludes fixtures), Replace	40	39	1	4400	SF	\$13.57	\$59,726	\$59,72	3															\$59,726
D2010	4732735 Drinking Fountain,	Vall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,480.80	\$1,481		\$1,481											\$	\$1,481			\$2,962
D2010	4732754 Sink/Lavatory, Vani	y Top, Stainless Steel, Replace	30	26	4	1	EA	\$1,480.80	\$1,481			\$1,481														\$1,481
D2010	4732740 Sink/Lavatory, Wall-	Hung, Vitreous China, Replace	30	26	4	4	EA	\$1,851.00	\$7,404			\$7,404														\$7,404
D2010	4732759 Toilet, Commercial	Vater Closet, Replace	30	22	8	5	EA	\$1,604.20	\$8,021						\$8,02	1										\$8,021
D2010	4732760 Urinal, Standard, R	place	30	21	9	2	EA	\$1,357.40	\$2,715							\$2,715										\$2,715
D3020	4732742 Furnace, Gas, Rep	ace	20	9	11	1	EA	\$7,650.80	\$7,651								\$7,6	551								\$7,651
D3020	4732736 Furnace, Gas, Repl	ace	20	9	11	1	EA	\$7,650.80	\$7,651								\$7,6	551								\$7,651
D3020	4732744 Furnace, Gas, Repl	ace	20	9	11	1	EA	\$7,650.80	\$7,651								\$7,6	551								\$7,651
D3030	4732755 Air Conditioner, Wir	dow/Thru-Wall, Residential, Replace	10	8	2	3	EA	\$617.00	\$1,851		\$1,851							\$	1,851							\$3,702
D3050	4732734 HVAC System, Duc	work, Medium Density, Replace	30	21	9	4400	SF	\$4.94	\$21,718							\$21,718										\$21,718
D4010	4732730 Fire Suppression S	rstem, Full System Install/Retrofit, Medium Density/Complexity, Insta	all 40	36	4	4400	SF	\$6.17	\$27,148			\$27,148														\$27,148
D4030	4732728 Fire Extinguisher, T	rpe ABC, up to 20 LB, Replace	10	7	3	1	EA	\$185.10	\$185		\$18	5							\$1	185						\$370
D5020	4732725 Secondary Transfor	mer, Dry, Stepdown, Replace	30	22	8	1	EA	\$9,378.40	\$9,378						\$9,378	3										\$9,378
D5030	4732729 Electrical System, V	/iring & Switches, Average or Low Density/Complexity, Replace	40	21	19	4400	SF	\$3.09	\$13,574															\$1	13,574	\$13,574
D5030	4732753 Supplemental Com	onents, Electrical Panel, replace, Replace	30	30	0	1	EA	\$517.05	\$517 \$	517																\$517
D5040	4732741 Interior Lighting Sys	tem, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	4400	SF	\$5.55	\$24,433											\$24,433						\$24,433
D6020	4732726 Low Voltage System	ı, Phone & Data Lines, Replace	20	11	9	4400	SF	\$1.85	\$8,144							\$8,144										\$8,144
D6060	4732749 Intercom/PA System	, Public Address Upgrade, Facility-Wide, Replace	20	11	9	4400	SF	\$2.04	\$8,959							\$8,959										\$8,959
D7010	4732750 Intrusion Detection	System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	4400	SF	\$4.01	\$17,646			\$17,646												\$1	17,646	\$35,292
D7050	4732731 Fire Alarm Panel, F	ılly Addressable, Replace	15	13	2	1	EA	\$18,510.00	\$18,510		\$18,510											\$1	18,510			\$37,020
D7050	4732746 Fire Alarm System,	Full System Upgrade, Standard Addressable, Upgrade/Install	20	18	2	4400	SF	\$3.70	\$16,289		\$16,289															\$16,289
E2010	4732724 Casework, Cabinet	y, Hardwood Standard, Replace	20	15	5	70	LF	\$370.20	\$25,914				\$25,914													\$25,914
E2010	4732732 Casework, Counter	on Plastic Laminate Replace	15	9	6	20	LF	\$61.70	\$1,234				\$1,234	L									-			\$1,234

BUREA

Uniformat CodeID Cos	st Description	Lifespan (EUL)EAge RUL	QuantityUnit	Unit Cost * Subtotal 20	23 2024	2025 2	026 2	2027 2028	2029 203	0 2031	2032	2033 203	4 2035	2036	2037	2038	2039 204	2041	2042	2043Deficiency Ro	epair Estimate
Totals, Unescalated					\$517 \$59,726 \$	58,677 \$8,	144 \$97,3	363 \$25,914 \$	1,234 \$79,470	\$17,399 \$	641,536 \$40	,105 \$37,20	\$1,851	\$2,900	\$51,273	\$0	\$0 \$20,793	\$0	\$36,403	\$0	\$580,509
Totals, Escalated (3.0% inflat	ation, compounded annually)				\$517 \$61,517 \$6	62,250 \$8,	900 \$109,5	582 \$30,041 \$	1,473 \$97,73	\$22,041 \$	54,196 \$5	3,898 \$51,50°	\$2,639	\$4,259	\$77,555	\$0	\$0 \$34,367	\$0	\$63,833	\$0	\$736,307

Iniformat Cod		Lifespan (EUL)		RUL	Quantity		Unit Cost * Subtotal 2023	202	1 2025 2026 202	7 2028		2031 2032	203	33 2034 :	2033 2030	2037			2041	2042 2043Dell	ficiency Repair Estim
32010	4732817 Exterior Walls, any painted surface, Prep & Paint	10	4	6	2700	SF	\$3.70 \$9,995		20.44	_	\$9,995						\$9,995				\$19,9
32020	4732826 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	26	4	8	EA	\$802.10 \$6,417		\$6,41	7											\$6,4
32050	4732832 Exterior Door, Steel, Standard, Replace	40	33	7	9	EA	\$740.40 \$6,664				\$6,664										\$6,6
33010	4732835 Roofing, Built-Up, Replace	25	18	7	5600	SF	\$17.28 \$96,746				\$96,746										\$96,7
C1070	4732816 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	4300	SF	\$4.32 \$18,572							\$18,572							\$18,5
C1090	4732794 Toilet Partitions, Metal, Replace	20	15	5	5	EA	\$1,048.90 \$5,245			\$5,245											\$5,2
C2010	4732803 Wall Finishes, Ceramic Tile, Replace	40	36	4	320	SF	\$22.21 \$7,108		\$7,10	8											\$7,
C2010	4732831 Wall Finishes, any surface, Prep & Paint	10	7	3	5000	SF	\$1.85 \$9,255		\$9,255						\$9,255						\$18,
C2030	4732818 Flooring, Vinyl Tile (VCT), Replace	15	11	4	4300	SF	\$6.17 \$26,531		\$26,53	1									\$2	26,531	\$53,0
C2030	4732798 Flooring, Terrazzo, Replace	50	36	14	300	SF	\$17.28 \$5,183									\$5,183					\$5,
C2050	4732813 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	300	SF	\$2.47 \$740		\$74	0						\$740					\$1,4
D2010	4732810 Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$678.70 \$679						\$679	9							\$6
D2010	4732811 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	4600	SF	\$6.17 \$28,382	\$28,382													\$28,3
D2010	4732834 Backflow Preventer, Domestic Water, Replace	30	11	19	1	EA	\$3,948.80 \$3,949												\$	3,949	\$3,9
D2010	4732815 Toilet, Commercial Water Closet, Replace	30	30	0	1	EA	\$1,604.20 \$1,604 \$1,604	1													\$1,6
D2010	4732824 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,480.80 \$1,481		\$1,481									\$1,481			\$2,9
D2010	4732819 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,480.80 \$1,481		\$1,481									\$1,481			\$2,9
D2010	4732806 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	3	EA	\$1,851.00 \$5,553					\$5,553									\$5,5
D2010	4732808 Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	\$987.20 \$987					\$987									\$9
D2010	4732800 Toilet, Commercial Water Closet, Replace	30	16	14	4	EA	\$1,604.20 \$6,417									\$6,417					\$6,4
D3030	4732797 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,
D3030	4732830 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,
D3030	4732796 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,
D3030	4732802 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,
D3030	4732820 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787												\$6,
D3050	4732805 HVAC System, Ductwork, Low Density, Replace	30	11	19	4600	SF	\$2.47 \$11,353												\$1	11,353	\$11,3
D4010	4732833 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Insta	II 40	36	4	4600	SF	\$6.17 \$28,382		\$28,38	2											\$28,3
D4030	4732809 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	7	EA	\$185.10 \$1,296			\$1,296							\$1,296				\$2,5
D4030	4732801 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	6	EA	\$185.10 \$1,111				\$1,111						\$1,111				\$2,2
D5020	4732799 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$19,744.00 \$19,744					\$19,744									\$19,7
D5030	4732795 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	4600	SF	\$3.09 \$14,191												\$1	4,191	\$14,1
D5040	4732822 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	4300	SF	\$5.55 \$23,878										\$23,878			,	\$23,8
D5040	4732827 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	10	EA	\$308.50 \$3,085										\$3,085				\$3,0
D6020	4732825 Low Voltage System, Phone & Data Lines, Replace	20	5	15	4600	SF	\$1.85 \$8,515										\$8,515				\$8,5
D6060	4732812 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	4600	SF	\$2.04 \$9,366					\$9,366					·				\$9,3
D7010	4732828 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	8	7	4600	SF	\$4.01 \$18,448				\$18,448	\$3,300									\$18,4
D7050	4732804 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	4600	SF	\$3.70 \$17,029		\$17,029		4.5,5										\$17,0
≣2010	4732829 Casework, Countertop, Plastic Laminate, Replace	15	13	2	100	LF	\$61.70 \$6,170		\$6,170									\$6,170			\$12,3
E2010	4732807 Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	150	LF	\$370.20 \$55,530		40,110		\$55,530							ψ0,170			\$55,
	11 52501 Sassinotty, Hardwood Standard, Neplace	20			100	-1	ψ07 0.20 ψ00,000				\$50,000										Ψ00,0

Uniformat 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 204	41 2042 2043Deficiency Repair Estimate
B2010 4732783 Exterior Walls, any painted surface, Prep & Paint	10 6 4 3900 SF \$3.70 \$14,438	\$14,438	\$28,876

B U R E A U VERITAS

2/18/2023

Uniformat C	odeID Cost Description	Lifespan (EUI	.)EAge	RUL	Quantit	yUnit .	Unit Cost	* Subtotal 20	23 2024 2025 202	6 2027	2028	2029	2030	2031	2032	203	3 2034 20	35 2036	2037	2038	2039	2040	2041	2042	2043Deficiency R	Repair Estima
B2020	4732769 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	26	4	13	EA	\$802.	0 \$10,427		\$10,427																\$10,4
32050	4732765 Exterior Door, Steel, Standard, Replace	40	34	6	8	EA	\$740.4	0 \$5,923				\$5,923														\$5,9
B3010	4732785 Roofing, Built-Up, Replace	25	17	8	3300	SF	\$17.2	8 \$57,011						\$57,011												\$57,0
C1030	4732786 Interior Door, Wood, Solid-Core, Replace	40	21	19	7	EA	\$863.8	0 \$6,047															\$	\$6,047		\$6,0
C1070	4732764 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	2900	SF	\$4.3	2 \$12,525									\$12,525									\$12,5
C2010	4732793 Wall Finishes, Ceramic Tile, Replace	40	35	5	220	SF	\$22.2	1 \$4,887			\$4,887															\$4,8
C2010	4732778 Wall Finishes, any surface, Prep & Paint	10	5	5	3300	SF	\$1.8	5 \$6,108			\$6,108									\$6,108						\$12,2
C2030	4732784 Flooring, Vinyl Tile (VCT), Replace	15	10	5	1600	SF	\$6.	7 \$9,872			\$9,872													\$9	9,872	\$19,7
C2030	4732781 Flooring, Terrazzo, Replace	50	41	9	200	SF	\$17.2	8 \$3,455							\$3,455											\$3,4
C2030	4732788 Flooring, Carpet, Commercial Standard, Replace	10	7	3	1300	SF	\$9.2	6 \$12,032	\$12,03	2								\$12,032								\$24,06
C2050	4732768 Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	200	SF	\$2.4	7 \$494		\$494									\$494							\$98
D2010	4732762 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	3100	SF	\$6.	7 \$19,127	\$19,127																	\$19,12
D2010	4732771 Urinal, Standard, Replace	30	30	0	1	EA	\$1,357.4	0 \$1,357	\$1,357																	\$1,3
D2010	4732787 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	\$2,097.8	0 \$2,098	\$2,098																	\$2,0
D2010	4732773 Toilet, Commercial Water Closet, Replace	30	16	14	3	EA	\$1,604.2	0 \$4,813											\$4,813							\$4,8
D2010	4732791 Urinal, Standard, Replace	30	11	19	2	EA	\$1,357.4	0 \$2,715															\$	\$2,715		\$2,7
D3030	4732770 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,787																	\$6,7
D3030	4732777 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,787																	\$6,7
D3030	4732774 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,787																	\$6,7
D4030	4732792 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	4	EA	\$185.1	0 \$740					\$740									\$740				\$1,48
D5020	4732772 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$12,340.0	0 \$12,340							\$12,340											\$12,3
D5030	4732782 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	3100	SF	\$3.0	9 \$9,564															\$	\$9,564		\$9,5
D6020	4732763 Low Voltage System, Phone & Data Lines, Replace	20	11	9	3100	SF	\$1.8	5 \$5,738							\$5,738											\$5,73
D6060	4732780 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	3100	SF	\$2.0	4 \$6,312							\$6,312											\$6,3
D7010	4732779 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Insta	II 15	9	6	3100	SF	\$4.0	1 \$12,433				\$12,433														\$12,43
D7050	4732789 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	3100	SF	\$3.7	0 \$11,476			\$11,476															\$11,4
E2010	4732790 Casework, Countertop, Plastic Laminate, Replace	15	10	5	60	LF	\$61.7	0 \$3,702			\$3,702													\$3	3,702	\$7,4
E2010	4732767 Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	140	LF	\$370.2	0 \$51,828						\$51,828												\$51,8
Totals, Unes	calated								\$1,357 \$19,127 \$22,459 \$12,03	2 \$25,359	\$36,045	\$18,356	\$740	\$108,839	\$27,845	\$0	\$12,525 \$	\$12,032	\$19,744	\$6,108	\$0	\$740	\$0 \$1	18,325 \$13	,574	\$355,2
Totals Fees	lated (3.0% inflation, compounded annually)								\$1,357 \$19,701 \$23,827 \$13,14	7 \$28 541	\$41 786	\$21 918	\$911	\$137,874	\$36 332	¢n		50 \$17,669		-	\$0 \$	1 224	\$0.51	32,133 \$24	516	\$457,65

Ocala STEAM Academy / Building D

Uniformat Co	deID	Cost Description	Lifespan (EUI	_)EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal 2023	2024 202	25 2026 202	27 202	8 2029 2030	2031 20	32 203	3 203	4 2035	2036	2037 2038	2039	2040	2041	2042	2043Deficiency Repair Estima
B2010	4733870	70 Exterior Walls, any painted surface, Prep & Paint	10	5	5	5000	SF	\$3.7	0 \$18,510			\$18,510							\$18,510					\$37,02
B2020	4733869	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	8	EA	\$1,172.3	0 \$9,378		\$9,37	8												\$9,37
B2050	4733840	Exterior Door, Steel, Standard, Replace	40	31	9	9	EA	\$740.4	0 \$6,664					\$6,66	64									\$6,66
B3010	4733856	Roofing, Built-Up, Replace	25	18	7	7300	SF	\$17.2	8 \$126,115				\$126,115											\$126,11
C1010	4733842	Interior Wall Construction, Movable Partitions, Fabric 8 to 10' Height, Repla	ce 25	21	4	240	LF	\$36.2	8 \$8,707		\$8,70	7												\$8,70
C1030	4733845	Interior Door, Wood, Solid-Core, Replace	40	30	10	2	EA	\$863.8	0 \$1,728						\$1,728	3								\$1,72
C1070	4733872	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	7000	SF	\$4.3	2 \$30,233				\$30,233											\$30,23
C2010	4733858	Wall Finishes, any surface, Prep & Paint	10	5	5	6900	SF	\$1.8	5 \$12,772			\$12,772							\$12,772					\$25,54
C2030	4733852	Flooring, Vinyl Tile (VCT), Replace	15	7	8	7000	SF	\$6.1	7 \$43,190					\$43,190										\$43,19
D2010	4733863	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Rep	lace 40	39	1	7000	SF	\$6.1	7 \$43,190	\$43,190														\$43,19
D2010	4733855	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,480.8	0 \$1,481	\$1,48	1									\$1	1,481			\$2,96
D2010	4733846	46 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	3	EA	\$1,480.8	0 \$4,442					\$4,44	42									\$4,44
D3030	4733862	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,78	7													\$6,78
D3030	4733837	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,78	7													\$6,78
D3030	4733868	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,78	7													\$6,78
D3030	4733841	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,78	7													\$6,78
D3030	4733867	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787	\$6,78	7													\$6,78



Uniformat Code	ID	Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal 2	2024	2025	2026 2027	202	8 2029 203	30 20	31 2	2032	2033	2034	2035	2036 2	2037	2038 20?	39 2040	2041	2042	2043De	eficiency Repair Estimate
D3030	4733864	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	00 \$6,787	\$6	,787																	\$6,787
D3030	4733838	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	00 \$6,787	\$6	,787																	\$6,787
D3030	4733849	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	00 \$6,787	\$6	,787																	\$6,787
D4010	4733859	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity,	nstall 40	36	4	7000	SF	\$6.1	7 \$43,190			\$43,190																\$43,190
D4030	4733839	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	9	EA	\$185.1	0 \$1,666					\$1,66	6									\$1,666				\$3,332
D5020	4733844	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$24,680.0	00 \$24,680							\$24,6	680											\$24,680
D5020	4733848	Distribution Panel, 277/480 V, Replace	30	21	9	1	EA	\$6,540.2	96,540							\$6,	540											\$6,540
D5030	4733853	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	7000	SF	\$3.0	9 \$21,595																5	\$21,595		\$21,595
D5040	4733857	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla	e 20	4	16	7000	SF	\$5.5	55 \$38,871														\$38,87	1				\$38,871
D5040	4733854	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	10	EA	\$308.5	\$3,085														\$3,08	5				\$3,085
D6020	4733850	Low Voltage System, Phone & Data Lines, Replace	20	5	15	7000	SF	\$1.8	\$12,957													\$12	2,957					\$12,957
D6060	4733851	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	7000	SF	\$2.0	14,253							\$14,2	253											\$14,253
D7010	4733847	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Insta	I 15	11	4	7000	SF	\$4.0	1 \$28,074			\$28,074													:	\$28,074		\$56,147
D7050	4733871	71 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	7000	SF	\$3.7	0 \$25,914		\$2	25,914																\$25,914
E2010	4733861	Casework, Countertop, Plastic Laminate, Replace	15	13	2	120	LF	\$61.7	0 \$7,404	\$7	,404													\$7,404				\$14,808
E2010	4733865	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	200	LF	\$370.2	20 \$74,040				\$74,040	0														\$74,040
Totals, Unescal	ated									\$0 \$43,190 \$63	,181 \$	25,914 \$89,349	\$105,322	2 \$30,233 \$127,78	1 \$43,19	0 \$56,	579 \$1	,728	\$0	\$0	\$0	\$0 \$44	4,239 \$41,95	6 \$10,551	\$0 !	\$49,669	\$0	\$732,880
Totals, Escalate	ed (3.0%	% inflation, compounded annually)								\$0 \$44,486 \$67	,029 \$	28,317 \$100,563	\$122,09	7 \$36,100 \$157,15	4 \$54,71	2 \$73,	823 \$2	,322	\$0	\$0	\$0	\$0 \$68	8,923 \$67,32	7 \$17,439	\$0 :	\$87,094	\$0	\$927,384

01-	OTEANA	A I /	Desiration of	_
Ocaia	SIEAM	Academy /	Bullaina E	=

Uniformat Co		Lifespan (EU	L)EAge	RUL	Quanti	tyUnit	Unit Cost	* Subtotal 2023	3 202	4 2025	5 2026 202	7 2028	2029 20	30 203	31 2032 203	3 2034	2035	2036 2037 2	38 203	9 2040 2	2041 2042	2 2043Deficie	ncy Repair Estimate
B2010	4732842 Exterior Walls, any painted surface, Prep & Paint	10	6	4	5000	SF	\$3.7	0 \$18,510			\$18,510)						\$18,510					\$37,020
B2020	4732851 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	26	4	1	EA	\$802.1	0 \$802			\$802	2											\$802
B2020	4732860 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	13	EA	\$1,172.3	0 \$15,240			\$15,240												\$15,240
B2050	4732839 Exterior Door, Steel, Standard, Replace	40	29	11	9	EA	\$740.4	0 \$6,664								\$6,664							\$6,664
B3010	4732859 Roofing, Built-Up, Replace	25	18	7	7500	SF	\$17.2	8 \$129,570					\$129,5	70									\$129,570
C1030	4732862 Interior Door, Wood, Solid-Core, Replace	40	30	10	3	EA	\$863.8	0 \$2,591							\$2,591								\$2,591
C1070	4732857 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	6500	SF	\$4.3	2 \$28,074					\$28,0	74									\$28,074
C1090	4732840 Toilet Partitions, Metal, Replace	20	16	4	5	EA	\$1,048.9	0 \$5,245			\$5,245	5											\$5,245
C2010	4732846 Wall Finishes, Ceramic Tile, Replace	40	32	8	500	SF	\$22.2	1 \$11,106						\$11,10	06								\$11,106
C2010	4732864 Wall Finishes, any surface, Prep & Paint	10	7	3	6500	SF	\$1.8	5 \$12,032			\$12,032							\$12,032					\$24,063
C2030	4732847 Flooring, Vinyl Tile (VCT), Replace	15	14	1	300	SF	\$6.1	7 \$1,851	\$1,85	1									\$1,85	1			\$3,702
C2030	4732844 Flooring, Vinyl Tile (VCT), Replace	15	10	5	4000	SF	\$6.1	7 \$24,680				\$24,680										\$24,680	\$49,360
C2030	4732836 Flooring, Terrazzo, Replace	50	41	9	300	SF	\$17.2	8 \$5,183							\$5,183								\$5,183
C2030	4732868 Flooring, Carpet, Commercial Standard, Replace	10	7	3	2200	SF	\$9.2	6 \$20,361			\$20,361							\$20,361					\$40,722
C2050	4732865 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	\$2.4	7 \$1,234				\$1,234						\$1,2	34				\$2,468
D2010	4732871 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	7000	SF	\$6.1	7 \$43,190	\$43,190	0													\$43,190
D2010	4732855 Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	1	EA	\$987.2	0 \$987			\$987	7											\$987
D2010	4732849 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	3	EA	\$1,480.8	0 \$4,442				\$4,442											\$4,442
D2010	4732850 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	3	EA	\$1,851.0	0 \$5,553							\$5,553								\$5,553
D2010	4732866 Toilet, Commercial Water Closet, Replace	30	16	14	5	EA	\$1,604.2	0 \$8,021										\$8,021					\$8,021
D3030	4732853 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787	,												\$6,787
D3030	4732875 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787	,												\$6,787
D3030	4732854 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787	,												\$6,787
D3030	4732869 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787	,												\$6,787
D3030	4732852 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787													\$6,787
D3030	4732858 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787	,												\$6,787
D3030	4732861 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.0	0 \$6,787		\$6,787	,												\$6,787
D4030	4732843 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	7	EA	\$185.1	0 \$1,296					\$1,2	96						\$1,296			\$2,591
D5020	4732838 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$24,680.0	0 \$24,680							\$24,680								\$24,680

BUREAU VERITAS

Uniformat Co	delD Cost Description L	Lifespan (EUL	.)EAge	RUL	Quantity	/Unit	Unit Cost *	Subtotal	2023	2024 2025 202	26 202	7 2028	2029	2030 2031 2	32 20	33 2034	2035 2036	2037	2038 2039 2040	2041 2042 2043Deficie	ncy Repair Estimate
D5020	4732863 Distribution Panel, 277/480 V, Replace	30	21	9	1	EA	\$6,540.20	\$6,540						\$6,5	40						\$6,540
D5030	4732867 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	7000	SF	\$3.09	\$21,595												\$21,595	\$21,595
D5040	4732845 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	9	EA	\$308.50	\$2,777											\$2,777		\$2,777
D5040	4732870 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	6500	SF	\$5.55	\$36,095											\$36,095		\$36,095
D6020	4732874 Low Voltage System, Phone & Data Lines, Replace	20	11	9	7000	SF	\$1.85	\$12,957						\$12,9	57						\$12,957
D7010	4732837 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	7000	SF	\$4.01	\$28,074			\$28,07	4								\$28,074	\$56,147
D7050	4732856 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	7000	SF	\$3.70	\$25,914			\$25,91	4									\$25,914
Totals, Unesc	calated								\$	\$45,041 \$47,509 \$32,39	3 \$94,77	1 \$30,356	\$0	\$158,939 \$11,106 \$54,9	13 \$2,59	91 \$6,664	\$0 \$32,393	\$26,531	\$1,234 \$40,722 \$1,296	\$0 \$49,669 \$24,680	\$660,807
Totals, Escala	ated (3.0% inflation, compounded annually)								\$	60 \$46,392 \$50,402 \$35,39	6 \$106,66	6 \$35,191	\$0	\$195,475 \$14,069 \$71,6	49 \$3,48	33 \$9,224	\$0 \$47,569	\$40,131	\$1,923 \$65,347 \$2,142	\$0 \$87,094 \$44,575	\$856,727

Uniformat C	odeID Cost Description	Lifespan (EUL)EAge	RUL	Quantit	yount	Unit Cost * Subtotal 2023	2024	2025 2026 203	27 2028	2029 2030	2031 2032	2033 2034	2000 2	.030 20	37 2038	2039 2040 20	J-71 20-1	Z ZU43Delicieli	y Kepaii Estilliate
B2010	4733150 Exterior Walls, any painted surface, Prep & Paint	10	5	5	7000	SF	\$3.70 \$25,914			\$25,914						\$25,914				\$51,828
B2020	4733146 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	23	7	10	EA	\$802.10 \$8,021				\$8,021									\$8,021
B2020	4733156 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	23	7	4	EA	\$1,172.30 \$4,689				\$4,689									\$4,689
B2050	4733149 Exterior Door, Steel, Standard, Replace	40	31	9	22	EA	\$740.40 \$16,289					\$16,289								\$16,289
B3010	4733162 Roofing, Built-Up, Replace	25	18	7	11200	SF	\$17.28 \$193,491				\$193,491									\$193,491
C1030	4733140 Interior Door, Steel, Standard, Replace	40	21	19	6	EA	\$740.40 \$4,442											\$4,442	2	\$4,442
C1070	4733144 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4800	SF	\$4.32 \$20,731					\$20,731								\$20,731
C1090	4733136 Toilet Partitions, Metal, Replace	20	16	4	5	EA	\$1,048.90 \$5,245		\$5,24	5										\$5,245
C1090	4733171 Toilet Partitions, Plastic/Laminate, Replace	20	6	14	8	EA	\$925.50 \$7,404								\$7,40)4				\$7,404
C1090	4733147 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	240	EA	\$617.00 \$148,080			\$148,080										\$148,080
C2010	4733152 Wall Finishes, Ceramic Tile, Replace	40	31	9	720	SF	\$22.21 \$15,993					\$15,993								\$15,993
C2010	4733133 Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	1600	SF	\$19.74 \$31,590		\$31,59	0										\$31,590
C2010	4733155 Wall Finishes, Vinyl, Replace	15	10	5	1500	SF	\$3.09 \$4,628			\$4,628									\$4,628	\$9,255
C2030	4733178 Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	5800	SF	\$1.85 \$10,736 \$10	0,736					\$10,736							\$21,472
C2030	4733176 Flooring, Vinyl Tile (VCT), Replace	15	13	2	4000	SF	\$6.17 \$24,680	!	\$24,680								\$24,680			\$49,360
C2030	4733158 Flooring, Vinyl Tile (VCT), Replace	15	4	11	500	SF	\$6.17 \$3,085						\$3,085							\$3,085
C2030	4733157 Flooring, Terrazzo, Replace	50	41	9	400	SF	\$17.28 \$6,910					\$6,910								\$6,910
C2050	4733177 Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	6000	SF	\$2.47 \$14,808		\$14,808					\$14,808						\$29,616
D2010	4733167 Water Heater, Gas, Residential, Replace	15	6	9	1	EA	\$1,604.20 \$1,604					\$1,604								\$1,604
D2010	4733151 Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	40	0	10800	SF	\$18.51 \$199,908 \$199,908													\$199,908
D2010	4733153 Urinal, Standard, Replace	30	30	0	1	EA	\$1,357.40 \$1,357 \$1,357													\$1,357
D2010	4733170 Toilet, Commercial Water Closet, Replace	30	30	0	2	EA	\$1,604.20 \$3,208 \$3,208													\$3,208
D2010	4733165 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	2	EA	\$1,480.80 \$2,962		\$2,962								\$2,962			\$5,923
D2010	4733172 Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	16	14	4	EA	\$1,357.40 \$5,430								\$5,43	30				\$5,430
D2010	4733143 Urinal, Standard, Replace	30	11	19	5	EA	\$1,357.40 \$6,787											\$6,787	7	\$6,787
D2010	4733148 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	11	EA	\$1,851.00 \$20,361											\$20,361	1	\$20,361
D2010	4733142 Toilet, Commercial Water Closet, Replace	30	11	19	12	EA	\$1,604.20 \$19,250											\$19,250		\$19,250
D3030	4733132 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$7,774.20 \$7,774		\$7,774											\$7,774
D3030	4733154 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,787
D3030	4733134 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,787
D3030	4733173 Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$6,787.00 \$6,787		\$6,787											\$6,787
D4010	4733168 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	10800	SF	\$6.17 \$66,636		\$66,63	6										\$66,636
D4030	4733159 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	8	EA	\$185.10 \$1,481			\$1,481						\$1,481				\$2,962
D5020	4733138 Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$8,267.80 \$8,268		\$8,268											\$8,268
D5020	4733163 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$19,744.00 \$19,744					\$19,744								\$19,744
D5020	4733141 Distribution Panel, 277/480 V, Replace	30	21	9	1	EA	\$6,540.20 \$6,540					\$6,540								\$6,540
D5030	4733145 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	10800	SF	\$3.09 \$33,318					\$33,318								\$33,318
D5040	4733169 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	10800	SF	\$5.55 \$59,972									\$59,972				\$59,972

BUREAU

2/18/2023

Uniformat Co	deID Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	yUnit	Unit Cost	* Subtotal 2	2023	2024	2025	2026	2027	2028	2029 2	2030 2	2031	2032	2033	2034	2035	2036 203	37 203	8 2039	2040	2041	2042	2043Deficiency	Repair Estimat
D5040	4733160 Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	9	EA	\$308.	50 \$2,777																\$2,777					\$2,777
D6020	4733164 Low Voltage System, Phone & Data Lines, Replace	20	6	14	10800	SF	\$1.8	35 \$19,991														\$19,99	11						\$19,991
D6060	4733137 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	10800	SF	\$2.0	04 \$21,990									\$2	1,990											\$21,990
D7010	4733166 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	10800	SF	\$4.0	01 \$43,313						\$43,313														\$43,313	\$86,627
D7050	4733175 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	10800	SF	\$3.	70 \$39,982			\$3	9,982																	\$39,982
E2010	4733139 Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	30	LF	\$370.2	20 \$11,106						\$11,106															\$11,106
Totals, Unesc	alated							\$	\$204,474	\$10,736	\$78,853 \$3	9,982 \$1	03,471	\$234,522	\$0 \$206,	201	\$0 \$14	13,119	\$0 \$1	3,821 \$	14,808	\$0 \$32,82	4 \$87,367	\$2,777	\$27,642	\$0 :	\$50,841	\$47,941	\$1,299,377
Totals, Escala	ated (3.0% inflation, compounded annually)							\$	\$204,474	\$11,058	\$83,655 \$4	3,689 \$1	16,457	\$271,875	\$0 \$253,	602	\$0 \$18	6,738	\$0 \$1	9,131 \$	21,113	\$0 \$49,65	0 \$136,115	\$4,455	\$45,687	\$0 5	\$89,150	\$86,587	\$1,623,436

Ocala STEAM Acade	emy / Building G																											
Uniformat CodeID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantit	yUnit	Unit Cost	* Subto	tal 2023	2024 202	25 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Deficiency Repair Estimate
B2010 4734	4162 Exterior Walls, any painted surface, Prep & Paint	10	5	5	2000	SF	\$3.7	70 \$7,4	04				\$7,404										\$7,404					\$14,808
B2020 4734	4164 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	8	EA	\$1,172.3	30 \$9,3	78			\$9,378																\$9,378
B2050 4734	4169 Exterior Door, Fiberglass, Replace	25	7	18	1	EA	\$925.5	50 \$9	26																	\$926		\$926
B2050 4734	4179 Exterior Door, Steel, Standard, Replace	40	21	19	5	EA	\$740.4	10 \$3,70	02																	\$3	,702	\$3,702
B3010 4734	4174 Roofing, Built-Up, Replace	25	18	7	3300	SF	\$17.2	28 \$57,0	11						\$57,011													\$57,011
C1030 4734	4158 Interior Door, Wood, Solid-Core, Replace	40	21	19	5	EA	\$863.8	30 \$4,3	19																	\$4	,319	\$4,319
C1070 4734	4171 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	1700	SF	\$4.3	32 \$7,3	42																	\$7	,342	\$7,342
C2010 4734	4183 Wall Finishes, any surface, Prep & Paint	10	3	7	2600	SF	\$1.8	35 \$4,8	13						\$4,813										\$4,813			\$9,625
C2030 4734	4172 Flooring, Vinyl Tile (VCT), Replace	15	6	9	1200	SF	\$6.	17 \$7,40	04							9	\$7,404											\$7,404

Totals, Une	scalated									\$0 \$3,949 \$12,093	3 \$21,472 \$36,897 \$7,959	\$0 \$62,	564 \$5	923 \$26,2	60	\$0 \$9,872 \$0	\$0 \$1,851	\$7,959	\$0 \$23,323	\$926	\$39,056	\$0	\$260,103
E2010	4734182 Casework, Countertop, Plastic Laminate, Replace	15	11	4	16	LF	\$61.	.70 \$987	7		\$987										\$987		\$1,974
E2010	4734176 Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	28	LF	\$370.	.20 \$10,366	6		\$10,366												\$10,366
D7050	4734177 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	3200	SF	\$3.	.70 \$11,846	6		\$11,846												\$11,846
D7010	4734184 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	3200	SF	\$4.	.01 \$12,834	4		\$12,834										\$12,834		\$25,667
D6060	4734159 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	3200	SF	\$2.	.04 \$6,516	6					\$6,5	516								\$6,516
D6020	4734173 Low Voltage System, Phone & Data Lines, Replace	20	12	8	3200	SF	\$1.	.85 \$5,923	3				\$5	,923									\$5,923
D5040	4734166 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	3200	SF	\$5.	.55 \$17,770	0										\$17,770				\$17,770
D5040	4734152 Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	3	7	2	EA	\$370.	.20 \$740	0			\$	740						\$740				\$1,481
D5030	4734181 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	3200	SF	\$3.	.09 \$9,872	2												\$9,872		\$9,872
D5020	4734165 Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$12,340.	.00 \$12,340	0					\$12,3	340								\$12,340
D4030	4734153 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	3	EA	\$185.	.10 \$555	5		\$555							\$555					\$1,111
D3050	4734178 Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	\$4,442.	.40 \$4,442	2	\$4,442	2												\$4,442
D3030	4734155 Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	3	EA	\$617.	.00 \$1,851	1		\$1,851						\$1,851						\$3,702
D3020	4734170 Furnace, Gas, Replace	20	17	3	1	EA	\$9,625.	.20 \$9,625	5		\$9,625												\$9,625
D3020	4734180 Furnace, Gas, Replace	20	18	2	1	EA	\$7,650.	.80 \$7,651	1	\$7,65													\$7,651
D2010	4734154 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	1	EA	\$1,480.	.80 \$1,481	1		\$1,481												\$1,481
D2010	4734163 Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	39	1	3200	SF	\$1.	.23 \$3,949	9	\$3,949													\$3,949
C2030	4734157 Flooring, Vinyl Tile (VCT), Replace	15	4	11	1600	SF	\$6.	.17 \$9,872	2							\$9,872							\$9,872
C2030	4734172 Flooring, Vinyl Tile (VCT), Replace	15	6	9	1200	SF	\$6.	.17 \$7,404	4					\$7,4	04								\$7,404
C2010	4734183 Wall Finishes, any surface, Prep & Paint	10	3	7	2600	SF	\$1.	.85 \$4,813	3			\$4,8	813						\$4,813				\$9,625
C1070	4734171 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	1700	SF	\$4.	.32 \$7,342	2												\$7,342		\$7,342
0.000	Tre tree linearer Beer, trees, come eere, replace					_, \	Ψ000.	.σσ φ ,,σ ,σ													Ψ1,010		¥ .,o.o

Uniformat Cod	eID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Jnit	Unit Cost	*Subtotal	2023 2	2024	2025	2026 2	027 2028	2029	9 2030	0 203	1 2032	2 2033	2034	2035	2036	2037	2038	2039	2040	2041	2042 20	43Deficiency Repair Estimate
B2020	4734193 Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	23	7	4	EA	\$1,172.30	0 \$4,689							\$4,689	9												\$4,689
B2050	4734202 Exterior Door, Steel, Standard, Replace	40	29	11	3	EA	\$740.40	0 \$2,221											\$2,221									\$2,221
B3010	4735205 Roofing, Metal, Replace	40	35	5	3000	SF	\$16.04	4 \$48,126					\$48,126															\$48,126
B3020	4734203 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	100	LF	\$11.1	1 \$1,111	\$1,111																		\$1,1	11 \$2,221
C1070	4734188 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2900	SF	\$4.32	2 \$12,525									\$12,525											\$12,525
C1090	4734207 Toilet Partitions, Metal, Replace	20	13	7	2	EA	\$1,048.90	0 \$2,098							\$2,098	3												\$2,098
C2010	4734198 Wall Finishes, Vinyl, Replace	15	9	6	1500	SF	\$3.09	9 \$4,628						\$4,628	3													\$4,628

B U R E A U VERITAS

Uniformat Cod	eID Cost Description	Lifespan (EUL))EAge	RUL	Quantity	Unit	Unit Cost	*Subtotal 20	2024 2025	2026 2027 2028	8 202	9 2030	2031	2032 2	033 2034	2035 2036	2037 2038	2039	2040 2	2041	2042 2043Deficio	ency Repair Estimate
C2030	4734190 Flooring, Ceramic Tile, Replace	40	39	1	200	SF	\$22.21	\$4,442	\$4,442													\$4,442
C2030	4734186 Flooring, Vinyl Tile (VCT), Replace	15	6	9	150	SF	\$6.17	\$926						\$926								\$926
C2030	4734195 Flooring, Carpet, Commercial Standard, Replace	10	5	5	1200	SF	\$9.26	\$11,106		\$11,106	3						\$11,106					\$22,212
D2010	4735203 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	2900	SF	\$6.17	\$17,893	\$17,893													\$17,893
D2010	4734192 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	1	EA	\$1,480.80	\$1,481				\$1,481										\$1,481
D2010	4734187 Toilet, Residential Water Closet, Replace	30	23	7	2	EA	\$863.80	\$1,728				\$1,728										\$1,728
D2010	4734209 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	2	EA	\$1,851.00	\$3,702						\$3,702								\$3,702
D2010	4734196 Urinal, Standard, Replace	30	17	13	1	EA	\$1,357.40	\$1,357								\$1,357						\$1,357
D3030	4734194 Heat Pump, Packaged & Wall-Mounted, Replace	20	11	9	1	EA	\$6,787.00	\$6,787						\$6,787								\$6,787
D3030	4734189 Heat Pump, Packaged & Wall-Mounted, Replace	20	11	9	1	EA	\$6,787.00	\$6,787						\$6,787								\$6,787
D4010	4735201 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	2900	SF	\$6.17	\$17,893		\$17,893												\$17,893
D4030	4734200 Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	\$370.20	\$740		\$740)						\$740					\$1,481
D5020	4734210 Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$7,404.00	\$7,404	\$7,404													\$7,404
D5020	4734208 Distribution Panel, 120/240 V, Replace	30	28	2	1	EA	\$6,787.00	\$6,787	\$6,787													\$6,787
D5030	4735202 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	2900	SF	\$3.09	\$8,947												\$8	3,947	\$8,947
D5040	4734204 Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	2	EA	\$271.48	\$543		\$543	3						\$543					\$1,086
D5040	4734206 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	2900	SF	\$5.55	\$16,104				\$16,104										\$16,104
D6020	4734205 Low Voltage System, Phone & Data Lines, Replace	20	11	9	2900	SF	\$1.85	5 \$5,368						\$5,368								\$5,368
D7010	4734197 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	2900	SF	\$4.0	1 \$11,630		\$11,630)										\$11,630	\$23,261
D7050	4735204 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	2900	SF	\$3.70	\$10,736		\$10,736												\$10,736
Totals, Unesc	alated								\$1,111 \$22,335 \$14,191	\$0 \$28,629 \$72,146	\$4,628	\$26,099	\$0 \$	36,095	\$0 \$2,221	\$0 \$1,357	\$0 \$12,389	\$0	\$0	\$0 \$8	3,947 \$12,741	\$242,888
Totals, Escala	ted (3.0% inflation, compounded annually)								\$1,111 \$23,005 \$15,055	\$0 \$32,222 \$83,637	7 \$5,525	5 \$32,099	\$0 \$	47,095	\$0 \$3,075	\$0 \$1,993	\$0 \$19,302	\$0	\$0	\$0 \$15	5,688 \$23,012	\$302,819

	CodeID Cost Description	Lifespan (EUL	, ,		Quantity		Unit Cost * Subtotal 2023	2024	2025 2026	2027 2028 2029	2030 2031 203		2034 2035 2036	2007 2000	2039	2040 20	71. 2042 204000	eficiency Repair Estimate
B2050	4862601 Exterior Door, Fiberglass, Replace	25	13	12	6	EA	\$925.50 \$5,553						\$5,553					\$5,553
B3010	4862614 Roofing, Built-Up, Replace	25	17	8	6700	SF	\$17.28 \$115,749				\$115,749							\$115,749
C1030	4862574 Interior Door, Wood, Solid-Core, Replace	40	30	10	16	EA	\$863.80 \$13,821					\$13,821						\$13,821
C1070	4862613 Ceilings, Acoustical Tile (ACT), Replace	25	19	6	4300	SF	\$8.64 \$37,143			\$37,143								\$37,143
C1090	4862568 Toilet Partitions, Metal, Replace	20	15	5	4	EA	\$1,048.90 \$4,196			\$4,196								\$4,196
C2010	4862588 Wall Finishes, Ceramic Tile, Replace	40	34	6	360	SF	\$22.21 \$7,996			\$7,996								\$7,996
C2010	4862621 Wall Finishes, any surface, Prep & Paint	10	5	5	3400	SF	\$1.85 \$6,293			\$6,293				\$6,293				\$12,587
C2030	4862619 Flooring, Ceramic Tile, Replace	40	30	10	200	SF	\$22.21 \$4,442					\$4,442						\$4,442
C2030	4862570 Flooring, Vinyl Tile (VCT), Replace	15	9	6	5400	SF	\$6.17 \$33,318			\$33,318								\$33,318
C2050	4862577 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2100	SF	\$2.47 \$5,183			\$5,183				\$5,183				\$10,366
D2010	4862604 Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,344.60 \$2,345		\$2,345							\$2,3	45	\$4,689
D2010	4862603 Water Heater, Gas, Residential, Replace	15	5	10	1	EA	\$2,344.60 \$2,345					\$2,345						\$2,345
D2010	4862559 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	6400	SF	\$6.17 \$39,488	\$39,488										\$39,488
D2010	4862610 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	\$1,851.00 \$1,851	\$1,851							\$1,851			\$3,702
D2010	4862585 Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	\$987.20 \$987				\$98	7						\$987
D2010	4862581 Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	5	EA	\$2,097.80 \$10,489					\$10,489						\$10,489
D2010	4862602 Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	\$2,591.40 \$2,591					\$2,591						\$2,591
D2010	4862594 Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$3,085.00 \$3,085					\$3,085						\$3,085
D2010	4862571 Toilet, Commercial Water Closet, Replace	30	15	15	5	EA	\$1,604.20 \$8,021							\$8,021				\$8,021
D2010	4862618 Urinal, Standard, Replace	30	15	15	2	EA	\$1,357.40 \$2,715							\$2,715				\$2,715
D3020	4862587 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.80 \$7,651		\$7,651									\$7,651
D3020	4862591 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.80 \$7,651		\$7,651									\$7,651
D3020	4862597 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.80 \$7,651		\$7,651									\$7,651
D3020	4862583 Furnace, Gas, Replace	20	17	3	1	EA	\$7,650.80 \$7,651		\$7,651									\$7,651
D3030	4862625 Evaporative Cooler, Residential, Replace	15	5	10	1	FΔ	\$1,727.60 \$1,728					\$1,728						\$1,728

BURE

Uniformat C	CodeID Cost Description	Lifespan (EL	JL)EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 202	3 2024 2	025 2026	2027 2028	2029	2030	2031	2032 2033	2034 2035	2036 2037	2038 2039	2040 2041 20	42 2043Defici	ency Repair Estimat
D3050	4862600 HVAC System, Ductwork, Low Density, Replace	30	26	4	6400	SF	\$2.47	\$15,795			\$15,795										\$15,795
D3060	4862576 Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	3	EA	\$1,727.60	\$5,183											\$5,183		\$5,183
D3060	4862582 Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	1	EA	\$1,851.00	\$1,851			\$1,851										\$1,85
D4010	4862593 Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Inst	all 40	36	4	6400	SF	\$6.17	\$39,488			\$39,488										\$39,48
D4030	4862580 Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	3	7	5	EA	\$185.10	\$926					\$926						\$926		\$1,85
D5020	4862562 Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$24,680.00	\$24,680							\$24,680						\$24,68
D5020	4862595 Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$6,540.20	\$6,540							\$6,540						\$6,54
D5030	4862609 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	6400	SF	\$3.09	\$19,744												\$19,744	\$19,74
D5040	4862617 Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	6	EA	\$271.48	\$1,629			\$1,629						\$1,629				\$3,25
D5040	4862575 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	6400	SF	\$5.55	\$35,539										\$3	5,539		\$35,53
D6020	4862615 Low Voltage System, Phone & Data Lines, Replace	20	11	9	6400	SF	\$1.85	\$11,846						\$11	,846						\$11,84
D6060	4862599 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	6400	SF	\$2.04	\$13,031							\$13,031						\$13,03
D6060	4862579 Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	6400	SF	\$2.04	\$13,031							\$13,031						\$13,03
D7010	4862589 Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	6400	SF	\$4.01	\$25,667			\$25,667									\$25,667	\$51,33
D7050	4862573 Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	6400	SF	\$3.70	\$23,693		\$23,693											\$23,69
E1030	4862569 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	\$7,774.20	\$7,774		\$7,774									\$7,774		\$15,54
E1030	4862563 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	\$5,676.40	\$5,676		\$5,676									\$5,676		\$11,35
E1030	4862620 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	\$5,676.40	\$5,676		\$5,676									\$5,676		\$11,35
E1030	4862624 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$2,097.80	\$2,098			\$2,098								\$2,0	98	\$4,19
E1030	4862566 Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$11,723.00	\$11,723			\$11,723						\$11,723				\$23,44
E1030	4862590 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	\$2,097.80	\$2,098			\$2,098								\$2,0	98	\$4,1
E1030	4862622 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$18,510.00	\$18,510			\$18,510										\$18,5°
E1030	4862608 Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	10	5	1	EA	\$4,689.20	\$4,689			\$4,689									\$4,689	\$9,37
E1030	4862560 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80	\$2,098				\$2,098									\$2,09
E1030	4862564 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$2,097.80	\$2,098				\$2,098									\$2,09
E1030	4862607 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$4,442.40	\$4,442					\$4,442								\$4,44
E1030	4862616 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	\$6,293.40	\$6,293					\$6,293								\$6,29
E1030	4862578 Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$4,442.40	\$4,442					\$4,442								\$4,44
E1030	4862586 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	11	9	1	EA	\$18,510.00	\$18,510						\$18	,510						\$18,51
E1030	4862623 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	6	9	1	EA	\$5,676.40	\$5,676						\$5	,676						\$5,67
E1030	4862598 Foodservice Equipment, Walk-In, Freezer, Replace	20	11	9	1	EA	\$30,850.00	\$30,850						\$30	,850						\$30,85
E1030	4862565 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	5	10	1	EA	\$5,676.40	\$5,676							\$5,676						\$5,67
E1030	4862596 Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	5	10	1	EA	\$7,897.60	\$7,898							\$7,898						\$7,89
E1030	4862561 Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$18,510.00	\$18,510							\$18,510						\$18,5°
E1030	4862606 Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$5,676.40	\$5,676							\$5,676						\$5,67
E1030	4862611 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	3	12	1	EA	\$7,774.20	\$7,774								\$7,774					\$7,7
Totals, Une	nescalated								\$0 \$41,339	\$0 \$75,768	\$72,831 \$66,389	\$82,653	\$16,104 \$1	15,749 \$67	,870 \$133,543	\$0 \$13,327	\$0 \$13,352	\$22,212 \$1,851 \$3	5,465 \$26,654 \$4,1	96 \$50,100	\$840,40
	scalated (3.0% inflation, compounded annually)										\$81,972 \$76,963					\$0 \$19,001),271 \$45,377 \$7,3		\$1,097,72

Uniformat Cod	eID	Cost Description	Lifespan (EUL)E	Age	RUL	Quantity	Unit	Unit Cost * Subtota	ıl 2023	2024	2025	5 2020	6 2027	202	8 2029	2030	2031 203	203	3 20	034 2	2035	2036	2037	2038	2039	2040	2041	2042	2043	BDeficiency Repair Estimate
D5020	4734222	2 Switchgear, 277/480 V, Replace	40	36	4	1	EA	\$296,160.00 \$296,16	60				\$296,160																	\$296,160
G2020	4734220	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	13000	SF	\$4.32 \$56,14	\$56,147																					\$56,147
G2020	4734216	6 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	13000	SF	\$0.56 \$7,2	19 \$7,219					\$7,219)			\$7,219)					\$7,219					\$7,219	\$36,095
G2020	4734230	Parking Lots, Pavement, Concrete, Replace	50	44	6	2000	SF	\$11.11 \$22,2	12						\$22,212															\$22,212
G2020	4734223	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	25	0	34	EA	\$320.84 \$10,90	9 \$10,909																					\$10,909
G2050	473421	1 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	9	16	8	EA	\$11,723.00 \$93,78	34																\$93,784					\$93,784
G2060	4734228	8 Picnic Table, Metal Powder-Coated, Replace	20	18	2	10	EA	\$863.80 \$8,63	38		\$8,638																			\$8,638
G2060	4734229	9 Bike Rack, Fixed 1-5 Bikes, Replace	20	9	11	2	EA	\$740.40 \$1,48	31										\$1,4	81										\$1,481
G2060	4734219	9 Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	14	11	1	EA	\$2,097.80 \$2,09	98										\$2,0	98										\$2,098

Replacement Reserves Report



Uniformat Co	deID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	yUnit	Unit Cost *	Subtotal	2023	202	4 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 20	040 2	2041	2042 2	043Deficiency	Repair Estimate
G2060	4734221 Picnic Table, Metal Powder-Coated, Replace	20	6	14	20	EA	\$863.80	\$17,276	6														\$17,276							\$17,276
G2060	4734217 Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	9	16	5	EA	\$925.50	\$4,628	8															\$	4,628					\$4,628
G2060	4734231 Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,702.00	\$3,702	2				3,702																	\$3,702
G2060	4734215 Flagpole, Metal, Replace	30	25	5	1	EA	\$3,085.00	\$3,08	5					\$3,085																\$3,085
G2060	4734226 Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	13	7	2	EA	\$2,097.80	\$4,196	6							\$4,196														\$4,196
Y1090	4862716 ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Repor	t 0	0	0	1	EA	\$9,255.00	\$9,25	5 \$9,255																					\$9,255
Totals, Unes	calated								\$83,529	\$0	\$8,638	\$0 \$29	99,862	\$10,304 \$2	2,212	\$4,196	\$0	\$0 \$	57,219	\$3,579	\$0	\$0	\$17,276	\$7,219 \$9	8,412	\$0	\$0	\$0 \$7,2	219	\$569,664
Totals, Escal	ated (3.0% inflation, compounded annually)								\$83,529	\$0	\$9,164	\$0 \$33	37,497	\$11,945 \$2	6,522	\$5,160	\$0	\$0 \$	9,702	\$4,954	\$0	\$0	\$26,132	\$11,247 \$15	7,922	\$0	\$0	\$0 \$13,0)38	\$696,811

Appendix F:
Equipment Inventory List



20 Plumbir		LIEO :	0	Attallanda	0 "	D. data	Lasadia B. C.	Manuel	Maralal	Operity	D-1 1 1 1 1	D	~ ·
lex	ID	UFCode	Component Description	Attributes	Capacity	Ocala STEAM Academy /	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4732751	D2010	Water Heater	Electric, Residential	20 GAL	Administration Building	Utility closet	Vanguard	Inaccessible	Inaccessible		19041702	
	4862604	D2010	Water Heater	Gas, Residential	75 GAL	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical Room	Bradford White	M2XR75S6BN	EH11001030	2009	19041715	
	4733167	D2010	Water Heater	Gas, Residential	50 GAL	Ocala STEAM Academy / Building F	Electrical room	Bradford White	U45036FRN	KA17592877	2017	19041724	
	4862603	D2010	Water Heater	Gas, Residential	75 GAL	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical Room	Bradford White	ULG275H763N	NC37424079	2017	19042202	
	4732810	D2010	Water Heater [Panel RB1CT28]	Electric, Residential	10 GAL	Ocala STEAM Academy / Building B	Electrical room	Inaccessible	Inaccessible	Inaccessible	2018	19003858	
	4734227	D2010	Backflow Preventer	Domestic Water	4 IN	Ocala STEAM Academy / Site	Behind C	Wilkins		33052	2014	19003973	
	4732834	D2010	Backflow Preventer	Domestic Water	2 IN	Ocala STEAM Academy / Building B	Building exterior	Wilkins	T0 PSI	Illegible		19003980	
0 HVAC													
dex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4862591	D3020	Furnace [D]	Gas	132 MBH	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical room	Carrier	5iPAV13T 2P	3600052219	2000	19003854	
	4732742	D3020	Furnace [Break room]	Gas	120 MBH	Ocale CTEANA Academy	Electrical room	Johnson Controls	TGLS120C20MP11B	W1A4349695	2014	19041707	
	4732736	D3020	Furnace [Front office]	Gas	120 MBH	Ocala STEAM Academy / Administration Building	Electrical room	Johnson Controls	TGLS120C20MP11B	W1A4349702	2014	19041703	
	4734180	D3020	Furnace	Gas	140 MBH	Ocala STEAM Academy / Building G	Electrical room	Shay Industries Inc	SED-VF-140	1247673-F26		19041726	
	4734170	D3020	Furnace	Gas	175 MBH	Ocala STEAM Academy / Building G	Electrical room	Shay Industries Inc	SED-VF-175	1247673-F25		19041725	
	4732744	D3020	Furnace [Principals office]	Gas	120 MBH	Ocala STEAM Academy / Administration Building	Electrical room	Johnson Controls	TGLS120C20MP11B	W1A4349701	2014	19041706	
	4862583	D3020	Furnace [System A]	Gas	132 MBH	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical room	Carrier	58PAV135 2I	3599A11874	1999	19003967	
	4862587	D3020	Furnace [System B]	Gas	132 MBH	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical room	Carrier	58PAV135 20	2400A51942	2000	19041713	
	4862597	D3020	Furnace [System C]	Gas	132 MBH	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical room	Carrier	Inaccessible	Inaccessible	2000	19041717	
	4862625	D3030	Evaporative Cooler	Residential	3000 CFM	Ocala STEAM Academy /	Roof						
	4732755	D3030	Air Conditioner	Window/Thru-Wall, Residential		Ocala STEAM Academy / Administration Building	Building exterior						3
	4734155	D3030	Air Conditioner	Window/Thru-Wall, Residential		building G	building exterior						3
	4732770	D3030	Heat Pump [422D]	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building C	C3	Airedale	СМН4	PA2074-U10572	2001	19003938	
	4734194	D3030	Heat Pump [616-736]	Packaged & Wall-Mounted	3.5 TON	SELPA	S1	Bard	No tag/plate found	No tag/plate found		19003945	
	4733867	D3030	Heat Pump [D4]	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building D	D4	Airedale	СМН4	PA2074-U10582	2001	19003930	
	4733862	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building D	D6	Airedale	CMH4	PA2074-U10578	2001	19042221	
						<u>-</u>							

1 475777 DIES NAMPUND PROMPT A VINITALISM STATE CONTROL ST	17	4733837	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building D	טא	Airedale	CMH4	PA2074-U10577	2001	19003949	
1	18	4732853	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building E	E5	Airedale	CMH-4	PA2074-U1581	2001	19003843	
March Marc	19	4732797	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building B	ВТ	Airedale	CMH4	PA2074-U1P584	2001	19003925	
No.	20	4733868	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building D	D5	Airedale	CMH4	PA2074-U10589	2001	19042250	
A	21	4732830	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building B	ВЗ	Airedale	CMH4	PA2074-U1P571	2001	19003927	
Author A	22	4732875	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building E	E1	Airedale	CMH-4	PA2074-U1583	2001	19042208	
No.	23	4733841	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON		D3	Airedale	CMH4	PA2074-U10570	2001	19003931	
Station Packaged & Well-Houne Peckaged & Well-Houne 4TON Coals STEAM Anademy Ed Packaged & Well-Houne 4TON Coals S	24	4733132	D3030	Heat Pump	Packaged & Wall-Mounted	5 TON		F7	Airedale	CHM-5	PA2074-U10639	2000	19042258	
A 1/2009 14/3056 14/	25	4732854	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building E	E8	Airedale	CMH-4	PA2074-U1567	2001	19003842	
Statistics Sta	26	4732869	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building E	Ľ 4	Airedale	CMH-4	PA2074-U1590	2001	19003844	
Part	27	4733154	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building F	F2	Airedale	CHM-4	PA2074-U10573	2000	19003853	
State Stat	28	4732852	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building E	E 0	Airedale	CMH-4	PA2074-U1574	2001	19003923	
1	29	4733134	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building F	F7	Airedale	CHM-4	PA2074-U10579	2000	19041729	
1903/94 1903	30	4733864	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building D	יט	Airedale	CMH4	PA2074-U10576	2001	19003944	
Sulding D	31	4732777	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building C	C2	Airedale	CMH4	PA2074-U10587	2001	19003937	
Sulding E Suld	32	4733838	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON		D1	Airedale	CMH4	PA2074-U10580	2001	19003943	
Soliding C Sol	33	4732858	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building E		Airedale	CMH-4	PA2074-U1575	2001	19003845	
Building E 6	34	4732774	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building C		Airedale	CMH4	PA2074-U10586	2001	19003959	
7	35	4732861	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building E		Airedale	CMH-4	PA2074-U1569	2001	19003924	
Ocala STEAM Academy / Ocala STEAM Academy Ocala STEAM Academy Ocala	36	4733849	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Building D		Airedale	CMH4	PA2074-U10566	2001	19003936	
8 4734189 D3030 Heat Pump Packaged & Wall-Mounted 3.5 TON Modular Building - S2 Bard No tag/plate found No tag/plate found No tag/plate found 19003941 SELPA Ocala STEAM Academy / B4 Ocala STEAM	37	4732796	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy / Building B	B2	Airedale	CMH4	PA2074-U1P585	2001	19003926	
Ocala STEAM Academy / Nicodale CMH4 Pump Packaged & Wall Mounted 4 TON PA2074 LI4D588 2001 19003928	38	4734189	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Modular Building -		Bard	No tag/plate found	No tag/plate found		19003941	
Building B	39	4732802	D3030	Heat Pump	Packaged & Wall-Mounted	4 TON	Ocala STEAM Academy /	B4	Airedale	CMH4	PA2074-U1P588	2001	19003928	
Ocala STEAM Academy / F3 Airedale CHM-4 PA2074-U10591 2000 19041719	40				-		Ocala STEAM Academy /							
Building F Ocala STEAM Academy / A732820 D3030 Heat Pump Packaged & Wall-Mounted 4 TON Ocala STEAM Academy / B5 Airedale CMH4 PA2074-L11P578 2001 19041787	41				-		Building F Ocala STEAM Academy /							
Building B Ocala STEAM Academy / Shav Industries Inc. VE-315 1247373_CB8 19041737	42			·	Interior AHU, Easy/Moderate		Ocala STEAM Academy /							
Ocala STEAM Academy /							Ocala STEAM Academy /		•					2
Building	43	480 2 5/6	D3000	Exnaust Fan	Centritugal, 12" Damper	TOU CHM	Building							<i>ა</i>
Supplemental Air Curtain, 5' Wide Non- 4 4862582 D3060 Components Heated Ocala STEAM Academy / Multi use/Cafeteria Kitchen Nieco No tag/plate found No tag/plate found 19041739 Building	44	4862582	D3060	• •	•		Multi use/Cafeteria		Nieco	No tag/plate found	No tag/plate found		19041739	
40 Fire Protection	D40 Fire Prote	ction												

1 2 3	ID 4733159 4732801	UFCode D4030	Component Description Fire Extinguisher	Attributes Type ABC, up to 20 LB	Capacity	Building Ocala STEAM Academy /	Location Detail Throughout building	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
		D4030	Fire Extinguisher	Type ABC, up to 20 LB			Throughout building						
	4732801					Building F	·····g						8
3	02001	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy / Building B	Throughout building						6
	4733839	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy / Building D	Throughout building						9
4	4732809	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy / Building B	Throughout building						7
5	4732843	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy / Building E	Throughout building						7
6	4732728	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Occle STEAM Academy	Throughout building						
7	4862580	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy / Multi use/Cafeteria Building	Throughout building						5
8	4732792	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy / Building C	Throughout building						4
9	4734153	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Ocala STEAM Academy	Throughout building						3
10	4734200	D4030	Fire Extinguisher	Wet Chemical/CO2		Ocala STEAM Academy / Modular Building - SELPA	Throughout building						2
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4734165	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Ocala STEAM Academy / Building G	Electrical room	Square D	75T3HBCU	None	2002	19041728	
2	4733138	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Ocala STEAM Academy / Building F	Trophy room	Westinghouse	6E1774	195PB26HOI-6E1774	1972	19041742	
3	4733163	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Ocala STEAM Academy / Building F	Electrical room	Square D	34749-17232-033	15894881-042-02	2002	19042238	
4	4732725	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Administration Building	Building exterior	Square D	45T3HBCU	Inaccessible		19041704	
5	4732799	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Ocala STEAM Academy / Building B	Electrical room	Square D	112T3HBCU	15894881-042-01	2002	19003849	
6	4862562	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical room	Square D	35549-17212-076	15894881-043-03	2002	19003985	
7	4732772	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Ocala STEAM Academy / Building C	Electrical room	Square D	34749-17212-057	15756451-321-14	2002	19041788	
8	4732838	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Ocala STEAM Academy / Building E	Electrical room	Square D	35549-17212-076	15894881-043-02	2002	19003963	
9	4733844	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Building D	Electrical room	Square D	150T3HBCU	15894881-043-01	2002	19041731	
10	4734222	D5020	Switchgear [Main electrical panel]	277/480 V	2000 AMP	Ocala STEAM Academy / Site		General Electric				19003856	
11	4733848	D5020	Distribution Panel [LD]	277/480 V	350 AMP	Ocala STEAM Academy / Building D		Square D	12166680080010001		2002	19003939	
12	4732863	D5020	Distribution Panel [LE]	277/480 V	350 AMP	Ocala STEAM Academy / Building E	Electrical room	Square D	12166680980020001		2002	19003962	
13	4733141	D5020	Distribution Panel [LF]	277/480 V	350 AMP	Ocala STEAM Academy / Building F	Electrical room	Square D	12166680980030001		2002	19041723	
	4862595	D5020	Distribution Panel [LH]	277/480 V	400 AMP	Ocala STEAM Academy / Multi use/Cafeteria Building	Mechanical room	Square D	12166680980050001		2002	19041716	
14													

16	4734208	D5020	Distribution Panel	120/240 V	400 AMP	Ocala STEAM Academy Modular Building - SELPA	Utility closet	Crouse Hinds	8108	30505		19003958	
17	4734204	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Ocala STEAM Academy Modular Building - SELPA	Throughout building						2
8	4862617	D5040	Emergency & Exit Lighting	Exit Sign, LED		Ocala STEAM Academy Multi use/Cafeteria Building	Throughout building						6
19	4734152	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo LED	,	Ocala STEAM Academy Building G							2
20	4733160	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ocala STEAM Academy Building F							9
21	4733854	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ocala STEAM Academy Building D							10
22	4732845	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ocala STEAM Academy Building E							9
23	4732827	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Ocala STEAM Academy Building B	Building exterior						10
D70 Electror	ic Safety & Security												
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
I	4732731	D7050	Fire Alarm Panel [RA-1]	Fully Addressable		Ocala STEAM Academy Administration Building	Office	Fcl	7200	117741	2002	19041708	
E10 Equipme	ent												
ndex	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	4862586	E1030	Foodservice Equipmen	t Walk-In, Refrigerator		Ocala STEAM Academy Multi use/Cafeteria Building	Building exterior	Cold Storage				19041714	
	4862620	E1030	Foodservice Equipmen	t Walk-In, Evaporator for Refigerator/Freezer		Ocala STEAM Academy Multi use/Cafeteria Building	Building exterior	Russell	AF44-140BB	G9736039-151		19003855	
	4862598	E1030	Foodservice Equipmen [#2]	t Walk-In, Freezer		Ocala STEAM Academy Multi use/Cafeteria Building	Building exterior					19041718	
	4862565	E1030	Foodservice Equipmen [#3]	t Walk-In, Evaporator for Refigerator/Freezer		Ocala STEAM Academy Multi use/Cafeteria Building	Building exterior	STANDEX	Inaccessible	Inaccessible		19041743	
	4862623	E1030	Foodservice Equipmen [#3]	t Walk-In, Evaporator for Refigerator/Freezer		Ocala STEAM Academy Multi use/Cafeteria Building	Building exterior	STANDEX				19003852	
)	4862561	E1030	Foodservice Equipmen [#3]	t Walk-In, Refrigerator		Ocala STEAM Academy Multi use/Cafeteria Building	Building exterior	MasterBuilt				19041721	
,	4862566	E1030	Foodservice Equipmen [00017069]	t Convection Oven, Double		Ocala STEAM Academy Multi use/Cafeteria Building	/ / Kitchen	Montague	No tag/plate found	No tag/plate found		19041733	
i	4862596	E1030	Foodservice Equipmen [00017089]	t Refrigerator, 3-Door Reach-Ir	ו	Ocala STEAM Academy Multi use/Cafeteria Building	/ / Kitchen	Traulsen	Inaccessible	Inaccessible		19042239	
	4862624	E1030	Foodservice Equipmen [02540]	t Food Warmer, Proofing Cabinet on Wheels		Ocala STEAM Academy Multi use/Cafeteria Building	/ / Kitchen	Wells Mfg. Co.	SS300	2592		19042232	
0	4862590	E1030	Foodservice Equipmen [02541]	t Food Warmer, Proofing Cabinet on Wheels		Ocala STEAM Academy Multi use/Cafeteria Building	/ / Kitchen	Wells Mfg. Co.	SS300	2539		19042210	
1	4862622	E1030	Foodservice Equipmen [02547]	t Walk-In, Refrigerator		Ocala STEAM Academy Multi use/Cafeteria Building	/ / Kitchen	Vollrath	Inaccessible	Inaccessible		19041734	
2	4862606	E1030	Foodservice Equipmen [1000001512]	t Refrigerator, 2-Door Reach-Ir	1	Ocala STEAM Academy Multi use/Cafeteria Building	/ / Kitchen	Traulsen	Inaccessible	Inaccessible		19041736	
						····································							

3	4862616	E1030	Foodservice Equipment [1000032]	Freezer, 2-Door Reach-In	Ocala STEAM Academy Multi use/Cafeteria Building	Kitchen	Traulsen	Inaccessible	Inaccessible		19041735
	4862564	E1030	Foodservice Equipment [1001817]	Food Warmer, Proofing Cabinet on Wheels	Ocala STEAM Academy Multi use/Cafeteria Building	Kitchen	Cres Cor	No tag/plate found	No tag/plate found		19042252
	4862560	E1030	Foodservice Equipment [11907]	Food Warmer, Proofing Cabinet on Wheels	Ocala STEAM Academy Multi use/Cafeteria Building	Kitchen	Royalton	No tag/plate found	No tag/plate found		19042204
	4862563	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer	Ocala STEAM Academy Multi use/Cafeteria Building	/ Kitchen	Russell	AA16-58B	DO1110035-0201	2001	19003850
	4862607	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ocala STEAM Academy Multi use/Cafeteria Building	Kitchen	Beverage-Air Corporation	on No tag/plate found	No tag/plate found		19003940
	4862578	E1030	Foodservice Equipment	Dairy Cooler/Wells	Ocala STEAM Academy Multi use/Cafeteria Building	/ Kitchen	Beverage-Air Corporation	on No tag/plate found	No tag/plate found		19041705
	4862608	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	Ocala STEAM Academy Multi use/Cafeteria Building	/ Kitchen	Emerson Electric	SS-150-24	208586		19041740
	4862569	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Ocala STEAM Academy Multi use/Cafeteria Building	/ Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		19042230
	4862611	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	Ocala STEAM Academy Multi use/Cafeteria Building	/ Kitchen	MasterBuilt	MSMD04AC	2009318646	2019	19042241