FACILITY CONDITION ASSESSMENT



prepared for

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



Russo/McEntee Academy 2851 Gay Avenue San Jose, California 95127

PREPARED BY:

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ON SITE DATE:

December 20 - 21, 2022

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1. Executive Summary

Campus Overview and Assessment Details

| General Information | |
|-----------------------------------|---|
| Property Type | School campus |
| Number of Buildings | 10 |
| Main Address | 2851 Gay Avenue, San Jose, California 95127 |
| Site Developed | 1954 Renovated 1995, 2007 |
| Site Area | 9 acres (estimated) |
| Parking Spaces | 73 total spaces all in open lots; 3 of which are accessible |
| Outside Occupants / Leased Spaces | Portable B6 is leased to Kidango. |
| Date(s) of Visit | December 20- 21, 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) | Mario Gudiel, Head Custodian 408.210.4598 |
| Assessment and Report Prepared By | Henry Guo |
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| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |



Campus Findings and Deficiencies

Historical Summary

The campus was originally developed in 1954, with buildings added throughout the years. The facilities are reported to be consistently occupied and in use. Main access to the property is Gay Avenue to the south and Minidoka Avenue to the East.

Architectural

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

Mechanical, Electrical, Plumbing and Fire (MEPF)

Buildings have split system units, wall mounted, packaged heat pumps, unit ventilators and window air conditioners. The fire alarm and protection systems are generally in fair condition. Equipment has been replaced as needed over the years. Some equipment is getting old and should be replaced soon. Equipment replacements are budgeted over the reserve term.

Site

Site has asphalt parking lot and playground surfaces, concrete pavement, sidewalks, ramps and curbs. Some areas of site landscaping are depleted of grass. Broken and displaced concrete sidewalks should be replaced soon. There are underground storm water and sanitary sewer pipe blockages.

Recommended Additional Studies

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



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. | | | | | | |

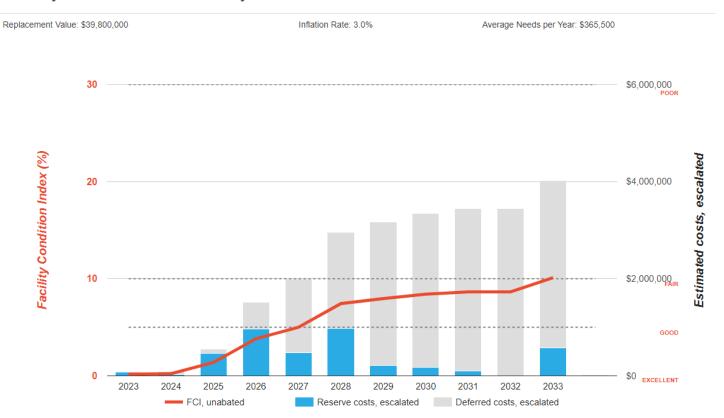
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 |
|--|---------|----------|----------------------|---------|--------|--------|---------|
| Building A (1954) | \$850 | 5,928 | \$5,038,800 | 0.0% | 4.2% | 5.2% | 5.8% |
| Building B (1954) | \$850 | 5,608 | \$4,766,800 | 0.0% | 4.7% | 10.7% | 11.1% |
| Building C (1954) | \$850 | 5,608 | \$4,766,800 | 0.0% | 4.7% | 10.7% | 11.1% |
| Building D (1954) | \$850 | 5,608 | \$4,766,800 | 0.0% | 4.2% | 11.0% | 11.5% |
| Building K1 & K2 (1954) | \$790 | 4,233 | \$3,344,070 | 0.0% | 5.9% | 10.3% | 12.3% |
| <u>Kidango & Staff Portable</u> <u>Buildings</u> (1997) | \$690 | 2,050 | \$1,414,500 | 0.1% | 2.7% | 4.9% | 6.9% |
| Modular Buildings E1 - E7 (1997) | \$690 | 7,175 | \$4,950,750 | 0.0% | 0.4% | 2.6% | 4.3% |
| Modular Buildings G1 - G5 (1997) | \$690 | 5,125 | \$3,536,250 | 0.0% | 2.2% | 3.2% | 3.9% |
| Multi Use/Cafeteria Building (1954) | \$910 | 4,404 | \$4,007,640 | 0.0% | 0.5% | 4.5% | 13.8% |
| Portable Building K3 (1997) | \$550 | 1,025 | \$563,750 | 0.2% | 1.6% | 3.8% | 6.2% |



The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

FCI Analysis: Russo/McEntee Academy





Immediate Needs

| Facility/Building | Total Items | Total Cost |
|---|-------------|------------|
| Russo/McEntee Academy / Building C | 1 | \$400 |
| Russo/McEntee Academy / Kidango & Staff Portable Buildings | 2 | \$1,500 |
| Russo/McEntee Academy / Modular Buildings G1 - G5 | 1 | \$1,100 |
| Russo/McEntee Academy / Portable Building K3 | 1 | \$900 |
| Russo/McEntee Academy / Site | 2 | \$66,700 |
| Total | 7 | \$70,600 |

Building C

| <u>ID</u> | <u>Location</u> | <u>Location</u> <u>Description</u> | <u>UF</u> Code | <u>Description</u> | Condition | <u>Pian Type</u> | Cost |
|---------------|--|---------------------------------------|-------------------|---|-----------|-----------------------|-------|
| 4744320 | Russo/McEntee Academy / Building C | Classrooms | C1070 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | Poor | Performance/Integrity | \$400 |
| Total (1 item | ıs) | | | | | | \$400 |

Kidango & Staff Portable Buildings

| ID | <u>Location</u> | Location Description | <u>UF</u> Code | <u>Description</u> | Condition | <u>Plan Type</u> | <u>Cost</u> |
|-----------------|--|-------------------------|-------------------|--|-----------|-----------------------|-------------|
| 4744368 | Russo/McEntee Academy / Kidango & Staff Portable Buildings | Building Exterior | B2010 | Exterior Walls, any painted surface, Prep & Paint | Poor | Performance/Integrity | \$600 |
| 4744350 | Russo/McEntee Academy / Kidango & Staff Portable Buildings | Classrooms | C1070 | Suspended Ceilings, Acoustical Tile (ACT), Replace | Poor | Performance/Integrity | \$900 |
| Total (2 items) |) | | | | | | \$1,500 |



Modular Buildings G1 - G5

| <u>ID</u> | <u>Location</u> | Location Description | <u>UF</u> Code | <u>Description</u> | Condition | <u>Plan Type</u> | <u>Cost</u> |
|----------------|---|-------------------------|-------------------|---|-----------|-----------------------|-------------|
| 4744406 | Russo/McEntee Academy / Modular Buildings G1 - G5 | Building Exterior | B2010 | Exterior Walls, any painted surface, Prep & Paint | Poor | Performance/Integrity | \$1,100 |
| Total (1 items | 5) | | | | | | \$1,100 |

Portable Building K3

| <u>ID</u> | <u>Location</u> | Location Description | <u>UF</u> Code | <u>Description</u> | Condition | <u>Plan Type</u> | <u>Cost</u> |
|----------------|---|-------------------------|-------------------|--|-----------|-----------------------|-------------|
| 4744465 | Russo/McEntee Academy / Portable Building K3 | Throughout building | C1070 | Suspended Ceilings, Acoustical Tile (ACT), Replace | Poor | Performance/Integrity | \$900 |
| Total (1 items | ;) | | | | | | \$900 |

Site

| <u>ID</u> | <u>Location</u> | Location Description | <u>UF</u> Code | <u>Description</u> | Condition | <u>Plan Type</u> | Cost |
|---------------|---------------------------------|-------------------------|-------------------|---|-----------|-----------------------|----------|
| 4744481 | Russo/McEntee Academy / Site | Site | G2030 | Sidewalk, Concrete, Small Areas/Sections, Replace | Poor | Performance/Integrity | \$49,400 |
| 4744491 | Russo/McEntee Academy / Site | Site | P2030 | Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report | NA | Retrofit/Adaptation | \$17,300 |
| Total (2 item | ıs) | | | | | | \$66,700 |



Systems Expenditure Forecast

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

| System Expenditure Forecast | _ | | | | | |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------|--------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | _ | TOTAL |
| Structure | - | - | - | - | - | - |
| Facade | \$1,665 | \$108,873 | \$1,023,379 | \$44,804 | \$839,652 | \$2,018,373 |
| Roofing | - | \$152,671 | \$516,971 | - | \$513,490 | \$1,183,132 |
| Interiors | \$2,157 | \$198,539 | \$294,019 | \$46,466 | \$2,387,250 | \$2,928,431 |
| Conveying | - | - | - | - | \$32,683 | \$32,683 |
| Plumbing | - | \$3,094 | - | - | \$1,121,285 | \$1,124,379 |
| HVAC | - | \$14,921 | \$132,202 | \$85,451 | \$437,453 | \$670,027 |
| Fire Protection | - | - | \$134,702 | - | - | \$134,702 |
| Electrical | - | - | \$8,583 | \$278,302 | \$642,024 | \$928,909 |
| Fire Alarm & Electronic Systems | - | - | - | \$128,550 | - | \$128,550 |
| Equipment & Furnishings | - | - | \$76,847 | \$57,822 | \$272,883 | \$407,552 |
| Special Construction & Demo | - | - | - | - | \$544,281 | \$544,281 |
| Site Utilities | - | - | - | \$36,087 | - | \$36,087 |
| Site Development | - | - | \$206,422 | \$176,280 | \$469,410 | \$852,112 |
| Site Pavement | \$49,360 | - | \$19,035 | \$205,309 | \$55,237 | \$328,941 |
| Follow-up Studies | \$17,276 | - | - | - | - | \$17,276 |
| TOTALS (3% inflation) | \$70,500 | \$478,100 | \$2,412,200 | \$1,059,100 | \$7,315,700 | \$11,335,600 |



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.

| Russo/McEntee Academy | | | | | | | | |
|---------------------------|------------------|-------------|--------------|--|--|--|--|--|
| Building Area = 46,764 SF | | | | | | | | |
| | TERM | Replacement | | | | | | |
| | Level | Scale | Cost x TERM | | | | | |
| | Replacement | Condition | Scale | | | | | |
| FTA Primary Level | Cost | Rating | Condition | | | | | |
| Substructure | \$616,368 | 4.00 | \$2,465,473 | | | | | |
| Shell | \$2,378,064 | 2.43 | \$5,788,300 | | | | | |
| Interiors | \$1,775,737 | 2.82 | \$5,001,696 | | | | | |
| Conveyance | \$20,978 | 3.00 | \$0 | | | | | |
| Plumbing | \$729,546 | 3.00 | \$2,187,280 | | | | | |
| HVAC | \$460,075 | 2.66 | \$1,222,395 | | | | | |
| Fire Protection | \$116,202 | 2.00 | \$232,404 | | | | | |
| Electrical | \$771,736 | 2.94 | \$2,270,131 | | | | | |
| Equipment | \$97,856 | 3.00 | \$293,569 | | | | | |
| Site | \$1,575,830 | 2.97 | \$4,684,901 | | | | | |
| Total Building | \$8,542,391 | Subtotal | \$24,146,148 | | | | | |
| Building Weighted A | verage Condition | 2.83 | | | | | | |
| | Rounded | 3 | | | | | | |

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

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



Key Findings

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.



Exterior Walls in Poor condition.

any painted surface Kidango & Staff Portable Buildings Russo/McEntee Academy Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2023

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Damaged and missing exterior painting - AssetCALC ID: 4744368



Exterior Walls in Poor condition.

any painted surface Modular Buildings G1 - G5 Russo/McEntee Academy Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2023

Priority Score: 89.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Rust exists - AssetCALC ID: 4744406



Exterior Walls in Poor condition.

any painted surface Building D Russo/McEntee Academy Building Exterior

Uniformat Code: B2010

Recommendation: Prep & Paint in 2024

Priority Score: 89.7

Plan Type:

Performance/Integrity

Cost Estimate: \$1,100

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Loose trim - AssetCALC ID: 4744334



Sidewalk in Poor condition.

Concrete, Small Areas/Sections Site Russo/McEntee Academy Site

Uniformat Code: G2030

Recommendation: Replace in 2023

Priority Score: 85.9

Plan Type:

Performance/Integrity

Cost Estimate: \$49,400

\$\$\$\$

Broken concrete - AssetCALC ID: 4744481





Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level Building A Russo/McEntee Academy Building exterior

Uniformat Code: D2010

Recommendation: Replace in 2024

Priority Score: 83.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Very old - AssetCALC ID: 4744267



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT Building C Russo/McEntee Academy Classrooms

Uniformat Code: C1070

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Water danaged - AssetCALC ID: 4744320



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Portable Building K3 Russo/McEntee Academy
Throughout building

Uniformat Code: C1070

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Water danaged - AssetCALC ID: 4744465



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Kidango & Staff Portable Buildings Russo/McEntee
Academy Classrooms

Uniformat Code: C1070

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$900

\$\$\$\$







Flooring in Poor condition.

Carpet, Commercial Standard Kidango & Staff Portable Buildings Russo/McEntee Academy Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$9,500

\$\$\$\$

Very old and damaged - AssetCALC ID: 4744361



Flooring in Poor condition.

Vinyl Tile (VCT)
Kidango & Staff Portable Buildings Russo/McEntee
Academy Throughout building

Uniformat Code: C2030

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$6,300

\$\$\$\$

Loose - AssetCALC ID: 4744364



Flooring in Poor condition.

Vinyl Sheeting Multi Use/Cafeteria Building Russo/McEntee Academy Kitchen

Uniformat Code: C2030

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$9,000

\$\$\$\$

Need replacement. - AssetCALC ID: 4744445

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building K1 & K2 Russo/McEntee Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$15,700

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5265150



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building D Russo/McEntee Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,800

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5265149

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building A Russo/McEntee Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Plan Type: Retrofit/Adaptation

Cost Estimate: \$21,900

Priority Score: 60.5

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5265146

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building B Russo/McEntee Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,800

\$\$\$\$

The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5265147

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Building C Russo/McEntee Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$20,800

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5265148

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Multi Use/Cafeteria Building Russo/McEntee Academy Throughout

Uniformat Code: D4010

Recommendation: Install in 2028

Priority Score: 60.5

Plan Type: Retrofit/Adaptation

Cost Estimate: \$16,300

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The vast majority of the building is not protected by fire suppression. Sprinkler heads are currently limited to storage closets, mechanical rooms, and other unoccupied spaces. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BV recommends a retrofit be performed. A budgetary cost is included. - AssetCALC ID: 5265151



Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System Site Russo/McEntee Academy Site

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 54.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$17,300

\$\$\$\$

Both underground sewer and storm water systems have blockages. - AssetCALC ID: 4744491

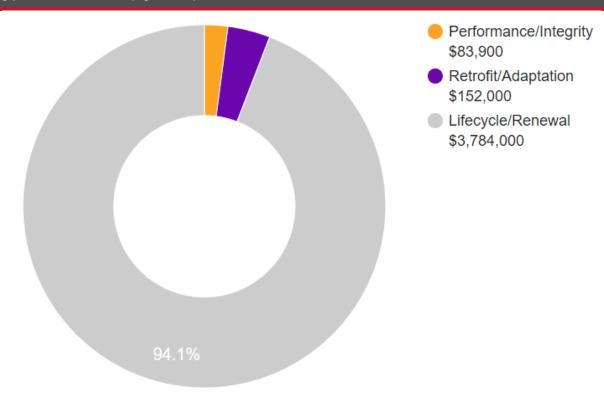


Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,019,900



2. Buildings A, B, C and D





| Buildings A, B, C and D: Systems Summary | | |
|--|--|-----------|
| Address | 2851 Gay Avenue, San Jose, California 95127 | |
| Constructed/Renovated | 1954 | |
| Building Size | A: 5,928 SF B: 5,608 SF C: 5,608 SF D: 5,608 SF | |
| Number of Stories | One | |
| System | Description | Condition |
| Structure | Conventional steel frame structure over concrete slab foundation | Good |
| Façade | Primary Wall Finish: Stucco Windows: Steel | Fair |
| Roof | Gable construction with built-up finish | Fair |
| Interiors | Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, glued hard tile | Fair |
| Elevators | None | |
| Plumbing | Distribution: Copper supply and PVC waste and venting Hot Water: Electric tank-less water heaters Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Non-Central System: Unit ventilators, window air conditioners | Fair |
| Fire Suppression | Fire extinguishers only | Fair |



| Buildings A, B, C and D: Systems Summary | | | |
|--|--|-----------|--|
| Electrical | Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None | Fair | |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair | |
| Equipment/Special | None | | |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. Appendix D. | See | |
| Additional Studies | No additional studies are recommended for this building/site at this time. | | |
| Key Issues and Findings | Roof leaks exist. Portions of exterior painting are peeling and damaged. exterior loose trims. Some interior carpet finishes are very old and dirty. | There are | |
| Key Spaces Not Observed | All key areas of the property were accessible and observed. | | |



Buildings A, B, C and D: Photographic Overview



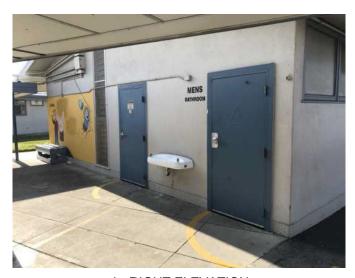
1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CLASSROOM



6 - LIBRARY





7 - CLASSROOM



9 - AIR CONDITIONER



11 - DISTRIBUTION PANEL



8 - CASEWORK



10 - UNIT VENTILATOR



12 - FIRE ALARM SYSTEM



3. Building K1 and K2





| Building K1 and K2: Systems Summary | | |
|-------------------------------------|--|--|
| | | |
| | | |
| | | |
| | | |
| Condition | | |
| Good | | |
| Fair | | |
| Fair | | |
| Fair | | |
| | | |
| Fair | | |
| | | |

| Building K1 and K2: Systems Summary | | | |
|-------------------------------------|--|------|--|
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair | |
| Equipment/Special | None | | |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. Appendix D. | See | |
| Additional Studies | No additional studies are recommended for this building/site at this time. | | |
| Key Issues and Findings | gs Peeling and missing exterior painting. Loose exterior trims and facia boards. | | |
| Key Spaces Not Observed | All key areas of the property were accessible and observed. | | |

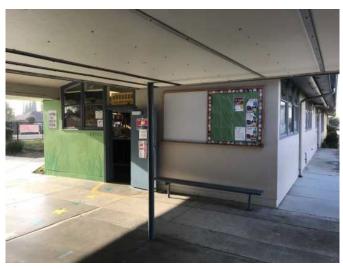


Building K1 and K2: Photographic Overview



1 - LEFT ELEVATION





3 - RIGHT ELEVATION



4 - EXTERIOR DOORS



5 - WINDOWS



6 - ROOFING OVERVIEW





7 - CASEWORK



9 - AIR CONDITIONER



11 - DISTRIBUTION PANEL



8 - FURNACE



10 - SPLIT SYSTEM CONDENSER



12 - FIRE ALARM PANEL



4. Kidango and Staff, Modular E1 - E7, G1 - G5, K3





| Address | 2851 Gay Avenue, San Jose, California 95127 | |
|-----------------------|--|-----------|
| Constructed/Renovated | 1997 | |
| Building Size | Kidango and Staff Portable Buildings: 1,025 SF each Modular E1 – E7: 7,175 SF Modular G1 – G5: 5,125 SF Portable Building K3: 1,025 SF | |
| Number of Stories | One | |
| System | Description | Condition |
| Structure | Conventional steel frame structure over concrete slab foundation | Good |
| Façade | Primary Wall Finish: Stucco Windows: Aluminum | Fair |
| Roof | Flat construction with metal finish | Fair |
| Interiors | Walls: FRP panel Floors: Carpet, VCT Ceilings: ACT | Fair |
| Elevators | None | |
| Plumbing | Distribution: Copper supply and PVC waste and venting Hot Water: Electric tank-less water heaters Fixtures: Toilets and sinks in all restrooms | Fair |
| HVAC | Non-Central System: Packaged terminal air conditioner | Fair |
| Fire Suppression | Fire extinguishers only | Fair |

| Kidango and Staff, Modular E1 – E7, G1 – G5, K3: Systems Summary | | | |
|--|---|------|--|
| Electrical | Source and Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None | Fair | |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair | |
| Equipment/Special | None | | |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. See Appendix D. | | |
| Additional Studies | No additional studies are recommended for this building/site at this time. | | |
| Key Issues and Findings | There is water-stained ceiling tiles. Roof leaks exist. There are exterior rusts. | | |
| Key Spaces Not Observed | All key areas of the property were accessible and observed. | | |



Kidango and Staff, Modular E1 – E7, G1 – G5, K3: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOORS



6 - WINDOW





7 - CLASSROOM



9 - CASEWORK



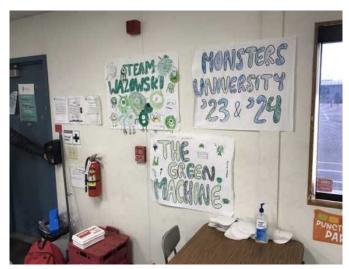
11 - DISTRIBUTION PANEL



8 - CLASSROOM



10 - PACKAGED TERMINAL AIR CONDITIONER



12 - FIRE ALARM SYSTEM



5. Multi Use / Cafeteria Building





| Multi Use / Cafeteria Building: Systems Summary | | |
|---|--|-----------|
| Address | 2851 Gay Avenue, San Jose, California 95127 | |
| Constructed/Renovated | 1954 | |
| Building Size | 4,404 SF | |
| Number of Stories | One | |
| System | Description | Condition |
| Structure | Conventional steel frame structure over concrete slab 1954foundation | Good |
| Façade | Primary Wall Finish: Stucco Windows: Steel | Fair |
| Roof | Gable construction with built-up finish | Fair |
| Interiors | Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, glued hard tile | Fair |
| Elevators | Wheelchair lifts | Fair |
| Plumbing | Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms | Fair |
| HVAC | Non-Central System: Suspended unit heaters | Fair |
| Fire Suppression | Fire extinguishers only | Fair |



| Multi Use / Cafeteria Building: Systems Summary | | | |
|---|--|------|--|
| Electrical | Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None | | |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | | |
| Equipment/Special | Commercial kitchen equipment | Fair | |
| 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 | None observed at time of assessment. | | |
| Key Spaces Not Observed | All key areas of the property were accessible and observed. | | |



Multi Use / Cafeteria Building: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOOR



6 - STOREFRONT WINDOW





7 - EXTERIOR DOOR



9 - FOODSERVICE EQUIPMENT



11 - SWITCHBOARD



8 – DINING HALL



10 - UNIT HEATER



12 - FIRE ALARM SYSTEM



6. Site Summary





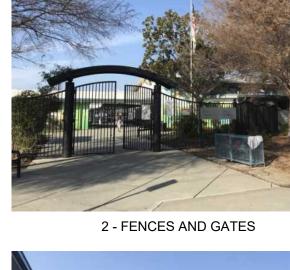
| Site Information | | |
|-------------------------------|---|---|
| System | Description | Condition |
| Pavement/Flatwork | 1954 | Fair |
| Site Development | Property entrance signage; chain link and metal tube fencing Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles | Fair |
| Landscaping and Topography | Significant landscaping features including lawns, trees, bushes, and planters. Irrigation present Low to moderate site slopes throughout | Fair |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Fair |
| Site Lighting | Pole-mounted: LED Building-mounted: LED | Fair |
| Ancillary Structures | Shade structure | Fair |
| Accessibility | Presently it does not appear an accessibility study is needed for this building. S D. | ee Appendix |
| Additional Studies | The underground storm water and sewer drainage pipes have blockages. A engineering firm must be retained to analyze the existing conditi recommendations and, if necessary, estimate the scope and cost of any requiper the cost of this study is included in the cost tables. Due to the ambiguity of repair scope at the time of this assessment, the cost for any possible subsequenct included. | on, provide uired repairs. the required |
| Key Issues and Findings | Broken and displaced concrete sidewalks. Underground storm and sewage drahave blockages. | ainage pipes |



Site: Photographic Overview



1 - SIGNAGE





3 - MAIN ENTRANCE



4 - SHADING STRUCTURE



5 - PARKING LOT



6 - SIDEWALK



7. Property Space Use and Observed Areas

Areas Observed

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

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



8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1954 with additional buildings added and renovated in phases over time.

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

| Campus: Accessibility Summary | | | |
|-------------------------------|--------------------------|--------------------------|------------------------------------|
| Facility | Year Built/ Renovated | Prior Study Provided? | Major/Moderate Issues Observed? |
| General Site | 1954 | No | No |
| Building A, B, C and D | 1954 | No | No |
| Buildings K1 and K2 | 1954 | No | No |



| Campus: Accessibility Summary | | | | | | | |
|--|------|----|----|--|--|--|--|
| Kidango and Staff, Modular E1 - E7, G1 - G5, K3 | 1997 | No | No | | | | |
| Multi Use / Cafeteria Building | 1954 | No | No | | | | |

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

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



9. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



10. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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



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

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

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

Key Findings

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

Exceedingly Aged

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



11. Certification

Alum Rock Unified School District. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Russo/McEntee Academy, 2851 Gay Avenue, San Jose, California 95127, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Henry Guo,

Project Manager

Reviewed by:

James Bryant,

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Mouaz Alrayes, Program Manager

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12. Appendices

Appendix A: Site Plans

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List



Appendix A: Site Plans



Site Plan





| Project Number | Project Name |
|-----------------------|-----------------------|
| 159228.22R000-011.354 | Russo/McEntee Academy |
| Source | On-Site Date |
| Google | December 20-21, 2022 |







| Project Number | Project Name |
|-----------------------|-----------------------|
| 159228.22R000-011.354 | Russo/McEntee Academy |
| Source | On-Site Date |
| Google | December 20-21, 2022 |



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Russo/McEntee Academy

Name of person completing form: Mario Gudiel

Title / Association w/ property: Head Custodian

Length of time associated w/ property: 17 years

Date Completed: 12/20/2022

Phone Number: 408.210.4598

Method of Completion: INTERVIEW - verbally completed during interview

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

| | Data Overview | | | Response |
|---|--|---------------------|-------------------|--|
| 1 | Year(s) constructed | Constructed 1954 | Renovated 0 | |
| 2 | Building size in SF | 46,764 | SF. | |
| | | | Year | Additional Detail |
| | | Facade | | |
| | | Roof | | K3, E7, A7, G2, B6 have roof leaks. Copy room is also leaking. |
| | 3 Major Renovation/Rehabilitation | Interiors | | A5, B1, B2 new VCT tiles |
| 3 | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | | |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | Playground pave | ement last year. | |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | | | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | Roof leaks, brok | en concrete sidev | valks, underground sewer pipes. Ants, termites |

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

| | Question | | Resp | onse | | Comments |
|----|--|-----|------|------|----|--|
| | | Yes | No | Unk | NA | |
| 7 | Are there any problems with foundations or structures, like excessive settlement? | | × | | | |
| 8 | Are there any wall, window, basement or roof leaks? | × | | | | Roof leaks |
| 9 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints? | | × | | | |
| 10 | Are your elevators unreliable, with frequent service calls? | | × | | | |
| 11 | Are there any plumbing leaks, water pressure, or clogging/backup issues? | × | | | | Underground blockage issues. May need to replace both underground sewer and storm water pipes. |
| 12 | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service? | | × | | | |
| 13 | Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas? | | × | | | |
| 14 | Is the electrical service outdated, undersized, or problematic? | | × | | | |
| 15 | Are there any problems or inadequacies with exterior lighting? | | × | | | |
| 16 | Is site/parking drainage inadequate, with excessive ponding or other problems? | | × | | | |
| 17 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? | | × | | | |
| 18 | ADA: Has an accessibility study been previously performed? If so, when? | | × | | | |
| 19 | ADA: Have any ADA improvements been made to the property since original construction? Describe. | | × | | | |
| 20 | ADA: Has building management reported any accessibility-based complaints or litigation? | | × | | | |
| 21 | Are any areas of the property leased to outside occupants? | × | | | | B6 portable leased to Kidango. |

| Cianatura of Assessor | Signature of POC |
|-----------------------|----------------------|
| | |
| | |

Appendix C:
Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Russo/McEntee Academy

BV Project Number: 159228.22R000 - 011.354

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

| Russo/McEntee Academy | : Accessibility Issue | es | | |
|---------------------------------|--|---|--------------|-------|
| Category | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor Issues | None* |
| Parking | | | | × |
| Exterior Accessible Route | | | | × |
| Building Entrances | | | | × |
| Interior Accessible Route | | | | × |
| Elevators | | | | × |
| Public Restrooms | | | | × |
| Kitchens/Kitchenettes | | | | × |
| Playgrounds & Swimming Pools | | | | × |
| Other | | NA (// | | |

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

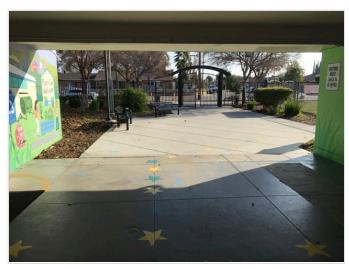
Russo/McEntee Academy: Photographic Overview



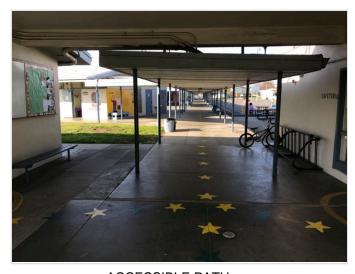
OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA



ACCESSIBLE PATH



ACCESSIBLE PATH

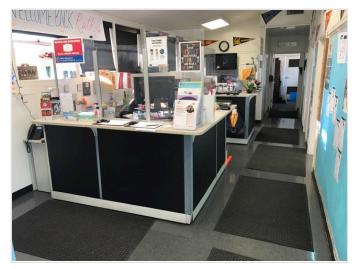


ACCESSIBLE ENTRANCE

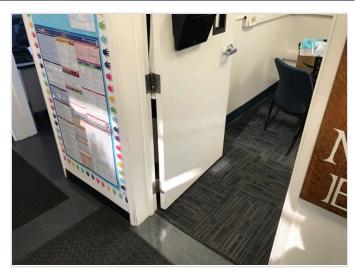


ACCESSIBLE ENTRANCE

Russo/McEntee Academy: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Russo/McEntee Academy: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix D:
Component Condition Report



Component Condition Report | Russo/McEntee Academy / Building A

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------|---------------------|-----------|--|-----------|-----|---------|
| Structure | | | | | | |
| A4020 | | Good | Slab-on-Grade, Concrete | 5,928 SF | 55 | 5133384 |
| Facade | | | | | | |
| B2010 | Building Exterior | Marginal | Exterior Walls, any painted surface, Prep & Paint | 7,095 SF | 2 | 4744273 |
| B2020 | Building Exterior | Adequate | Window, Steel, 28-40 SF | 120 | 11 | 4744268 |
| B2050 | Building Exterior | Marginal | Exterior Door, Steel, Standard | 9 | 11 | 4744279 |
| Roofing | | | | | | |
| B3010 | Roof | Marginal | Roofing, Built-Up | 7,200 SF | 3 | 4744280 |
| Interiors | | | | | | |
| C1070 | Classrooms | Adequate | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 5,400 SF | 14 | 4744278 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 3 | 15 | 4744284 |
| C2010 | Throughout building | Adequate | Wall Finishes, Laminated Paneling (FRP) | 12,050 SF | 17 | 4744276 |
| C2030 | Classrooms | Marginal | Flooring, Carpet, Commercial Standard | 4,700 SF | 2 | 4744283 |
| C2030 | Restrooms | Adequate | Flooring, Ceramic Tile | 350 SF | 17 | 4744272 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 878 SF | 6 | 4744275 |
| C2050 | Throughout building | Adequate | Ceiling Finishes, any flat surface, Prep & Paint | 528 SF | 4 | 4744285 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Adequate | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 11 | 4744274 |
| D2010 | Restrooms | Adequate | Toilet, Commercial Water Closet | 3 | 11 | 4744264 |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 5,928 SF | 15 | 4798752 |
| D2010 | Building exterior | Poor | Drinking Fountain, Wall-Mounted, Single-Level | 1 | 1 | 4744267 |
| D2010 | Restrooms | Adequate | Urinal, Standard | 1 | 11 | 4744266 |
| HVAC | | | | | | |
| D3030 | Classrooms | Adequate | Air Conditioner, Window/Thru-Wall | 3 | 4 | 4744265 |
| D3030 | Classrooms | Adequate | Unit Ventilator, approx/nominal 3 Ton | 6 | 11 | 4744282 |
| Fire Protection | | | | | | |
| D4010 | Throughout | NA | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 5,928 SF | 5 | 5265146 |
| Electrical | | | | | | |
| D5030 | Throughout building | Adequate | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 5,928 SF | 14 | 4744281 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,928 SF | 11 | 4744270 |
| Fire Alarm & Elect | ronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 5,928 SF | 7 | 4744271 |
| Sitework | | | | | | |
| G4050 | Building exterior | Adequate | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 16 | 6 | 4744277 |

Component Condition Report | Russo/McEntee Academy / Building B

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------|---------------------|-----------|--|-----------|-----|---------|
| Structure | | | | | | |
| A4020 | | Good | Slab-on-Grade, Concrete | 5,608 SF | 55 | 5133385 |
| Facade | | | | | | |
| B2010 | Building Exterior | Marginal | Exterior Walls, any painted surface, Prep & Paint | 6,750 SF | 2 | 4744290 |
| B2020 | Building Exterior | Marginal | Window, Steel, 16-25 SF | 105 | 5 | 4744293 |
| B2050 | Building Exterior | Marginal | Exterior Door, Steel, Standard | 7 | 11 | 4744302 |
| Roofing | | | | | | |
| B3010 | Roof | Marginal | Roofing, Built-Up | 7,200 SF | 3 | 4744303 |
| Interiors | | | | | | |
| C1070 | Throughout building | Adequate | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 5,608 SF | 14 | 4744288 |
| C1090 | Restrooms | Adequate | Toilet Partitions, Plastic/Laminate | 7 | 11 | 4744295 |
| C2010 | Throughout building | Adequate | Wall Finishes, Ceramic Tile | 450 SF | 21 | 4744291 |
| C2010 | Throughout building | Marginal | Wall Finishes, any surface, Prep & Paint | 11,200 SF | 3 | 4744301 |
| C2030 | Restrooms | Adequate | Flooring, Ceramic Tile | 400 SF | 21 | 4744287 |
| C2030 | Classrooms | Marginal | Flooring, Carpet, Commercial Standard | 4,200 SF | 2 | 4744296 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 1,008 SF | 6 | 4744289 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Adequate | Urinal, Standard | 5 | 11 | 4744297 |
| D2010 | Restrooms | Adequate | Toilet, Commercial Water Closet | 7 | 11 | 4744306 |
| D2010 | Restrooms | Adequate | Sink/Lavatory, Wall-Hung, Vitreous China | 4 | 11 | 4744300 |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 5,608 SF | 15 | 4798753 |
| HVAC | | | | | | |
| D3030 | Classrooms | Adequate | Unit Ventilator, approx/nominal 3 Ton | 5 | 11 | 4744292 |
| D3060 | Roof | Marginal | Exhaust Fan, Roof or Wall-Mounted, 16" Damper | 1 | 5 | 4744298 |
| Fire Protection | | | | | | |
| D4010 | Throughout | NA | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 5,608 SF | 5 | 5265147 |
| Electrical | | | | | | |
| D5030 | Throughout building | Marginal | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 5,608 SF | 11 | 4744305 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,608 SF | 11 | 4744304 |
| Fire Alarm & Elect | ronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 5,608 SF | 7 | 4744286 |
| Equipment & Furr | | | | | | |
| E2010 | Classrooms | Adequate | Casework, Cabinetry, Hardwood Standard | 75 LF | 11 | 4744299 |

Component Condition Report | Russo/McEntee Academy / Building C

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------|---------------------|-----------|--|-----------|-----|---------|
| Structure | | | | | | |
| A4020 | | Good | Slab-on-Grade, Concrete | 5,608 SF | 55 | 5133386 |
| Facade | | | | | | |
| B2010 | Building Exterior | Marginal | Exterior Walls, any painted surface, Prep & Paint | 6,720 SF | 2 | 4744313 |
| B2020 | Building Exterior | Adequate | Window, Steel, 16-25 SF | 105 | 5 | 4744314 |
| B2050 | Building Exterior | Adequate | Exterior Door, Steel, Standard | 8 | 11 | 4744308 |
| Roofing | | | | | | |
| B3010 | Roof | Marginal | Roofing, Built-Up | 6,800 SF | 3 | 4744310 |
| Interiors | | | | | | |
| C1070 | Throughout building | Adequate | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 5,508 SF | 14 | 4744307 |
| C1070 | Classrooms | Poor | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 100 SF | 0 | 4744320 |
| C2010 | Throughout building | Marginal | Wall Finishes, any surface, Prep & Paint | 11,200 SF | 3 | 4744312 |
| C2030 | Classrooms | Marginal | Flooring, Carpet, Commercial Standard | 4,486 SF | 2 | 4744315 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 1,122 SF | 6 | 4744317 |
| Plumbing | | | | | | |
| D2010 | Building exterior | Marginal | Drinking Fountain, Wall-Mounted, Single-Level | 1 | 2 | 4744324 |
| D2010 | Janitor's closet | Adequate | Sink/Lavatory, Service Sink, Floor | 1 | 17 | 4744319 |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 5,608 SF | 15 | 4798754 |
| HVAC | | | | | | |
| D3030 | Classrooms | Adequate | Air Conditioner, Window/Thru-Wall, 1 TON | 2 | 4 | 4744318 |
| D3030 | Classrooms | Adequate | Unit Ventilator, approx/nominal 3 Ton | 5 | 11 | 4744321 |
| Fire Protection | | | | | | |
| D4010 | Throughout | NA | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 5,608 SF | 5 | 5265148 |
| Electrical | | | | | | |
| D5030 | Throughout building | Adequate | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 5,608 SF | 11 | 4744322 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,608 SF | 11 | 4744309 |
| Fire Alarm & Elect | ronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 5,608 SF | 7 | 4744316 |
| Equipment & Furn | nishings | | | | | |
| E2010 | Classrooms | Adequate | Casework, Cabinetry, Hardwood Standard | 75 LF | 11 | 4744311 |

Component Condition Report | Russo/McEntee Academy / Building D

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|----------|-----------|-------------------------|----------|-----|---------|
| Structure | | | | | | |
| A4020 | | Good | Slab-on-Grade, Concrete | 5,608 SF | 55 | 5133387 |

Component Condition Report | Russo/McEntee Academy / Building D

| SF | 3 | 4744348 |
|---------------|----|------------------------------|
| SF | 1 | 4744334 |
| | 5 | 4744328 |
| | 11 | 4744332 |
| | | |
| SF | 2 | 4744326 |
| | | |
| SF | 14 | 4744338 |
| | 11 | 4744345 |
| SF | 4 | 4744335 |
| SF | 21 | 4744341 |
| SF | 2 | 4744349 |
| SF | 5 | 4744327 |
| SF | 4 | 4744344 |
| | | |
| | 11 | 4744329 |
| SF | 15 | 4798755 |
| | 11 | 4744336 |
| | 11 | 474433 |
| | | |
| | 4 | 4744343 |
| | 11 | 4744340 |
| | 11 | 4744346 |
| | | |
| SF | 5 | 5265149 |
| | | |
| | 14 | 4744337 |
| SF | 14 | 4744325 |
| SF | 11 | 4744342 |
| | | |
| SF | 7 | 4744347 |
| | | |
| LF | 11 | 4744333 |
| LF | 11 | |
| 1)8)8 | | 1 14 08 SF 14 08 SF 11 |

Component Condition Report | Russo/McEntee Academy / Building D

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|-------------------|-----------|--|----------|-----|---------|
| G4050 | Building exterior | Adequate | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 15 | 6 | 4744330 |

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-----------------|---------------------|-----------|--|----------|-----|---------|
| Structure | | | - 13 2 2 2 2 3 3 P 2 3 2 3 A 3 A 3 A 3 A 3 A 3 A 3 A 3 A 3 | | | |
| A4020 | | Good | Slab-on-Grade, Concrete | 4,233 SF | 55 | 5133388 |
| Facade | | | | | | |
| B2010 | Building Exterior | Marginal | Exterior Walls, any painted surface, Prep & Paint | 5,876 SF | 2 | 4744105 |
| B2010 | Building Exterior | Marginal | Exterior Walls, any painted surface, Prep & Paint | 1,000 SF | 2 | 4744097 |
| B2020 | Building Exterior | Marginal | Window, Steel, up to 15 SF | 48 | 4 | 4744096 |
| B2050 | Building Exterior | Marginal | Exterior Door, Steel, Standard | 6 | 7 | 4744119 |
| Roofing | | | | | | |
| B3010 | Roof | Marginal | Roofing, Built-Up | 6,185 SF | 3 | 4744103 |
| Interiors | | | | | | - |
| C1030 | Throughout building | Adequate | Interior Door, Wood, Solid-Core | 10 | 11 | 4744104 |
| C1070 | Throughout building | Adequate | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 3,033 SF | 5 | 4744112 |
| C2010 | Throughout building | Marginal | Wall Finishes, any surface, Prep & Paint | 8,890 SF | 3 | 4744108 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 2,100 SF | 4 | 4744101 |
| C2030 | Utility closet | Marginal | Flooring, Carpet, Commercial Standard | 1,633 SF | 3 | 4744113 |
| C2030 | Restrooms | Adequate | Flooring, Ceramic Tile | 500 SF | 21 | 4744115 |
| C2050 | Throughout building | Marginal | Ceiling Finishes, any flat surface, Prep & Paint | 1,200 SF | 3 | 4744116 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Adequate | Sink/Lavatory, Wall-Hung, Vitreous China | 1 | 11 | 4744114 |
| D2010 | Restrooms | Adequate | Toilet, Residential Water Closet | 5 | 11 | 4744120 |
| D2010 | Throughout building | Adequate | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 11 | 4744102 |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 4,233 SF | 15 | 4798756 |
| HVAC | | | | | | |
| D3020 | Mechanical room | Marginal | Furnace, Gas | 1 | 2 | 4744110 |
| D3030 | Classrooms | Adequate | Air Conditioner, Window/Thru-Wall, 1 TON | 2 | 4 | 4744098 |
| D3030 | Classrooms | Marginal | Unit Ventilator, approx/nominal 3 Ton | 2 | 6 | 4744109 |
| D3030 | Site | Marginal | Split System, Condensing Unit/Heat Pump | 1 | 2 | 4744107 |
| D3050 | Throughout building | Adequate | HVAC System, Ductwork, Medium Density | 4,233 SF | 14 | 4744094 |
| Fire Protection | | | | | | |
| D4010 | Throughout | NA | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 4,233 SF | 5 | 5265150 |
| Electrical | | | | | | |

Component Condition Report | Russo/McEntee Academy / Building K1 & K2

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------|---------------------|-----------|--|----------|-----|---------|
| D5020 | Hallway | Adequate | Distribution Panel, 120/208 V [Panel B] | 1 | 11 | 4744095 |
| D5030 | Throughout building | Adequate | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 4,233 SF | 14 | 4744117 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 4,233 SF | 11 | 4744099 |
| Fire Alarm & Elec | tronic Systems | | | | | |
| D7050 | Main office | Adequate | Fire Alarm Panel, Fully Addressable | 1 | 6 | 4744111 |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 4,233 SF | 7 | 4744118 |
| Equipment & Fur | nishings | | | | | |
| E2010 | Throughout building | Adequate | Casework, Cabinetry, Hardwood Standard | 48 LF | 5 | 4744106 |
| Sitework | | | | | | |
| G4050 | Building exterior | Adequate | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 8 | 7 | 4744100 |

Component Condition Report | Russo/McEntee Academy / Multi Use/Cafeteria Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|---------------------|-----------|--|----------|-----|---------|
| Structure | | | | | | |
| A4020 | | Good | Slab-on-Grade, Concrete | 4,233 SF | 55 | 5133389 |
| Facade | | | | | | |
| B2010 | Building Exterior | Adequate | Exterior Walls, any painted surface, Prep & Paint | 6,050 SF | 4 | 4744451 |
| B2020 | Building Exterior | Marginal | Storefront, Glazing & Framing | 400 SF | 6 | 4744443 |
| B2050 | Building Exterior | Marginal | Exterior Door, Steel, Standard | 5 | 8 | 4744446 |
| Roofing | | | | | | |
| B3010 | Roof | Adequate | Roofing, Built-Up | 5,088 SF | 11 | 4744434 |
| Interiors | | | | | | |
| C1070 | Cafeteria | Adequate | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 3,114 SF | 11 | 4744431 |
| C2010 | Throughout building | Adequate | Wall Finishes, any surface, Prep & Paint | 9,688 SF | 4 | 4744437 |
| C2030 | Kitchen | Poor | Flooring, Vinyl Sheeting | 1,040 SF | 2 | 4744445 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 2,514 SF | 5 | 4744424 |
| C2030 | Restrooms | Adequate | Flooring, Ceramic Tile | 250 SF | 21 | 4744428 |
| C2030 | Stage | Adequate | Flooring, Wood, Strip, Refinish | 600 SF | 4 | 4744423 |
| C2050 | Throughout building | Adequate | Ceiling Finishes, any flat surface, Prep & Paint | 1,290 SF | 4 | 4744454 |
| Conveying | | | | | | |
| D1010 | Stage | Adequate | Vertical Lift, Wheelchair, 5' Rise, Renovate | 1 | 15 | 4744420 |
| Plumbing | | | | | | |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 4,404 SF | 15 | 4744433 |
| D2010 | Restrooms | Adequate | Toilet, Residential Water Closet | 1 | 11 | 4744442 |
| D2010 | Restrooms | Adequate | Sink/Lavatory, Wall-Hung, Vitreous China | 1 | 11 | 4744438 |

Component Condition Report | Russo/McEntee Academy / Multi Use/Cafeteria Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------|---------------------|-----------|--|----------|-----|---------|
| D2010 | Cafeteria | Good | Drinking Fountain, Wall-Mounted, Single-Level | 1 | 11 | 4744429 |
| D2010 | Janitor's closet | Adequate | Sink/Lavatory, Service Sink, Laundry | 1 | 15 | 4744444 |
| D2010 | Utility closet | Good | Water Heater, Gas, Residential | 1 | 11 | 4744425 |
| HVAC | | | | | | |
| D3020 | Cafeteria | Marginal | Unit Heater, Natural Gas | 1 | 4 | 4744432 |
| D3020 | Cafeteria | Marginal | Unit Heater, Natural Gas | 1 | 3 | 4744449 |
| Fire Protection | | | | | | |
| D4010 | Throughout | NA | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 4,404 SF | 5 | 5265151 |
| Electrical | | | | | | |
| D5020 | Restrooms | Marginal | Distribution Panel, 120/208 V [Panel K1] | 1 | 5 | 4744456 |
| D5020 | Stage | Adequate | Switchboard, 120/208 V [Panel A] | 1 | 10 | 4744448 |
| D5020 | Building exterior | Adequate | Switchboard, 120/208 V | 1 | 10 | 4744440 |
| D5030 | Throughout building | Marginal | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 4,404 SF | 11 | 4744430 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 4,404 SF | 11 | 4744453 |
| Fire Alarm & Elec | tronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 4,404 SF | 7 | 4744435 |
| Equipment & Furr | nishings | | | | | |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 4744452 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Walk-In, Refrigerator | 1 | 7 | 4744441 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 6 | 4744427 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 6 | 4744447 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Dishwasher Commercial | 1 | 4 | 4744426 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Freezer, 2-Door Reach-In | 1 | 6 | 4744455 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 4744439 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 4744422 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Convection Oven, Double | 1 | 4 | 4744450 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 4744457 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Convection Oven, Double | 1 | 4 | 4744436 |
| E1030 | Kitchen | Adequate | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 1 | 6 | 4744421 |

Component Condition Report | Russo/McEntee Academy / Kidango & Staff Portable Buildings

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|-------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Adequate | Exterior Walls, any painted surface, Prep & Paint | 4,110 SF | 4 | 4744355 |
| B2010 | Building Exterior | Poor | Exterior Walls, any painted surface, Prep & Paint | 150 SF | 0 | 4744368 |

Component Condition Report | Russo/McEntee Academy / Kidango & Staff Portable Buildings

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------|---------------------|-----------|--|----------|-----|---------|
| B2020 | Building Exterior | Adequate | Window, Aluminum Double-Glazed, 28-40 SF | 8 | 4 | 4744363 |
| B2050 | Building Exterior | Adequate | Exterior Door, Steel, Standard | 4 | 15 | 4744367 |
| Roofing | | | | | | |
| B3010 | Roof | Marginal | Roofing, Built-Up | 1,130 SF | 2 | 4744358 |
| B3010 | Roof | Adequate | Roofing, Metal | 1,130 SF | 14 | 4744356 |
| Interiors | | | | | | |
| C1070 | Classrooms | Poor | Suspended Ceilings, Acoustical Tile (ACT) | 200 SF | 0 | 4744350 |
| C1070 | Classrooms | Adequate | Suspended Ceilings, Acoustical Tile (ACT) | 1,850 SF | 14 | 4744354 |
| C2010 | Throughout building | Adequate | Wall Finishes, Laminated Paneling (FRP) | 4,510 SF | 14 | 4744362 |
| C2030 | Throughout building | Poor | Flooring, Vinyl Tile (VCT) | 1,025 SF | 1 | 4744364 |
| C2030 | Throughout building | Poor | Flooring, Carpet, Commercial Standard | 1,025 SF | 1 | 4744361 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Adequate | Toilet, Residential Water Closet | 2 | 11 | 4744360 |
| D2010 | Restrooms | Adequate | Sink/Lavatory, Wall-Hung, Vitreous China | 2 | 11 | 4744370 |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 2,050 SF | 15 | 4798757 |
| HVAC | | | | | | |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [A7] | 1 | 8 | 4744359 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Kidango] | 1 | 8 | 4744351 |
| Electrical | | | | | | |
| D5020 | Building exterior | Adequate | Distribution Panel, 120/240 V, Residential Style [Room A7] | 1 | 6 | 4744357 |
| D5030 | Throughout building | Adequate | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 2,050 SF | 14 | 4744365 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 2,050 SF | 11 | 4744352 |
| Fire Alarm & Electi | ronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 2,050 SF | 7 | 4744353 |
| Equipment & Furni | ishings | | | | | |
| E2010 | Classrooms | Adequate | Casework, Cabinetry, Hardwood Standard | 30 LF | 11 | 4744369 |
| Sitework | | | | | | |
| G4050 | Building exterior | Adequate | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 6 | 6 | 4744366 |

Component Condition Report | Russo/McEntee Academy / Modular Buildings E1 - E7

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|-------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Adequate | Exterior Walls, any painted surface, Prep & Paint | 6,540 SF | 4 | 4744378 |
| B2020 | Building Exterior | Marginal | Window, Aluminum Double-Glazed, 28-40 SF | 14 | 4 | 4744383 |
| B2050 | Building Exterior | Marginal | Exterior Door, Steel, Standard | 7 | 14 | 4744384 |

Component Condition Report | Russo/McEntee Academy / Modular Buildings E1 - E7

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--------------------|---------------------|-----------|--|-----------|-----|---------|
| Roofing | | | | | | |
| B3010 | Roof | Adequate | Roofing, Metal | 8,315 SF | 14 | 4744396 |
| Interiors | | | | | | |
| C1070 | Throughout building | Adequate | Suspended Ceilings, Acoustical Tile (ACT) | 7,175 SF | 11 | 4744390 |
| C2010 | Throughout building | Adequate | Wall Finishes, Laminated Paneling (FRP) | 15,068 SF | 17 | 4744388 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 1,794 SF | 6 | 4744377 |
| C2030 | Throughout building | Adequate | Flooring, Carpet, Commercial Standard | 5,381 SF | 4 | 4744373 |
| Plumbing | | | | | | |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 7,175 SF | 15 | 4798758 |
| HVAC | | | | | | |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E1] | 1 | 7 | 4744379 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E5] | 1 | 7 | 4744372 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E6] | 1 | 3 | 4744394 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E2] | 1 | 3 | 4744393 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E4] | 1 | 7 | 4744374 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E7] | 1 | 3 | 4744385 |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room E3] | 1 | 7 | 4744382 |
| Electrical | | | | | | |
| D5020 | Classrooms | Marginal | Distribution Panel, 120/240 V, Residential Style [Room E1] | 1 | 6 | 4744387 |
| D5020 | Classrooms | Marginal | Distribution Panel, 120/240 V, Residential Style [Room E7] | 1 | 6 | 4744395 |
| D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room E2] | 1 | 6 | 4744389 |
| D5020 | Classrooms | Marginal | Distribution Panel, 120/240 V, Residential Style [Room E3] | 1 | 6 | 4744371 |
| D5020 | Classrooms | Marginal | Distribution Panel, 120/240 V, Residential Style [Room E5] | 1 | 6 | 4744376 |
| D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room E4] | 1 | 6 | 4744391 |
| D5020 | Classrooms | Marginal | Distribution Panel, 120/240 V, Residential Style [Room E6] | 1 | 6 | 4744380 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 7,175 SF | 11 | 4744386 |
| Fire Alarm & Elect | ronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 7,175 SF | 7 | 4744381 |
| Equipment & Furn | ishings | | | | | |
| E2010 | Classrooms | Adequate | Casework, Cabinetry, Hardwood Standard | 70 LF | 11 | 4744392 |
| Sitework | | | | | | |
| G4050 | Building exterior | Marginal | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 14 | 6 | 4744375 |

Component Condition Report | Russo/McEntee Academy / Modular Buildings G1 - G5

| Part | UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|--------------------|---------------------|-----------|--|-----------|-----|---------|
| B2010 Bullding Exertor Poor Exertor Walls, any painted surface, Prop & Parlat 300 SF 01 44 Mode B2020 Bullding Exertor Morghal Vindow, Akarinsum Double-Galezd, 2840 SF 0.0 0.0 0.1 4 Mode B2020 Bullding Exertor Adequate Exertor Dour, Skend, Standard 0.0 <td>Facade</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | Facade | | | | | | |
| B2020 Building Exterior Adequate Exterior Door, Steal, Standard 10 4 74/14/14/14/14/14/14/14/14/14/14/14/14/14 | B2010 | Building Exterior | Adequate | Exterior Walls, any painted surface, Prep & Paint | 4,920 SF | 4 | 4744405 |
| Record R | B2010 | Building Exterior | Poor | Exterior Walls, any painted surface, Prep & Paint | 300 SF | 0 | 4744406 |
| Roding Roding Adequate Roding, Metal | B2020 | Building Exterior | Marginal | Window, Aluminum Double-Glazed, 28-40 SF | 10 | 4 | 4744418 |
| Roll | B2050 | Building Exterior | Adequate | Exterior Door, Steel, Standard | 5 | 14 | 4744397 |
| Process | Roofing | | | | | | |
| C1070 Throughout building Adequate Suspended Ceilings, Acoustical Tile (ACT) 474 440 C2010 Throughout building Adequate Wall Finishes, Laminated Paneling (FRP) 11275 SF 17 474440 C2030 Classroms Marginal Flooring, Carpet, Commercial Standard 3,844 SF 3 474393 C2030 Throughout building Adequate Plombing 80 only, Myn Tile (VCT) 80 only 80 only 80 only 80 only 474395 Plumbing V V V V 80 only 80 only, Myn Tile (VCT) 80 only 80 only 80 only, Myn Tile (VCT) 80 only 80 only 80 only, Myn Tile (VCT) 80 only 80 only 80 only, Myn Tile (VCT) 80 only, Myn | B3010 | Roof | Adequate | Roofing, Metal | 6,050 SF | 11 | 4744411 |
| C2010 Throughout building Adequate Wall Finishes, Laminated Paneling (FRP) 11,275 SF 17 4744400 C2030 Classroome Marginal Flooring, Carpet, Commercial Standard 3,844 SF 3 4744398 C2030 Throughout building Adequate Flooring, Vinyl Tile (VCT) 1281 SF 6 474414 Plumbins *********************************** | Interiors | | | | | | |
| C2030 Classrooms Marginal Mequate Flooring, Carpet, Commercial Standard 3,84 SF 3 4744394 C2030 Throughout building Adequate Flooring, Vinyl Tile (VCT) 474414 Plumbins Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 5,12 SF 15 4784787 Plumbing Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 5,12 SF 15 47847878 Plumbing Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 5,12 SF 15 47844878 Plumbing Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 5,12 SF 15 4744442 Plumbing Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 41 47444484 Plumbing Plumbing Marginal Heat Pump, | C1070 | Throughout building | Adequate | Suspended Ceilings, Acoustical Tile (ACT) | 5,125 SF | 13 | 4744403 |
| C2030 Throughout building Adequate Flooring, Vinyl Tile (VCT) 4.744 44 Plumbing D2010 Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 5.12 5 F 15 47867878 HVAC D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G1] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G2] 1 3 4744412 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G3] 1 1 4744409 D502 | C2010 | Throughout building | Adequate | Wall Finishes, Laminated Paneling (FRP) | 11,275 SF | 17 | 4744400 |
| Plumbing D2010 Throughout building Adequate Plumbing System. Supply & Sanitary, Medium Density (excludes fixtures) 5.12 SF 15 4798789 HVAC D3030 Building exterior Marginal Heat Pump. Packaged & Wall-Mounted, 3.5 to 4 TON [Room G1] 1 3 4744402 D3030 Building exterior Marginal Heat Pump. Packaged & Wall-Mounted, 3.5 to 4 TON [Room G1] 1 3 4744412 D3030 Building exterior Marginal Heat Pump. Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump. Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump. Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744412 D5030 Building exterior Marginal Heat Pump. Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 1 3 4744412 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G2] 1 1 4744407 </td <td>C2030</td> <td>Classrooms</td> <td>Marginal</td> <td>Flooring, Carpet, Commercial Standard</td> <td>3,844 SF</td> <td>3</td> <td>4744399</td> | C2030 | Classrooms | Marginal | Flooring, Carpet, Commercial Standard | 3,844 SF | 3 | 4744399 |
| D2010 Throughout building Adequate Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) 5,125 SF 15 4788789 HVAC HVAC Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G1] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G4] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744407 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G2] 1 1 3 4744407 Electrical D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G2] 1 4744408 D5020 Classrooms Adequate Distrib | C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 1,281 SF | 6 | 4744414 |
| HNAC D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G1] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G4] 1 3 4744415 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744410 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744410 B0303 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G5] 1 1 4744401 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G3] 1 1 4744407 D6020 Classrooms <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> | Plumbing | | | | | | |
| D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G4] 1 3 4744402 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G4] 1 3 4744415 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744401 D5020 Classrooms Adequal Distribution Panel, 120/240 V, Residential Style [Room G2] 1 1 4744401 D5020 Classrooms Adequate Distri | D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 5,125 SF | 15 | 4798759 |
| D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D5030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D5030 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G5] 1 1 4744408 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G2] 1 1 4744410 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G4] 1 1 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, | HVAC | | | | | | |
| D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] 1 3 4744412 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744417 D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] 1 3 4744407 Electrical Electrical Electrical 1 1 1 3 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G5] 1 1 4744408 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G2] 1 1 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G4] 1 1 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G4] 1 1 4744408 D5030 Throughout building Adequate Electrical System, | D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G1] | 1 | 3 | 4744402 |
| D3030Building exteriorMarginalHeat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5]134744417D3030Building exteriorMarginalHeat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G2]134744401ElectricalD5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G5]1134744401D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G2]1144744409D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G3]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G1]1144744407D5030Throughout buildingAdequateDistribution Panel, 120/240 V, Residential Style [Room G1]1144744407D5040Throughout buildingAdequateElectrical System, Wiring & Switches, Average or Low Density/Complexity5,125 SF144744407D5040Throughout buildingAdequateInterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures5,125 SF114744408 | D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G4] | 1 | 3 | 4744415 |
| D3030 Building exterior Marginal Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G2] 1 3 4744401 Electrical D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G5] 1 13 4744409 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G2] 1 14 4744409 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G3] 1 14 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G4] 1 1 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G4] 1 1 4744407 D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G4] 1 1 4744408 D5030 Throughout building Adequate Electrical System, Full Upgrade, Medium Density/Complexity 5,125 SF 11 4744408 | D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G3] | 1 | 3 | 4744412 |
| ElectricalD5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G5]1134744410D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G2]1144744408D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G3]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]1144744398D5030Throughout buildingAdequateElectrical System, Wiring & Switches, Average or Low Density/Complexity5,125 SF144744404D5040Throughout buildingAdequateInterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures5,125 SF114744404 | D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G5] | 1 | 3 | 4744417 |
| D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G5]1134744410D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G2]114744408D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G3]114744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]114744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G1]114744398D5030Throughout buildingAdequateElectrical System, Wiring & Switches, Average or Low Density/Complexity5,125 SF144744409D5040Throughout buildingAdequateInterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures5,125 SF14744408 | D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [Room G2] | 1 | 3 | 4744401 |
| D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G2]1144744409D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G3]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G1]1144744398D5030Throughout buildingAdequateElectrical System, Wiring & Switches, Average or Low Density/Complexity5,125 SF144744409D5040Throughout buildingAdequateInterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures5,125 SF114744408 | Electrical | | | | | | |
| D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G3]14744413D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G1]1144744398D5030Throughout buildingAdequateElectrical System, Wiring & Switches, Average or Low Density/Complexity5,125 SF144744419D5040Throughout buildingAdequateInterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures5,125 SF114744404 | D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room G5] | 1 | 13 | 4744410 |
| D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G4]1144744407D5020ClassroomsAdequateDistribution Panel, 120/240 V, Residential Style [Room G1]1144744398D5030Throughout buildingAdequateElectrical System, Wiring & Switches, Average or Low Density/Complexity5,125 SF144744419D5040Throughout buildingAdequateInterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures5,125 SF114744404 | D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room G2] | 1 | 14 | 4744409 |
| D5020 Classrooms Adequate Distribution Panel, 120/240 V, Residential Style [Room G1] 1 4 4744398 D5030 Throughout building Adequate Electrical System, Wiring & Switches, Average or Low Density/Complexity 5,125 SF 14 4744419 D5040 Throughout building Adequate Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures 5,125 SF 11 4744404 | D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room G3] | 1 | 14 | 4744413 |
| D5030 Throughout building Adequate Electrical System, Wiring & Switches, Average or Low Density/Complexity D5040 Throughout building Adequate Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures 5,125 SF 14 4744404 | D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room G4] | 1 | 14 | 4744407 |
| D5040 Throughout building Adequate Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures 5,125 SF 11 4744404 | D5020 | Classrooms | Adequate | Distribution Panel, 120/240 V, Residential Style [Room G1] | 1 | 14 | 4744398 |
| | D5030 | Throughout building | Adequate | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 5,125 SF | 14 | 4744419 |
| Fire Alarm & Electronic Systems | D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,125 SF | 11 | 4744404 |
| | Fire Alarm & Elect | ronic Systems | | | | | |
| D7050 Throughout building Adequate Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install 5,125 SF 7 4744408 | D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 5,125 SF | 7 | 4744408 |
| Equipment & Furnishings | Equipment & Furn | ishings | | | | | |
| E2010 Classrooms Adequate Casework, Cabinetry, Hardwood Standard 50 LF 11 4744416 | E2010 | Classrooms | Adequate | Casework, Cabinetry, Hardwood Standard | 50 LF | 11 | 4744416 |

Component Condition Report | Russo/McEntee Academy / Portable Building K3

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------|---------------------|-----------|--|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Adequate | Exterior Walls, any painted surface, Prep & Paint | 2,160 SF | 4 | 4744468 |
| B2020 | Building Exterior | Marginal | Window, Aluminum Double-Glazed, 28-40 SF | 2 | 4 | 4744464 |
| B2050 | Building Exterior | Adequate | Exterior Door, Steel, Standard | 1 | 14 | 4744463 |
| Roofing | | | | | | |
| B3010 | Roof | Adequate | Roofing, Metal | 1,166 SF | 14 | 4744461 |
| Interiors | | | | | | |
| C1070 | Throughout building | Poor | Suspended Ceilings, Acoustical Tile (ACT) | 200 SF | 0 | 4744465 |
| C1070 | Throughout building | Adequate | Suspended Ceilings, Acoustical Tile (ACT) | 825 SF | 14 | 4744460 |
| C2010 | Classrooms | Adequate | Wall Finishes, Laminated Paneling (FRP) | 1,400 SF | 17 | 4744462 |
| C2030 | Throughout building | Adequate | Flooring, Carpet, Commercial Standard | 800 SF | 3 | 4744474 |
| C2030 | Throughout building | Adequate | Flooring, Vinyl Tile (VCT) | 225 SF | 6 | 4744469 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Adequate | Sink/Lavatory, Wall-Hung, Vitreous China | 1 | 11 | 4744470 |
| D2010 | Restrooms | Adequate | Toilet, Residential Water Closet | 1 | 11 | 4744467 |
| D2010 | Throughout building | Adequate | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 1,025 SF | 15 | 4798760 |
| HVAC | | | | | | |
| D3030 | Building exterior | Marginal | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON | 1 | 7 | 4744458 |
| Electrical | | | | | | |
| D5020 | Building exterior | Adequate | Distribution Panel, 120/240 V, Residential Style [K3 Portable] | 1 | 11 | 4744471 |
| D5040 | Throughout building | Adequate | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 1,025 SF | 11 | 4744459 |
| Fire Alarm & Electi | ronic Systems | | | | | |
| D7050 | Throughout building | Adequate | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 1,025 SF | 7 | 4744473 |
| Equipment & Furni | ishings | | | | | |
| E2010 | Classrooms | Adequate | Casework, Cabinetry, Hardwood Standard | 10 LF | 11 | 4744466 |
| Sitework | | | | | | |
| G4050 | Building exterior | Adequate | Exterior Fixture w/ Lamp, any type, w/ LED Replacement | 2 | 6 | 4744472 |

Component Condition Report | Russo/McEntee Academy / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------------|----------|-----------|---|-----------|-----|---------|
| Special Construction | n & Demo | | | | | |
| F1020 | Site | Adequate | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 5,832 SF | 14 | 4744478 |
| Pedestrian Plazas & | Walkways | | | | | |
| G2020 | Site | Adequate | Parking Lots, Pavement, Asphalt, Mill & Overlay | 31,570 SF | 10 | 4744477 |
| G2020 | Site | Adequate | Parking Lots, Pavement, Asphalt, Seal & Stripe | 31,371 SF | 3 | 4744484 |

Component Condition Report | Russo/McEntee Academy / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------|----------------------|-----------|--|------------|-----|---------|
| G2030 | Site | Poor | Sidewalk, Concrete, Small Areas/Sections | 2,000 SF | 0 | 4744481 |
| G2030 | Site | Adequate | Sidewalk, Concrete, Small Areas/Sections | 9,500 SF | 21 | 4744483 |
| Athletic, Recreatio | nal & Playfield Area | 6 | | | | |
| G2050 | Site | Adequate | Play Structure, Multipurpose, Medium | 1 | 11 | 4744492 |
| G2050 | Site | Good | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 49,585 SF | 24 | 4744493 |
| G2050 | Site | Adequate | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe | 71,300 SF | 3 | 4744490 |
| G2050 | Site | Adequate | Sports Apparatus, Basketball, Backboard/Rim/Pole | 3 | 12 | 4744482 |
| G2050 | Site | Adequate | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 21,730 SF | 10 | 4744487 |
| G2050 | Site | Adequate | Play Structure, Multipurpose, Medium | 1 | 12 | 4744489 |
| Sitework | | | | | | |
| G2060 | Site | Marginal | Fences & Gates, Fence, Chain Link 6' | 2,320 LF | 11 | 4744488 |
| G2060 | Site | Good | Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install | 1 | 19 | 4744476 |
| G2060 | Site | Adequate | Picnic Table, Metal Powder-Coated | 21 | 12 | 4744475 |
| G2060 | Site | Marginal | Fences & Gates, Fence, Chain Link 4' | 830 LF | 14 | 4744486 |
| G2060 | Site | Marginal | Fences & Gates, Fence, Metal Tube 6' | 120 LF | 14 | 4744494 |
| G2060 | Site | Adequate | Fences & Gates, Fence, Chain Link 8' | 422 LF | 14 | 4744480 |
| G2060 | Site | Adequate | Flagpole, Metal | 1 | 14 | 4744485 |
| G2080 | Site | Marginal | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 121,000 SF | 3 | 4744479 |
| Follow-up Studies | | | | | | |
| P2030 | Site | NA | Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report | 2 | 0 | 4744491 |

Appendix E: Replacement Reserves



BURE

2/15/2023

| Location | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Total Escalated Estimate |
|--|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|------|-----------|-------------|-----------|-----------|-------------|-------------|----------|-------------|----------|----------|----------|--------------------------|
| Russo/McEntee Academy / Building A | \$0 | \$1,525 | \$74,013 | \$135,921 | \$24,800 | \$25,441 | \$15,899 | \$13,495 | \$0 | \$0 | \$0 | \$632,143 | \$99,467 | \$0 | \$96,268 | \$129,690 | \$2,376 | \$406,087 | \$0 | \$0 | \$0 | \$1,657,126 |
| Russo/McEntee Academy / Building B | \$0 | \$0 | \$67,749 | \$158,575 | \$0 | \$282,853 | \$7,426 | \$12,767 | \$0 | \$0 | \$0 | \$233,684 | \$91,048 | \$30,444 | \$36,636 | \$118,597 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,039,780 |
| Russo/McEntee Academy / Building C | \$432 | \$0 | \$72,010 | \$151,024 | \$6,111 | \$279,420 | \$8,266 | \$12,767 | \$0 | \$0 | \$0 | \$190,554 | \$94,664 | \$30,444 | \$44,196 | \$118,597 | \$0 | \$4,079 | \$0 | \$0 | \$0 | \$1,012,563 |
| Russo/McEntee Academy / Building D | \$0 | \$1,106 | \$173,260 | \$25,890 | \$39,722 | \$286,637 | \$8,841 | \$12,767 | \$0 | \$0 | \$0 | \$215,322 | \$55,500 | \$34,794 | \$206,902 | \$118,597 | \$0 | \$0 | \$0 | \$0 | \$11,244 | \$1,190,579 |
| Russo/McEntee Academy / Building K1 & K2 | \$0 | \$0 | \$41,929 | \$154,492 | \$94,027 | \$53,952 | \$48,624 | \$19,957 | \$0 | \$0 | \$0 | \$68,750 | \$36,293 | \$50,709 | \$59,570 | \$89,519 | \$0 | \$10,606 | \$0 | \$22,720 | \$0 | \$751,148 |
| Russo/McEntee Academy / Kidango & Staff Portable Buildings | \$1,419 | \$16,285 | \$20,711 | \$0 | \$31,014 | \$0 | \$5,157 | \$4,667 | \$17,195 | \$0 | \$746 | \$51,778 | \$0 | \$0 | \$206,775 | \$47,967 | \$10,149 | \$0 | \$0 | \$0 | \$1,003 | \$414,865 |
| Russo/McEntee Academy / Modular Buildings E1 - E7 | \$0 | \$0 | \$0 | \$22,249 | \$107,607 | \$0 | \$32,814 | \$49,722 | \$0 | \$0 | \$0 | \$133,919 | \$0 | \$0 | \$321,553 | \$151,736 | \$0 | \$491,726 | \$0 | \$0 | \$0 | \$1,311,326 |
| Russo/McEntee Academy / Modular Buildings G1 - G5 | \$1,111 | \$0 | \$0 | \$75,957 | \$37,861 | \$0 | \$9,438 | \$11,667 | \$0 | \$0 | \$1,493 | \$199,362 | \$0 | \$86,744 | \$65,277 | \$108,383 | \$0 | \$367,946 | \$0 | \$0 | \$2,006 | \$967,244 |
| Russo/McEntee Academy / Multi Use/Cafeteria Building | \$0 | \$0 | \$9,531 | \$9,169 | \$118,002 | \$45,466 | \$67,484 | \$32,791 | \$4,690 | \$0 | \$265,343 | \$200,979 | \$0 | \$0 | \$145,892 | \$127,548 | \$0 | \$14,848 | \$0 | \$0 | \$28,015 | \$1,069,758 |
| Russo/McEntee Academy / Portable Building K3 | \$864 | \$0 | \$0 | \$8,091 | \$12,472 | \$0 | \$2,836 | \$10,681 | \$0 | \$0 | \$0 | \$18,640 | \$0 | \$10,873 | \$46,898 | \$21,677 | \$0 | \$45,687 | \$0 | \$0 | \$0 | \$178,718 |
| Russo/McEntee Academy / Site | \$66,636 | \$0 | \$0 | \$225,459 | \$0 | \$0 | \$0 | \$0 | \$72,223 | \$0 | \$309,373 | \$117,384 | \$111,193 | \$83,726 | \$605,486 | \$0 | \$0 | \$0 | \$97,061 | \$54,096 | \$0 | \$1,742,636 |
| Grand Total | \$70,461 | \$18,916 | \$459,202 | \$966,827 | \$471,615 | \$973,768 | \$206,785 | \$181,279 | \$94,107 | \$0 | \$576,955 | \$2,062,515 | \$488,165 | \$327,735 | \$1,835,452 | \$1,032,311 | \$12,525 | \$1,340,981 | \$97,061 | \$76,816 | \$42,268 | \$11,335,744 |

| Russo/McEntee | Academ | ıy / B | uilding A | |
|----------------|--------|--------|-----------|-----|
| Uniformat Code | ID | Cost | Descrip | tic |
| | | | | |

| eID Cost Description | Lifespan (EUI | L)EAge | RUL | Quantit | yUnit | Unit Cost * Subtotal 2 | 2023 2024 | 2025 | 2026 | 2027 2028 | 2029 | 9 2030 203 | 31 2032 | 2 2033 2034 2035 | 5 2030 | 6 2037 2038 203 | 9 2040 | 2041 | 2042 204 | 3Deficiency Repair Estimate |
|--|---|--|--|---|---|---|--|--|--|--|---|---|--|--|---|--|---|---|---|--|
| 4744273 Exterior Walls, any painted surface, Prep & Paint | 10 | 8 | 2 | 7095 | SF | \$3.70 \$26,266 | | \$26,266 | | | | | | \$26,266 | | | | | | \$52,531 |
| 4744268 Window, Steel, 28-40 SF, Replace | 30 | 19 | 11 | 120 | EA | \$2,838.20 \$340,584 | | | | | | | | \$340,584 | | | | | | \$340,584 |
| 4744279 Exterior Door, Steel, Standard, Replace | 40 | 29 | 11 | 9 | EA | \$740.40 \$6,664 | | | | | | | | \$6,664 | | | | | | \$6,664 |
| 4744280 Roofing, Built-Up, Replace | 25 | 22 | 3 | 7200 | SF | \$17.28 \$124,387 | | | \$124,387 | | | | | | | | | | | \$124,387 |
| 4744278 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25 | 11 | 14 | 5400 | SF | \$4.32 \$23,323 | | | | | | | | | | \$23,323 | | | | \$23,323 |
| 4744284 Toilet Partitions, Plastic/Laminate, Replace | 20 | 5 | 15 | 3 | EA | \$925.50 \$2,777 | | | | | | | | | | \$2,777 | | | | \$2,777 |
| 4744276 Wall Finishes, Laminated Paneling (FRP), Replace | 30 | 13 | 17 | 12050 | SF | \$19.74 \$237,915 | | | | | | | | | | | \$237,915 | | | \$237,915 |
| 4744272 Flooring, Ceramic Tile, Replace | 40 | 23 | 17 | 350 | SF | \$22.21 \$7,774 | | | | | | | | | | | \$7,774 | | | \$7,774 |
| 4744275 Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 878 | SF | \$6.17 \$5,417 | | | | | \$5,417 | | | | | | | | | \$5,417 |
| 4744283 Flooring, Carpet, Commercial Standard, Replace | 10 | 8 | 2 | 4700 | SF | \$9.26 \$43,499 | | \$43,499 | | | | | | \$43,499 | | | | | | \$86,997 |
| 4744285 Ceiling Finishes, any flat surface, Prep & Paint | 10 | 6 | 4 | 528 | SF | \$2.47 \$1,303 | | | | \$1,303 | | | | | | \$1,303 | | | | \$2,606 |
| 4798752 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 5928 | SF | \$13.57 \$80,467 | | | | | | | | | | \$80,467 | | | | \$80,467 |
| 4744267 Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 14 | 1 | 1 | EA | \$1,480.80 \$1,481 | \$1,481 | | | | | | | | | \$1,48 | 1 | | | \$2,962 |
| 4744274 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 2 | EA | \$1,851.00 \$3,702 | | | | | | | | \$3,702 | | | | | | \$3,702 |
| 4744264 Toilet, Commercial Water Closet, Replace | 30 | 19 | 11 | 3 | EA | \$1,604.20 \$4,813 | | | | | | | | \$4,813 | | | | | | \$4,813 |
| 4744266 Urinal, Standard, Replace | 30 | 19 | 11 | 1 | EA | \$1,357.40 \$1,357 | | | | | | | | \$1,357 | | | | | | \$1,357 |
| 4744265 Air Conditioner, Window/Thru-Wall, Replace | 10 | 6 | 4 | 3 | EA | \$6,910.40 \$20,731 | | | | \$20,731 | | | | | | \$20,731 | | | | \$41,462 |
| 4744282 Unit Ventilator, approx/nominal 3 Ton, Replace | 20 | 9 | 11 | 6 | EA | \$11,106.00 \$66,636 | | | | | | | | \$66,636 | | | | | | \$66,636 |
| 5265146 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | II 40 | 35 | 5 | 5928 | SF | \$3.70 \$21,945 | | | | \$21,945 | | | | | | | | | | \$21,945 |
| 4744281 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 26 | 14 | 5928 | SF | \$3.09 \$18,288 | | | | | | | | | | \$18,288 | | | | \$18,288 |
| 4744270 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | e 20 | 9 | 11 | 5928 | SF | \$5.55 \$32,918 | | | | | | | | \$32,918 | | | | | | \$32,918 |
| 4744271 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 5928 | SF | \$1.85 \$10,973 | | | | | | \$10,973 | | | | | | | | \$10,973 |
| 4744277 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 20 | 14 | 6 | 16 | EA | \$493.60 \$7,898 | | | | | \$7,898 | 3 | | | | | | | | \$7,898 |
| alated | | | | | | | \$0 \$1,481 | \$69,764 | \$124,387 | \$22,034 \$21,945 | \$13,315 | \$10,973 \$ | 0 \$0 | \$0 \$456,674 \$69,764 | \$0 | \$63,645 \$83,243 \$1,48 | \$245,689 | \$0 | \$0 \$ | \$1,184,396 |
| ted (3.0% inflation, compounded annually) | | | | | | | \$0 \$1,525 | \$74,013 | \$135,921 | \$24,800 \$25,441 | \$15,899 | \$13,495 \$ | 0 \$0 | \$0 \$632,143 \$99,467 | \$0 | \$96,268 \$129,690 \$2,376 | \$406,087 | \$0 | \$0 \$ | \$1,657,126 |
| | 4744273 Exterior Walls, any painted surface, Prep & Paint 4744268 Window, Steel, 28-40 SF, Replace 4744279 Exterior Door, Steel, Standard, Replace 4744280 Roofing, Built-Up, Replace 4744278 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace 4744278 Toilet Partitions, Plastic/Laminate, Replace 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 4744275 Flooring, Ceramic Tile, Replace 4744275 Flooring, Vinyl Tile (VCT), Replace 4744283 Flooring, Carpet, Commercial Standard, Replace 4744285 Ceiling Finishes, any flat surface, Prep & Paint 4798752 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace 4744264 Drinking Fountain, Wall-Mounted, Single-Level, Replace 4744264 Toilet, Commercial Water Closet, Replace 4744265 Air Conditioner, Window/Thru-Wall, Replace 4744282 Unit Ventilator, approx/nominal 3 Ton, Replace 5265146 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Instal 4744270 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace 4744271 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 4744273 Exterior Walls, any painted surface, Prep & Paint 4744268 Window, Steel, 28-40 SF, Replace 4744279 Exterior Door, Steel, Standard, Replace 4744270 Exterior Door, Steel, Standard, Replace 4744280 Roofing, Built-Up, Replace 4744278 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace 4744278 Toilet Partitions, Plastic/Laminate, Replace 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 4744277 Flooring, Ceramic Tile, Replace 4744278 Flooring, Vinyl Tile (VCT), Replace 4744283 Flooring, Vinyl Tile (VCT), Replace 4744284 Flooring, Carpet, Commercial Standard, Replace 4744285 Ceiling Finishes, any flat surface, Prep & Paint 4744285 Ceiling Finishes, any flat surface, Prep & Paint 4744267 Drinking Fountain, Wall-Mounted, Single-Level, Replace 4744264 Toilet, Commercial Water Closet, Replace 4744265 Air Conditioner, Window/Thru-Wall, Replace 4744266 Urinal, Standard, Replace 4744266 Urinal, Standard, Replace 4744267 Toilet, Commercial Water Closet, Replace 4744268 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install 4744281 Electrical System, Full System Install/Retrofit, Low Density/Complexity, Install 4744270 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace 4744271 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install 20 4744277 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 4744268 Window, Steel, 28-40 SF, Replace 30 19 4744279 Exterior Door, Steel, Standard, Replace 40 29 4744278 Buspended Ceilings, Hard Tile, Replace 25 22 4744278 Suspended Ceilings, Hard Tile, Replace 25 11 4744274 Toilet Partitions, Plastic/Laminate, Replace 20 5 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 30 13 4744272 Flooring, Ceramic Tile, Replace 40 23 4744275 Flooring, Vinyl Tile (VCT), Replace 15 9 4744283 Flooring, Carpet, Commercial Standard, Replace 10 8 4744285 Ceiling Finishes, any flat surface, Prep & Paint 10 6 4798752 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace 15 14 4744285 Plumbing System, Sulphy & Sanitary, Medium Density (excludes fixtures), Replace 15 14 4744267 Drinking Fountain, Wall-Mounted, Single-Level, Replace 15 14 4744286 Toilet, Commercial Wa | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 2 4744268 Window, Steel, 28-40 SF, Replace 30 19 11 4744279 Exterior Door, Steel, Standard, Replace 40 29 11 4744280 Roofing, Built-Up, Replace 25 22 3 4744278 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace 25 11 14 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 30 13 17 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 40 23 17 4744272 Flooring, Ceramic Tile, Replace 40 23 17 4744272 Flooring, Vinyl Tile (VCT), Replace 15 9 6 4744283 Flooring, Carpet, Commercial Standard, Replace 10 8 2 4744285 Ceiling Finishes, any flat surface, Prep & Paint 10 6 4 4798752 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace 15 14 4744267 Drinking Fountain, Wall- | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 2 7095 4744268 Window, Steel, 28-40 SF, Replace 30 19 11 120 4744279 Exterior Door, Steel, Standard, Replace 40 29 11 9 4744280 Roofing, Built-Up, Replace 25 22 3 7200 4744278 Suspended Cellings, Hard Tile, Replacement w/ACT, Replace 25 11 14 5400 4744278 Guster Partitions, Plastic/Laminate, Replace 20 5 15 3 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 30 13 17 12050 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 40 23 17 350 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 40 23 17 350 4744275 Flooring, Carpet, Commercial Standard, Replace 15 9 6 878 4744283 Flooring, Carpet, Commercial Standard, Replace 10 6 4 528 4744285 Celling Finishes, any flat surface, Prep & Paint 10 | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 2 7095 SF 4744268 Window, Steel, 28-40 SF, Replace 30 19 11 120 EA 4744279 Exterior Door, Steel, Standard, Replace 40 29 11 9 EA 4744280 Roofing, Built-Up, Replace 25 22 3 7200 SF 4744278 Suspended Ceilings, Hard Tile, Replace 25 11 14 5400 SF 4744284 Toilet Partitions, Plastic/Laminate, Replace 20 5 15 3 EA 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 30 13 17 12050 SF 4744276 Wall Finishes, Laminated Paneling (FRP), Replace 40 23 17 350 SF 4744275 Flooring, Carpatic Cearmic Tile, Replace 40 23 17 350 SF 4744275 Flooring, Vinyl Tile (VCT), Replace 15 9 6 878 SF 4744285 Ceiling Finishes, any flat surface, Prep & Paint 10 6 4 | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 2 7095 SF \$3.70 \$26,266 4744268 Window, Steel, 28-40 SF, Replace 30 19 11 120 EA \$2,838.20 \$340,584 \$4744279 Exterior Door, Steel, Standard, Replace 40 29 11 9 EA \$740.40 \$6,664 \$4744280 Roofing, Built-Up, Replace 25 22 3 7200 SF \$17.28 \$124,337 \$4744278 Suspended Ceilings, Hard Tile, Replacement w/ACT, Replace 25 11 14 5400 SF \$4.32 \$23,323 \$4744284 Toilet Partitions, Plastic/Laminate, Replace 20 5 15 3 EA \$925.50 \$2,777 \$4744276 Wall Finishes, Laminated Paneling (FRP), Replace 30 13 17 12050 SF \$19,74 \$237,915 \$4744275 Flooring, Ceramic Tile, Replace 40 23 17 350 SF \$22.21 \$7,774 \$4744275 Flooring, Ceramic Tile, Replace 15 9 6 878 SF \$2.21 \$7,774 \$4744275 Flooring, Carpet, Commercial Standard, Replace 10 8 2 4700 SF \$9.26 \$43,499 \$4744285 Ceiling Finishes, any flat surface, Prep & Paint 10 6 4 528 SF \$2.47 \$1.303 \$4798752 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace 15 14 1 1 EA \$1,480.80 \$1,481 \$474274 Sink/Lavatory, Wall-Hung, Vitreous China, Replace 30 19 11 2 EA \$1,851.00 \$3,702 \$4744264 Toilet, Commercial Water Closek, Replace 30 19 11 3 EA \$1,604.20 \$4,813 \$4744265 Toilet, Commercial Water Closek, Replace 30 19 11 5 EA \$1,604.20 \$4,813 \$4,44266 Urinal, Standard, Replace 30 19 11 5 EA \$1,604.20 \$4,813 \$4,44266 Urinal, Standard, Replace 30 19 11 5 EA \$1,604.20 \$4,813 \$4,44266 Urinal, Standard, Replace 20 9 11 6 EA \$1,106.00 \$6,663.60 \$1,406.2 | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 2 7095 SF \$3.70 \$26,266 \$28,266 \$26,266 \$26,266 \$30 \$26,266 \$30 \$30 \$19 \$11 \$120 EA \$2,233,20 \$340,584 \$1.00 \$3.00 \$3.00 \$19 \$11 \$120 EA \$2,233,20 \$340,584 \$1.00 \$3.00 \$3.00 \$3.00 \$19 \$11 \$120 EA \$2,233,20 \$340,584 \$1.00 \$3.0 | A744273 Exterior Walls, any painted surface, Prep & Paint 10 | 4744273 Extenor Walls, any painted surface, Prep & Paint 10 8 2 7095 SF \$3.70 \$26,266 \$26,266 \$0 4744278 Window, Steel 28-40 SF, Replace 30 19 11 120 EA \$2,838.20 \$340,584 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | 4744273 Exterior Walls, any painted surface, Prep & Paint 10 8 2 7095 SF \$3.70 \$26,266 \$26,266 \$42,4268 \$4444289 \$4444289 \$4444289 \$444428 \$44458 \$44 | 4744276 Exterior Walls, any peinted surface, Prep & Paint 10 8 2 7995 SF 5370 526, 266 | ### Starfor Walfs, any painted surface, Prep & Paint 10 8 2 7095 SF \$3.70 \$30,266 \$28,266 \$1.0 | 4744273 Exterior Walls, any painted surface, Preps & Paint 10 8 2 7695 SF 8370 S26, 2866 8 8 8 8 8 8 8 8 8 9 8 25 26, 266 4444289 Window, Seeke 24-94 SF, Replice 30 19 11 120 EA 52, 2832 20 341, 2846 8 8 8 8 8 8 8 8 9 8 9 8 9 8 9 8 9 8 9 | 4744273 Euterior Walls, any pointed surface, Peep & Pairst 10 10 8 2 705 8F 3370 838.266 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 | 444265 Learner Wale, any pamete surface, Peps A Pamet 19 | PACADES Clearer Walls, any gardend surface, Prop 8 Paral 19 19 19 19 19 19 19 1 | 444000 Ministry Selectic Ministry and surface. Pep & Paletic Ministry and surface. Pep & Paletic Ministry and Selectic Ministry and | 44421 Marker Sensi Aby Sir Report Work Sensy Sir Amerikan Marker Sir Amerikan Marker Sensy Sir A |

Russo/McEntee Academy / Building B

| Uniformat C | odeID Cost Description | Lifespan (El | JL)EAge | RUL | Quantit | yUnit | Unit Cos | st * Subt | total 20 | 023 | 2024 2025 | 5 2026 | 202 | 7 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | Deficiency Repair Estimate |
|-------------|--|--------------|---------|-----|---------|-------|----------|-----------|----------|-----|-----------|-----------|-----|-----------|------|------|------|------|------|---------|--------|----------|----------|------|------|------|------|------|------|----------------------------|
| B2010 | 4744290 Exterior Walls, any painted surface, Prep & Paint | 10 | 8 | 2 | 6750 | SF | \$3. | .70 \$24 | 4,989 | | \$24,989 | • | | | | | | | | 9 | 24,989 | | | | | | | | | \$49,977 |
| B2020 | 4744293 Window, Steel, 16-25 SF, Replace | 30 | 25 | 5 | 105 | EA | \$2,097. | .80 \$220 | 0,269 | | | | | \$220,269 | | | | | | | | | | | | | | | | \$220,269 |
| B2050 | 4744302 Exterior Door, Steel, Standard, Replace | 40 | 29 | 11 | 7 | EA | \$740. | .40 \$5 | 5,183 | | | | | | | | | | | \$5,183 | | | | | | | | | | \$5,183 |
| B3010 | 4744303 Roofing, Built-Up, Replace | 25 | 22 | 3 | 7200 | SF | \$17. | .28 \$124 | 4,387 | | | \$124,387 | | | | | | | | | | | | | | | | | | \$124,387 |
| C1070 | 4744288 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replacement | 25 | 11 | 14 | 5608 | SF | \$4. | .32 \$24 | 4,221 | | | | | | | | | | | | | | \$24,221 | | | | | | | \$24,221 |
| C1090 | 4744295 Toilet Partitions, Plastic/Laminate, Replace | 20 | 9 | 11 | 7 | EA | \$925. | .50 \$6 | 6,479 | | | | | | | | | | | \$6,479 | | | | | | | | | | \$6,479 |
| C2010 | 4744301 Wall Finishes, any surface, Prep & Paint | 10 | 7 | 3 | 11200 | SF | \$1. | .85 \$20 | 0,731 | | | \$20,731 | | | | | | | | | | \$20,731 | | | | | | | | \$41,462 |

BUREAU VERITAS

2/15/2023

| Uniformat Codell | ID | Cost Description | Lifespan (EUL |)EAge | RUL | Quanti | tyUnit | Unit C | Cost * S | Subtotal | 2023 | 2024 20 | 025 20 | 26 202 | 7 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 2036 2037 | 203 | 38 2039 | 9 204 | 40 204 ⁻ | 11 204 | 12 2043Deficiend | cy Repair Estimat |
|-------------------|-----------|--|---------------|-------|-----|--------|--------|--------|----------|----------|------|------------|--------------|--------|-----------|---------|----------|------|------|----------|---------|----------------------------|----------|---------|-------|---------------------|--------|------------------|-------------------|
| C2030 | 4744289 | Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 1008 | SF | : : | \$6.17 | \$6,219 | | | | | | \$6,219 | | | | | | | | | | | | | \$6,21 |
| C2030 4 | 4744296 | Flooring, Carpet, Commercial Standard, Replace | 10 | 8 | 2 | 4200 | SF | : | \$9.26 | \$38,871 | | \$38,8 | 371 | | | | | | | | | \$38,871 | | | | | | | \$77,742 |
| D2010 4 | 4798753 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 5608 | SF | \$ | 13.57 | \$76,123 | | | | | | | | | | | | | \$76,123 | 3 | | | | | \$76,12 |
| D2010 Z | 4744297 | Urinal, Standard, Replace | 30 | 19 | 11 | 5 | EA | \$1,3 | 57.40 | \$6,787 | | | | | | | | | | | \$6,787 | | | | | | | | \$6,78 |
| D2010 4 | 4744306 | Toilet, Commercial Water Closet, Replace | 30 | 19 | 11 | 7 | EA | \$1,6 | 04.20 | \$11,229 | | | | | | | | | | \$ | 11,229 | | | | | | | | \$11,22 |
| D2010 4 | 4744300 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 4 | EA | \$1,8 | 51.00 | \$7,404 | | | | | | | | | | | \$7,404 | | | | | | | | \$7,40 |
| D3030 4 | 4744292 | Unit Ventilator, approx/nominal 3 Ton, Replace | 20 | 9 | 11 | 5 | EA | \$11,1 | 06.00 | \$55,530 | | | | | | | | | | \$8 | 55,530 | | | | | | | | \$55,530 |
| D3060 4 | 4744298 | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace | 20 | 15 | 5 | 1 | EA | \$2,9 | 61.60 | \$2,962 | | | | | \$2,962 | | | | | | | | | | | | | | \$2,96 |
| D4010 5 | 5265147 | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 40 | 35 | 5 | 5608 | SF | : : | \$3.70 | \$20,761 | | | | | \$20,761 | | | | | | | | | | | | | | \$20,76 |
| D5030 | 4744305 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 29 | 11 | 5608 | SF | : | \$3.09 | \$17,301 | | | | | | | | | | \$ | 17,301 | | | | | | | | \$17,30 |
| D5040 | 4744304 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 9 | 11 | 5608 | SF | : | \$5.55 | \$31,141 | | | | | | | | | | \$3 | 31,141 | | | | | | | | \$31,14 |
| D7050 | 4744286 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 5608 | SF | : | \$1.85 | \$10,380 | | | | | | | \$10,380 | | | | | | | | | | | | \$10,380 |
| E2010 4 | 4744299 | Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 75 | LF | \$3 | 70.20 | \$27,765 | | | | | | | | | | \$2 | 27,765 | | | | | | | | \$27,76 |
| Totals, Unescala | ated | | | | | | | | | | \$0 | \$0 \$63,8 | \$60 \$145,1 | 18 \$0 | \$243,991 | \$6,219 | \$10,380 | \$0 | \$0 | \$0 \$10 | 68,819 | \$63,860 \$20,731 \$24,221 | \$76,12 | 3 \$0 | \$ | 50 \$0 | 0 \$ | 0 \$0 | \$823,32 |
| Totals, Escalated | d (3.0% i | nflation, compounded annually) | | | | | | | | | \$0 | \$0 \$67,7 | 49 \$158,5 | 75 \$0 | \$282,853 | \$7,426 | \$12,767 | \$0 | \$0 | \$0 \$2 | 33,684 | \$91,048 \$30,444 \$36,636 | \$118,59 | 7 \$0 |) \$ | 50 \$0 | 0 9 | 0 \$0 | \$1,039,78 |

| Russo/McEntee Academy | / Building C |
|-----------------------|--------------|
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| Uniformat Co | elD Cost Description | Lifespan (EUL | L)EAge | RUL | Quantit | yUnit | Unit Cost ' | Subtotal 2023 | | 2024 2025 2026 202 | 7 2028 | 2029 | 2030 | 2031 2032 20 | 033 203 | 34 20 | 35 2036 203 | 37 2038 | 3 2039 | 2040 | 2041 | 2042 | 2043Defici | iency Repair Estimate |
|----------------|--|---------------|--------|-----|---------|-------|-------------|---------------|-----|--------------------------------|-----------|---------|----------|--------------|--------------|------------|---------------------|-------------|--------|---------|------|------|------------|-----------------------|
| B2010 | 4744313 Exterior Walls, any painted surface, Prep & Paint | 10 | 8 | 2 | 6720 | SF | \$3.70 | \$24,877 | | \$24,877 | | | | | | \$24,87 | 77 | | | | | | | \$49,755 |
| B2020 | 4744314 Window, Steel, 16-25 SF, Replace | 30 | 25 | 5 | 105 | EA | \$2,097.80 | \$220,269 | | | \$220,269 | | | | | | | | | | | | | \$220,269 |
| B2050 | 4744308 Exterior Door, Steel, Standard, Replace | 40 | 29 | 11 | 8 | EA | \$740.40 | \$5,923 | | | | | | | \$5,92 | 23 | | | | | | | | \$5,923 |
| B3010 | 4744310 Roofing, Built-Up, Replace | 25 | 22 | 3 | 6800 | SF | \$17.28 | \$117,477 | | \$117,477 | | | | | | | | | | | | | | \$117,477 |
| C1070 | 4744320 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25 | 25 | 0 | 100 | SF | \$4.32 | 2 \$432 \$4 | 132 | | | | | | | | | | | | | | | \$432 |
| C1070 | 4744307 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25 | 11 | 14 | 5508 | SF | \$4.32 | \$23,789 | | | | | | | | | \$23,78 | 9 | | | | | | \$23,789 |
| C2010 | 4744312 Wall Finishes, any surface, Prep & Paint | 10 | 7 | 3 | 11200 | SF | \$1.85 | \$20,731 | | \$20,731 | | | | | | | \$20,731 | | | | | | | \$41,462 |
| C2030 | 4744317 Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 1122 | SF | \$6.17 | \$6,923 | | | | \$6,923 | | | | | | | | | | | | \$6,923 |
| C2030 | 4744315 Flooring, Carpet, Commercial Standard, Replace | 10 | 8 | 2 | 4486 | SF | \$9.26 | \$41,518 | | \$41,518 | | | | | | \$41,51 | 18 | | | | | | | \$83,036 |
| D2010 | 4798754 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 5608 | SF | \$13.57 | \$76,123 | | | | | | | | | | \$76,123 | | | | | | \$76,123 |
| D2010 | 4744324 Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 13 | 2 | 1 | EA | \$1,480.80 | \$1,481 | | \$1,481 | | | | | | | | | | \$1,481 | | | | \$2,962 |
| D2010 | 4744319 Sink/Lavatory, Service Sink, Floor, Replace | 35 | 18 | 17 | 1 | EA | \$987.20 | \$987 | | | | | | | | | | | | \$987 | | | | \$987 |
| D3030 | 4744318 Air Conditioner, Window/Thru-Wall, 1 TON, Replace | 10 | 6 | 4 | 2 | EA | \$2,714.80 | \$5,430 | | \$5,430 | | | | | | | \$5,43 | 0 | | | | | | \$10,859 |
| D3030 | 4744321 Unit Ventilator, approx/nominal 3 Ton, Replace | 20 | 9 | 11 | 5 | EA | \$11,106.00 | \$55,530 | | | | | | | \$55,53 | 30 | | | | | | | | \$55,530 |
| D4010 | 5265148 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta | all 40 | 35 | 5 | 5608 | SF | \$3.70 | \$20,761 | | | \$20,761 | | | | | | | | | | | | | \$20,761 |
| D5030 | 4744322 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 29 | 11 | 5608 | SF | \$3.09 | \$17,301 | | | | | | | \$17,30 |)1 | | | | | | | | \$17,301 |
| D5040 | 4744309 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | ce 20 | 9 | 11 | 5608 | SF | \$5.55 | \$31,141 | | | | | | | \$31,14 | 1 1 | | | | | | | | \$31,141 |
| D7050 | 4744316 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 5608 | SF | \$1.85 | \$10,380 | | | | | \$10,380 | | | | | | | | | | | \$10,380 |
| E2010 | 4744311 Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 75 | LF | \$370.20 | \$27,765 | | | | | | | \$27,76 | 35 | | | | | | | | \$27,765 |
| Totals, Unesc | alated | | | | | | | \$4 | 132 | \$0 \$67,876 \$138,208 \$5,430 | \$241,030 | \$6,923 | \$10,380 | \$0 \$0 | \$0 \$137,66 | \$66,39 | 95 \$20,731 \$29,21 | 9 \$76,123 | \$0 | \$2,468 | \$0 | \$0 | \$0 | \$802,875 |
| Totals, Escala | ted (3.0% inflation, compounded annually) | | | | | | | \$4 | 132 | \$0 \$72,010 \$151,024 \$6,111 | \$279,420 | \$8,266 | \$12,767 | \$0 \$0 | \$0 \$190,55 | \$94,66 | \$30,444 \$44,19 | 6 \$118,597 | \$0 | \$4,079 | \$0 | \$0 | \$0 | \$1,012,563 |

Russo/McEntee Academy / Building D
Uniformat CodelD Cost Description

| Uniformat CodelD | Cost Description | Lilespail (EUL | /LAge | KUL | Quantii | Ly Offic | Unit Cos | ı Subtotai | 1 2025 | 2024 | 2025 2020 | 202 | 2020 | 2029 2 | 030 20 | 2032 | 2033 | 2034 203 | 5 2036 2037 203 | 0 2039 2040 | 2041 | 2042 204 | buenciency Repair Estimat |
|------------------|---|----------------|-------|-----|---------|----------|----------|-------------|--------|---------|-----------|----------|-----------|--------|--------|------|------|----------|-----------------|-------------|------|----------|---------------------------|
| B2010 47443 | 34 Exterior Walls, any painted surface, Prep & Paint | 10 | 9 | 1 | 290 | SF | \$3. | 70 \$1,07 | 74 | \$1,074 | | | | | | | | \$1,074 | | | | | \$2,147 |
| B2010 47443 | 48 Exterior Walls, any painted surface, Prep & Paint | 10 | 7 | 3 | 6400 | SF | \$3. | 70 \$23,69 | 93 | | \$23,693 | | | | | | | | \$23,693 | | | | \$47,386 |
| B2020 47443 | 28 Window, Steel, 16-25 SF, Replace | 30 | 25 | 5 | 105 | EA | \$2,097. | 80 \$220,26 | 69 | | | | \$220,269 | | | | | | | | | | \$220,269 |
| B2050 47443 | 32 Exterior Door, Steel, Standard, Replace | 40 | 29 | 11 | 7 | EA | \$740. | 40 \$5,18 | 83 | | | | | | | | | \$5,183 | | | | | \$5,183 |
| B3010 47443 | 26 Roofing, Built-Up, Replace | 25 | 23 | 2 | 7200 | SF | \$17. | 28 \$124,38 | 87 | \$ | 124,387 | | | | | | | | | | | | \$124,387 |
| C1070 47443 | 38 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25 | 11 | 14 | 5208 | SF | \$4. | 32 \$22,49 | 93 | | | | | | | | | | \$22,493 | | | | \$22,493 |
| C1090 47443 | 45 Toilet Partitions, Plastic/Laminate, Replace | 20 | 9 | 11 | 7 | EA | \$925. | 50 \$6,47 | 79 | | | | | | | | | \$6,479 | | | | | \$6,479 |
| C2010 47443 | 35 Wall Finishes, any surface, Prep & Paint | 10 | 6 | 4 | 11200 | SF | \$1. | 85 \$20,73 | 31 | | | \$20,731 | | | | | | | \$20,731 | | | | \$41,462 |

BUREAU VERITAS

\$3,949

2/15/2023

G4050

4744100 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace

| Uniformat Code | odeID Cost Description | Lifespan (EUL | _)EAge | RUL | Quantity | Unit | Unit Cost | * Subtot | al 2023 | 2024 | 2025 | 2026 2027 | 2028 | 2029 2030 | 2031 | 2032 | 2033 | 203 | 4 2035 203 | 6 203 | 7 2038 | 2039 | 2040 | 2041 | 2042 | 2043Deficie | ency Repair Estimate |
|------------------|--|---------------|--------|-----|----------|------|------------|-----------|---------|--------------|----------|-------------------|-----------|------------------|------|------|------|-----------|-------------------|-----------|-------------|------|------|------|-------|-------------|----------------------|
| C2030 | 4744327 Flooring, Vinyl Tile (VCT), Replace | 15 | 10 | 5 | 1009 | SF | \$6.1 | 7 \$6,2 | 26 | | | | \$6,226 | | | | | | | | | | | | | \$6,226 | \$12,451 |
| C2030 | 4744349 Flooring, Carpet, Commercial Standard, Replace | 10 | 8 | 2 | 4206 | SF | \$9.2 | 26 \$38,9 | 27 | | \$38,927 | | | | | | | | \$38,927 | | | | | | | | \$77,853 |
| C2050 | 4744344 Ceiling Finishes, any flat surface, Prep & Paint | 10 | 6 | 4 | 400 | SF | \$2.4 | 17 \$9 | 87 | | | \$987 | | | | | | | | \$987 | 7 | | | | | | \$1,974 |
| D2010 | 4798755 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 5608 | SF | \$13.5 | 57 \$76,1 | 23 | | | | | | | | | | | | \$76,123 | | | | | | \$76,123 |
| D2010 | 4744329 Toilet, Commercial Water Closet, Replace | 30 | 19 | 11 | 7 | EA | \$1,604.2 | 20 \$11,2 | 29 | | | | | | | | | \$11,229 |) | | | | | | | | \$11,229 |
| D2010 | 4744336 Urinal, Standard, Replace | 30 | 19 | 11 | 5 | EA | \$1,357.4 | \$6,7 | 87 | | | | | | | | | \$6,787 | 7 | | | | | | | | \$6,787 |
| D2010 | 4744331 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 4 | EA | \$1,851.0 | 00 \$7,4 | 04 | | | | | | | | | \$7,404 | 1 | | | | | | | | \$7,404 |
| D3030 | 4744343 Air Conditioner, Window/Thru-Wall, 1 TON, Replace | 10 | 6 | 4 | 5 | EA | \$2,714.8 | 80 \$13,5 | 74 | | | \$13,574 | | | | | | | | \$13,574 | 1 | | | | | | \$27,148 |
| D3030 | 4744340 Unit Ventilator, approx/nominal 3 Ton, Replace | 20 | 9 | 11 | 5 | EA | \$11,106.0 | 00 \$55,5 | 30 | | | | | | | | | \$55,530 | | | | | | | | | \$55,530 |
| D3060 | 4744346 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace | 20 | 9 | 11 | 1 | EA | \$2,961.6 | \$2,9 | 62 | | | | | | | | | \$2,962 | 2 | | | | | | | | \$2,962 |
| D4010 | 5265149 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 40 | 35 | 5 | 5608 | SF | \$3.7 | 70 \$20,7 | 61 | | | | \$20,761 | | | | | | | | | | | | | | \$20,761 |
| D5020 | 4744337 Switchboard, 120/208 V, Replace | 40 | 26 | 14 | 1 | EA | \$61,700.0 | 00 \$61,7 | 00 | | | | | | | | | | | \$61,700 |) | | | | | | \$61,700 |
| D5030 | 4744325 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 26 | 14 | 5608 | SF | \$3.0 | 9 \$17,3 | 01 | | | | | | | | | | | \$17,301 | 1 | | | | | | \$17,301 |
| D5040 | 4744342 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 9 | 11 | 5608 | SF | \$5.5 | 55 \$31,1 | 41 | | | | | | | | | \$31,14 | | | | | | | | | \$31,141 |
| D7050 | 4744347 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 5608 | SF | \$1.8 | \$10,3 | 80 | | | | | \$10,380 | | | | | | | | | | | | | \$10,380 |
| E2010 | 4744333 Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 75 | LF | \$370.2 | 20 \$27,7 | 65 | | | | | | | | | \$27,765 | 5 | | | | | | | | \$27,765 |
| G4050 | 4744330 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 20 | 14 | 6 | 15 | EA | \$493.6 | \$7,4 | 04 | | | | | \$7,404 | | | | | | | | | | | | | \$7,404 |
| Totals, Unesca | calated | | | | | | | | \$(| 0 \$1,074 \$ | 163,314 | \$23,693 \$35,292 | \$247,255 | \$7,404 \$10,380 | \$0 | \$0 | \$0 | \$155,553 | \$38,927 \$23,693 | \$136,786 | \$76,123 | \$0 | \$0 | \$0 | \$0 | \$6,226 | \$925,720 |
| Totals, Escalate | lated (3.0% inflation, compounded annually) | | | | | | | | \$(| 0 \$1,106 \$ | 173,260 | \$25,890 \$39,722 | \$286,637 | \$8,841 \$12,767 | \$0 | \$0 | \$0 | \$215,322 | \$55,500 \$34,794 | \$206,902 | 2 \$118,597 | \$0 | \$0 | \$0 | \$0 : | \$11,244 | \$1,190,579 |

| | elD Cost Description | - 10 | | _ | 5070 | | 00.70 | 004 750 | 004 750 | | | | | | | | | |
|-------|---|--------|----|----|------|----|-------------|-----------|-----------|----------|----------|---------|----------|---------|---------|----------|---------|-------------------|
| | 4744105 Exterior Walls, any painted surface, Prep & Paint | 10 | 8 | 2 | 5876 | SF | | \$21,753 | \$21,753 | | | | | 521,753 | | | | \$43, |
| 32010 | 4744097 Exterior Walls, any painted surface, Prep & Paint | 10 | 8 | 2 | 1000 | SF | \$3.70 | \$3,702 | \$3,702 | | | | | \$3,702 | | | | \$7, |
| 32020 | 4744096 Window, Steel, up to 15 SF, Replace | 30 | 26 | 4 | 48 | EA | \$1,357.40 | \$65,155 | | \$65,155 | | | | | | | | \$65, |
| 32050 | 4744119 Exterior Door, Steel, Standard, Replace | 40 | 33 | 7 | 6 | EA | \$740.40 | \$4,442 | | | | \$4,442 | | | | | | \$4, |
| 33010 | 4744103 Roofing, Built-Up, Replace | 25 | 22 | 3 | 6185 | SF | \$17.28 | \$106,852 | \$106,852 | 2 | | | | | | | | \$106, |
| C1030 | 4744104 Interior Door, Wood, Solid-Core, Replace | 40 | 29 | 11 | 10 | EA | \$863.80 | \$8,638 | | | | | \$8,638 | | | | | \$8, |
| C1070 | 4744112 Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25 | 20 | 5 | 3033 | SF | \$4.32 | \$13,100 | | | \$13,100 | | | | | | | \$13, |
| 22010 | 4744108 Wall Finishes, any surface, Prep & Paint | 10 | 7 | 3 | 8890 | SF | \$1.85 | \$16,455 | \$16,455 | 5 | | | | \$16,45 | 55 | | | \$32 |
| C2030 | 4744101 Flooring, Vinyl Tile (VCT), Replace | 15 | 11 | 4 | 2100 | SF | \$6.17 | \$12,957 | | \$12,957 | | | | | | | \$12 | 957 \$25 , |
| 2030 | 4744113 Flooring, Carpet, Commercial Standard, Replace | 10 | 7 | 3 | 1633 | SF | \$9.26 | \$15,113 | \$15,113 | 3 | | | | \$15,11 | 13 | | | \$30, |
| 2050 | 4744116 Ceiling Finishes, any flat surface, Prep & Paint | 10 | 7 | 3 | 1200 | SF | \$2.47 | \$2,962 | \$2,962 | 2 | | | | \$2,96 | 62 | | | \$5, |
| 02010 | 4798756 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 4233 | SF | \$13.57 | \$57,459 | | | | | | | | \$57,459 | | \$57, |
| 02010 | 4744114 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 1 | EA | \$1,851.00 | \$1,851 | | | | | \$1,851 | | | | | \$1, |
| 02010 | 4744120 Toilet, Residential Water Closet, Replace | 30 | 19 | 11 | 5 | EA | \$863.80 | \$4,319 | | | | | \$4,319 | | | | | \$4, |
| 02010 | 4744102 Sink/Lavatory, Vanity Top, Stainless Steel, Replace | 30 | 19 | 11 | 6 | EA | \$1,480.80 | \$8,885 | | | | | \$8,885 | | | | | \$8, |
| 03020 | 4744110 Furnace, Gas, Replace | 20 | 18 | 2 | 1 | EA | \$7,650.80 | \$7,651 | \$7,651 | | | | | | | | | \$7, |
| 03030 | 4744107 Split System, Condensing Unit/Heat Pump, Replace | 15 | 13 | 2 | 1 | EA | \$6,416.80 | \$6,417 | \$6,417 | | | | | | | | \$6,417 | \$12, |
| 03030 | 4744098 Air Conditioner, Window/Thru-Wall, 1 TON, Replace | 10 | 6 | 4 | 2 | EA | \$2,714.80 | \$5,430 | | \$5,430 | | | | | \$5,43 | 0 | | \$10, |
| 03030 | 4744109 Unit Ventilator, approx/nominal 3 Ton, Replace | 20 | 14 | 6 | 2 | EA | \$11,106.00 | \$22,212 | | | \$22,212 | | | | | | | \$22, |
| 03050 | 4744094 HVAC System, Ductwork, Medium Density, Replace | 30 | 16 | 14 | 4233 | SF | \$4.94 | \$20,894 | | | | | | | \$20,89 | 4 | | \$20, |
| 04010 | 5265150 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Inst | all 40 | 35 | 5 | 4233 | SF | \$3.70 | \$15,671 | | | \$15,671 | | | | | | | \$15, |
| 05020 | 4744095 Distribution Panel, 120/208 V, Replace | 30 | 19 | 11 | 1 | EA | \$2,468.00 | \$2,468 | | | | | \$2,468 | | | | | \$2, |
| 5030 | 4744117 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 26 | 14 | 4233 | SF | \$3.09 | \$13,059 | | | | | | | \$13,05 | 9 | | \$13, |
| 5040 | 4744099 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Repla | ice 20 | 9 | 11 | 4233 | SF | \$5.55 | \$23,506 | | | | | \$23,506 | | | | | \$23, |
| 7050 | 4744111 Fire Alarm Panel, Fully Addressable, Replace | 15 | 9 | 6 | 1 | EA | \$18,510.00 | \$18,510 | | | \$18,510 | | | | | | | \$18, |
| 7050 | 4744118 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 4233 | SF | \$1.85 | \$7,835 | | | | \$7,835 | | | | | | \$7, |
| 2010 | 4744106 Casework, Cabinetry, Hardwood Standard, Replace | 20 | 15 | 5 | 48 | LF | \$370.20 | \$17,770 | | | \$17,770 | | | | | | | \$17, |

\$3,949

13 7 8 EA \$493.60 \$3,949



2/15/2023

| Uniformat CodelD Cost Description Lifespan (EUL)EAge RUL QuantityUnit Unit Cost * Subtotal | 2023 | 20 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 2 | 2034 2 | 2035 20 | 36 20 | 37 2038 | 2039 204 | 0 2 | 041 2042 | 2043D | eficiency Repair Estimate |
|--|------|-----|--------------|-----------|----------|-------------|-------------|-------|------|------|-----------|-----------|-------------|------------|------------|-------------|-----|--------------|-------|---------------------------|
| Totals, Unescalated | \$0 | 1 | \$0 \$39,523 | \$141,382 | \$83,542 | \$46,540 \$ | 540,722 \$1 | 6,226 | \$0 | \$0 | \$0 \$49, | 667 \$25, | ,455 \$34,5 | 30 \$39,38 | 2 \$57,459 | \$0 \$6,41 | 7 | \$0 \$12,957 | \$0 | \$593,802 |
| Totals, Escalated (3.0% inflation, compounded annually) | \$0 | - / | \$0 \$41,929 | \$154,492 | \$94,027 | \$53,952 \$ | 48,624 \$1 | 9,957 | \$0 | \$0 | \$0 \$68, | 750 \$36, | ,293 \$50,7 | 09 \$59,57 | 0 \$89,519 | \$0 \$10,60 | 6 | \$0 \$22,720 | \$0 | \$751,148 |

| Uniformat Co | delD Cost Description | Lifespan (EUL | .)EAge | RUL | Quantity | /Unit | Unit (| Cost *Su | ubtotal 2 | 023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 20 | 30 20 | 31 203 | 32 203 | 3 2034 | 2035 | 2036 2 | 037 20 | 38 2039 | 9 2040 | 2041 | 2042 | 2043Def | ficiency Repair Estimate |
|--------------|---|---------------|--------|-----|----------|-------|--------|-------------|-----------|---------|----------|----------|---------|-------|---------|-------------|-----------|--------|---------|----------|------|------------|-------------|------------|--------|------|------|---------|--------------------------|
| B2010 | 4744368 Exterior Walls, any painted surface, Prep & Paint | 10 | 10 | 0 | 150 | SF | : | \$3.70 | \$555 | \$555 | | | | | | | | | \$555 | 5 | | | | | | | | \$555 | \$1,666 |
| B2010 | 4744355 Exterior Walls, any painted surface, Prep & Paint | 10 | 6 | 4 | 4110 | SF | | \$3.70 \$ | 15,215 | | | | \$15 | 5,215 | | | | | | | | \$15, | 215 | | | | | | \$30,430 |
| B2020 | 4744363 Window, Aluminum Double-Glazed, 28-40 SF, Replace | 30 | 26 | 4 | 8 | EA | \$1,5 | 542.50 \$ | 12,340 | | | | \$12 | 2,340 | | | | | | | | | | | | | | | \$12,340 |
| B2050 | 4744367 Exterior Door, Steel, Standard, Replace | 40 | 25 | 15 | 4 | EA | \$7 | 40.40 | \$2,962 | | | | | | | | | | | | | | \$2,96 | j2 | | | | | \$2,962 |
| B3010 | 4744356 Roofing, Metal, Replace | 40 | 26 | 14 | 1130 | SF | \$ | \$16.04 | 18,127 | | | | | | | | | | | | | \$18, | 127 | | | | | | \$18,127 |
| B3010 | 4744358 Roofing, Built-Up, Replace | 25 | 23 | 2 | 1130 | SF | \$ | \$17.28 \$ | 19,522 | | | \$19,522 | | | | | | | | | | | | | | | | | \$19,522 |
| C1070 | 4744350 Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 25 | 0 | 200 | SF | | \$4.32 | \$864 | \$864 | | | | | | | | | | | | | | | | | | | \$864 |
| C1070 | 4744354 Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 11 | 14 | 1850 | SF | | \$4.32 | \$7,990 | | | | | | | | | | | | | \$7, | 990 | | | | | | \$7,990 |
| C2010 | 4744362 Wall Finishes, Laminated Paneling (FRP), Replace | 30 | 16 | 14 | 4510 | SF | \$ | \$19.74 | 89,045 | | | | | | | | | | | | | \$89, | 045 | | | | | | \$89,045 |
| C2030 | 4744364 Flooring, Vinyl Tile (VCT), Replace | 15 | 14 | 1 | 1025 | SF | | \$6.17 | \$6,324 | | \$6,324 | | | | | | | | | | | | | \$6,324 | 1 | | | | \$12,649 |
| C2030 | 4744361 Flooring, Carpet, Commercial Standard, Replace | 10 | 9 | 1 | 1025 | SF | | \$9.26 | \$9,486 | | \$9,486 | | | | | | | | | \$9,486 | | | | | | | | | \$18,973 |
| D2010 | 4798757 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 2050 | SF | \$ | \$13.57 \$2 | 27,827 | | | | | | | | | | | | | | \$27,82 | 27 | | | | | \$27,827 |
| D2010 | 4744360 Toilet, Residential Water Closet, Replace | 30 | 19 | 11 | 2 | EA | \$8 | 863.80 | \$1,728 | | | | | | | | | | | \$1,728 | | | | | | | | | \$1,728 |
| D2010 | 4744370 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 2 | EA | \$1,8 | 351.00 | \$3,702 | | | | | | | | | | | \$3,702 | | | | | | | | | \$3,702 |
| D3030 | 4744359 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 12 | 8 | 1 | EA | \$6,7 | 787.00 | \$6,787 | | | | | | | | \$6,78 | 87 | | | | | | | | | | | \$6,787 |
| D3030 | 4744351 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 12 | 8 | 1 | EA | \$6,7 | 787.00 | \$6,787 | | | | | | | | \$6,78 | 87 | | | | | | | | | | | \$6,787 |
| D5020 | 4744357 Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,3 | 357.40 | \$1,357 | | | | | | \$1 | ,357 | | | | | | | | | | | | | \$1,357 |
| D5030 | 4744365 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 26 | 14 | 2050 | SF | : | \$3.09 | \$6,324 | | | | | | | | | | | | | \$6, | 324 | | | | | | \$6,324 |
| D5040 | 4744352 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | e 20 | 9 | 11 | 2050 | SF | | \$5.55 \$ | 11,384 | | | | | | | | | | | \$11,384 | | | | | | | | | \$11,384 |
| D7050 | 4744353 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 2050 | SF | | \$1.85 | \$3,795 | | | | | | | \$3,79 | 95 | | | | | | | | | | | | \$3,795 |
| E2010 | 4744369 Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 30 | LF | \$3 | 370.20 \$ | 11,106 | | | | | | | | | | | \$11,106 | | | | | | | | | \$11,106 |
| G4050 | 4744366 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 20 | 14 | 6 | 6 | EA | \$4 | 193.60 | \$2,962 | | | | | | \$2 | ,962 | | | | | | | | | | | | | \$2,962 |
| Totals, Unes | alated | | | | | | | | | \$1.419 | \$15.811 | \$19,522 | \$0 \$2 | 7.555 | \$0 \$4 | ,319 \$3,79 | 95 \$13.5 | 74 \$ | 0 \$555 | \$37,406 | \$0 | \$0 \$136. | 703 \$30.78 | 88 \$6,324 | 4 \$0 | \$0 | \$0 | \$555 | \$298,326 |

| Uniformat CodeID | Cost Description | |
|---------------------|---------------------------------|--|
| Russo/McEntee Acade | emy / Modular Buildings E1 - E7 | |

| Uniformat C | odelD Cost Description | Lifespan (EUL | .)EAge | RUL | Quantit | tyUnit | Unit Cos | t *Subtotal 202 | 3 2024 | 2025 | 2026 2027 | 2028 2 | 029 2 | 030 20 | 31 203 | 2 2033 | 2034 | 2035 | 2036 20 | 37 2038 | 2039 | 2040 | 2041 | 2042 | 2043Deficiency Repair Estimate |
|-------------|---|---------------|--------|-----|---------|--------|-----------|-----------------|--------|------|-----------|--------|-------|--------|--------|--------|----------|------|---------|----------|------|-----------|------|------|--------------------------------|
| B2010 | 4744378 Exterior Walls, any painted surface, Prep & Paint | 10 | 6 | 4 | 6540 | SF | \$3.7 | 0 \$24,211 | | | \$24,211 | | | | | | | | \$24,2 | 11 | | | | | \$48,422 |
| B2020 | 4744383 Window, Aluminum Double-Glazed, 28-40 SF, Replace | 30 | 26 | 4 | 14 | EA | \$1,542.5 | 50 \$21,595 | | | \$21,595 | | | | | | | | | | | | | | \$21,595 |
| B2050 | 4744384 Exterior Door, Steel, Standard, Replace | 40 | 26 | 14 | 7 | EA | \$740.4 | 0 \$5,183 | | | | | | | | | | | \$5,1 | 83 | | | | | \$5,183 |
| B3010 | 4744396 Roofing, Metal, Replace | 40 | 26 | 14 | 8315 | SF | \$16.0 | 14 \$133,389 | | | | | | | | | | | \$133,3 | 89 | | | | | \$133,389 |
| C1070 | 4744390 Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 14 | 11 | 7175 | SF | \$4.3 | \$30,989 | | | | | | | | | \$30,989 | | | | | | | | \$30,989 |
| C2010 | 4744388 Wall Finishes, Laminated Paneling (FRP), Replace | 30 | 13 | 17 | 15068 | SF | \$19.7 | 4 \$297,503 | | | | | | | | | | | | | | \$297,503 | | | \$297,503 |
| C2030 | 4744377 Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 1794 | SF | \$6.1 | 7 \$11,069 | | | | \$11,0 | 69 | | | | | | | | | | | | \$11,069 |
| C2030 | 4744373 Flooring, Carpet, Commercial Standard, Replace | 10 | 6 | 4 | 5381 | SF | \$9.2 | 86 \$49,801 | | | \$49,801 | | | | | | | | \$49,8 | 01 | | | | | \$99,602 |
| D2010 | 4798758 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 7175 | SF | \$13.5 | \$97,393 | | | | | | | | | | | | \$97,393 | | | | | \$97,393 |
| D3030 | 4744394 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | \$6,787 | | | | | | | | | | | | | | \$6,787 |
| D3030 | 4744393 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | \$6,787 | | | | | | | | | | | | | | \$6,787 |
| D3030 | 4744385 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | \$6,787 | | | | | | | | | | | | | | \$6,787 |
| D3030 | 4744379 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 13 | 7 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | | | \$6,7 | '87 | | | | | | | | | | | \$6,787 |
| D3030 | 4744372 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 13 | 7 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | | | \$6,7 | '87 | | | | | | | | | | | \$6,787 |
| D3030 | 4744374 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 13 | 7 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | | | \$6,7 | '87 | | | | | | | | | | | \$6,787 |
| D3030 | 4744382 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 13 | 7 | 1 | EA | \$6,787.0 | 00 \$6,787 | | | | | \$6,7 | '87 | | | | | | | | | | | \$6,787 |
| D5020 | 4744387 Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 0 \$1,357 | | | | \$1,3 | 57 | | | | | | | | | | | | \$1,357 |
| D5020 | 4744395 Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 0 \$1,357 | | | | \$1,3 | 57 | | | | | | | | | | | | \$1,357 |

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2/15/2023

D5020

D5020

D5020

| Uniformat Code | eID | Cost Description | Lifespan (EUL | .)EAge | RUL | Quantity | /Unit | Unit Cos | t *Subto | otal 202 | 3 | 2024 | 2025 2 | 2026 | 2027 | 2028 202 | 9 2030 | 0 203 ⁻ | 1 2032 | 203 | 3 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043Deficie | ncy Repair Estimate |
|-----------------|----------|---|---------------|--------|-----|----------|-------|-----------|----------|----------|-----|------|-----------|----------|--------|--------------|----------|--------------------|--------|-----|-----------|------|--------|---------|-----------|---------|--------|------|------|-------------|---------------------|
| D5020 | 4744389 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 10 \$1 | ,357 | | | | | | \$1,35 | 7 | | | | | | | | | | | | | | \$1,357 |
| D5020 | 4744371 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 10 \$1 | ,357 | | | | | | \$1,35 | 7 | | | | | | | | | | | | | | \$1,357 |
| D5020 | 4744376 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 10 \$1 | ,357 | | | | | | \$1,35 | 7 | | | | | | | | | | | | | | \$1,357 |
| D5020 | 4744391 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 10 \$1 | ,357 | | | | | | \$1,35 | 7 | | | | | | | | | | | | | | \$1,357 |
| D5020 | 4744380 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 24 | 6 | 1 | EA | \$1,357.4 | 10 \$1 | ,357 | | | | | | \$1,35 | 7 | | | | | | | | | | | | | | \$1,357 |
| D5040 | 4744386 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | e 20 | 9 | 11 | 7175 | SF | \$5.5 | 55 \$39 | ,843 | | | | | | | | | | | \$39,843 | | | | | | | | | | \$39,843 |
| D7050 | 4744381 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 7175 | SF | \$1.8 | 35 \$13 | ,281 | | | | | | | \$13,281 | | | | | | | | | | | | | | \$13,281 |
| E2010 | 4744392 | Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 70 | LF | \$370.2 | 20 \$25 | ,914 | | | | | | | | | | | \$25,914 | | | | | | | | | | \$25,914 |
| G4050 | 4744375 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 20 | 14 | 6 | 14 | EA | \$493.6 | \$6 | ,910 | | | | | | \$6,910 |) | | | | | | | | | | | | | | \$6,910 |
| Totals, Unesca | lated | | | | | | | | | | \$0 | \$0 | \$0 \$20, | 361 \$9 | 95,607 | \$0 \$27,48 | \$40,429 | \$0 | \$0 | \$0 | \$96,746 | \$0 | \$0 \$ | 212,584 | \$97,393 | \$0 \$2 | 97,503 | \$0 | \$0 | \$0 | \$888,104 |
| Totals, Escalat | ed (3.0% | inflation, compounded annually) | | | | | | | | | \$0 | \$0 | \$0 \$22, | 249 \$10 | 07,607 | \$0 \$32,814 | \$49,722 | \$0 | \$0 | \$0 | \$133,919 | \$0 | \$0 \$ | 321,553 | \$151,736 | \$0 \$4 | 91,726 | \$0 | \$0 | \$0 | \$1,311,326 |

| Jniformat Code | ID (| Cost Description | Lifespan (EUL | .)EAge | RUL | Quantity | yUnit | Unit Cost *Subtotal | 2023 | 2024 2025 | 2026 202 | 7 2028 | 3 2029 | 2030 | 2031 | 2032 203 | 3 2034 | 2035 203 | 36 2037 2 | 2038 203 | 9 2040 | 2041 2042 2043 | Deficiency Repair Estimate |
|----------------|---------|---|---------------|--------|-----|----------|-------|---------------------|-----------|-----------|----------|--------|---------|------|------|----------|----------|----------|-----------|----------|-----------|----------------|----------------------------|
| B2010 | 4744406 | Exterior Walls, any painted surface, Prep & Paint | 10 | 10 | 0 | 300 | SF | \$3.70 \$1,11 | 1 \$1,111 | | | | | | | \$1,11 | 1 | | | | | \$1,111 | \$3,332 |
| B2010 | 4744405 | Exterior Walls, any painted surface, Prep & Paint | 10 | 6 | 4 | 4920 | SF | \$3.70 \$18,214 | 4 | | \$18,21 | 4 | | | | | | | \$18,214 | | | | \$36,428 |
| B2020 | 4744418 | Window, Aluminum Double-Glazed, 28-40 SF, Replace | 30 | 26 | 4 | 10 | EA | \$1,542.50 \$15,425 | 5 | | \$15,42 | 5 | | | | | | | | | | | \$15,425 |
| B2050 | 4744397 | Exterior Door, Steel, Standard, Replace | 40 | 26 | 14 | 5 | EA | \$740.40 \$3,702 | 2 | | | | | | | | | | \$3,702 | | | | \$3,702 |
| B3010 | 4744411 | Roofing, Metal, Replace | 40 | 29 | 11 | 6050 | SF | \$16.04 \$97,054 | 4 | | | | | | | | \$97,054 | | | | | | \$97,054 |
| C1070 | 4744403 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 12 | 13 | 5125 | SF | \$4.32 \$22,135 | 5 | | | | | | | | | \$22,13 | 5 | | | | \$22,135 |
| C2010 | 4744400 | Wall Finishes, Laminated Paneling (FRP), Replace | 30 | 13 | 17 | 11275 | SF | \$19.74 \$222,614 | 4 | | | | | | | | | | | | \$222,614 | | \$222,614 |
| C2030 | 4744414 | Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 1281 | SF | \$6.17 \$7,904 | 4 | | | | \$7,904 | | | | | | | | | | \$7,904 |
| C2030 | 4744399 | Flooring, Carpet, Commercial Standard, Replace | 10 | 7 | 3 | 3844 | SF | \$9.26 \$35,576 | 3 | | \$35,576 | | | | | | | \$35,57 | 6 | | | | \$71,152 |
| D2010 | 4798759 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 5125 | SF | \$13.57 \$69,567 | 7 | | | | | | | | | | \$69, | 567 | | | \$69,567 |
| D3030 | 4744402 | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.00 \$6,787 | 7 | | \$6,787 | | | | | | | | | | | | \$6,787 |
| D3030 | 4744415 | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.00 \$6,787 | 7 | | \$6,787 | | | | | | | | | | | | \$6,787 |
| D3030 | 4744412 | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.00 \$6,787 | 7 | | \$6,787 | | | | | | | | | | | | \$6,787 |
| D3030 | 4744417 | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.00 \$6,787 | 7 | | \$6,787 | | | | | | | | | | | | \$6,787 |
| D3030 | 4744401 | Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 17 | 3 | 1 | EA | \$6,787.00 \$6,787 | 7 | | \$6,787 | | | | | | | | | | | | \$6,787 |
| D5020 | 4744410 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 17 | 13 | 1 | EA | \$1,357.40 \$1,357 | 7 | | | | | | | | | \$1,35 | 7 | | | | \$1,357 |
| D5020 | 4744409 | Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 16 | 14 | 1 | EA | \$1,357.40 \$1,357 | 7 | | | | | | | | | | \$1,357 | | | | \$1,357 |

| Totals, Escal | lated (3 | 3.0% in | flation, compounded annually) | | | | | | | \$1,111 | \$0 | \$0 \$75,957 | \$37,861 | \$0 \$9 | 438 \$11,66 | 7 \$0 | \$0 \$1,49 | \$199,362 | \$0 \$86,744 | \$65,277 | \$108,383 | \$0 \$367,946 | \$0 | \$0 \$2,00 | \$967,244 |
|---------------|----------|---------|--|----|----|----|------|----|-------------------|---------|-----|--------------|----------|----------|-------------|-------|------------|-------------|--------------|----------|-----------|---------------|-----|------------|-----------|
| Totals, Unes | calated | t | | | | | | | | \$1,111 | \$0 | \$0 \$69,511 | \$33,639 | \$0 \$7, | 904 \$9,48 | 6 \$0 | \$0 \$1,11 | 1 \$144,023 | \$0 \$59,068 | \$43,156 | \$69,567 | \$0 \$222,614 | \$0 | \$0 \$1,11 | \$662,300 |
| E2010 | 474 | 4416 | Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 50 | LF | \$370.20 \$18,510 | | | | | | | | | \$18,510 | | | | | | | \$18,510 |
| D7050 | 474 | 4408 F | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 5125 | SF | \$1.85 \$9,486 | | | | | | \$9,48 | 6 | | | | | | | | | \$9,486 |
| D5040 | 474 | 14404 I | nterior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 9 | 11 | 5125 | SF | \$5.55 \$28,459 | | | | | | | | | \$28,459 | | | | | | | \$28,459 |
| D5030 | 474 | 4419 E | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 26 | 14 | 5125 | SF | \$3.09 \$15,811 | | | | | | | | | | | \$15,811 | | | | | \$15,811 |

\$1,357

\$1,357

\$1,357

| Russo/McEnte | e Academ | ny / Multi Use/0 | Cafeteria Building |
|---------------|----------|----------------------|---------------------|
| Uniformat Cod | ieID | Cost Descript | ion |
| B2010 | 4744451 | Exterior Walls | any nainted surface |

4744413 Distribution Panel, 120/240 V, Residential Style, Replace

4744407 Distribution Panel, 120/240 V, Residential Style, Replace

4744398 Distribution Panel, 120/240 V, Residential Style, Replace

30

30

16

14

16 14 1 EA \$1,357.40 \$1,357

EA \$1,357.40 \$1,357

EA \$1,357.40 \$1,357

| Uniformat Cod | eID | Cost Description | Lifespan (EUL |)EAge | RUL | Quantit | yUnit | Unit Cost * Subtotal 2023 | 2024 2 | 025 20 | 26 2027 | 2028 2029 | 2030 203 | 1 2032 | 2033 | 2034 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043Deficiency Repair Estin |
|---------------|---------|--|---------------|-------|-----|---------|-------|---------------------------|--------|--------|----------|-----------|----------|--------|------|-----------|------|----------|------|------|------|------|------|-----------------------------|
| B2010 | 4744451 | Exterior Walls, any painted surface, Prep & Paint | 10 | 6 | 4 | 6050 | SF | \$3.70 \$22,397 | | | \$22,397 | | | | | | | \$22,397 | | | | | | \$44 |
| B2020 | 4744443 | Storefront, Glazing & Framing, Replace | 30 | 24 | 6 | 400 | SF | \$67.87 \$27,148 | | | | \$27,148 | | | | | | | | | | | | \$27 |
| B2050 | 4744446 | Exterior Door, Steel, Standard, Replace | 40 | 32 | 8 | 5 | EA | \$740.40 \$3,702 | | | | | \$3,70 | 2 | | | | | | | | | | \$3 |
| B3010 | 4744434 | Roofing, Built-Up, Replace | 25 | 14 | 11 | 5088 | SF | \$17.28 \$87,900 | | | | | | | | \$87,900 | | | | | | | | \$87 |
| C1070 | 4744431 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25 | 14 | 11 | 3114 | SF | \$4.32 \$13,449 | | | | | | | | \$13,449 | | | | | | | | \$13 |
| C2010 | 4744437 | Wall Finishes, any surface, Prep & Paint | 10 | 6 | 4 | 9688 | SF | \$1.85 \$17,932 | | | \$17,932 | | | | | | | \$17,932 | | | | | | \$35 |
| C2030 | 4744423 | Flooring, Wood, Strip, Refinish | 10 | 6 | 4 | 600 | SF | \$4.94 \$2,962 | | | \$2,962 | | | | | | | \$2,962 | | | | | | \$5 |

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2/15/2023

| Uniformat Cod | eID Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | /Unit | Unit Cost * Subtota | 2023 | 2024 2025 | 2026 202 | 7 2028 | 2029 | 2030 203 | 1 2032 | 2033 | 2034 | 2035 203 | 6 203 | 7 2038 | 2039 | 2040 | 2041 2 | 2042 2043Deficie | ency Repair Estimate |
|----------------|--|----------------|------|-----|----------|-------|----------------------|------|-------------|-------------------|----------|----------|------------------|--------|----------|-----------|----------|-----------|-----------|----------|-------|--------|------------------|----------------------|
| C2030 | 4744445 Flooring, Vinyl Sheeting, Replace | 15 | 13 | 2 | 1040 | SF | \$8.64 \$8,984 | | \$8,984 | | | | | | | | | | | \$8 | 3,984 | | | \$17,967 |
| C2030 | 4744424 Flooring, Vinyl Tile (VCT), Replace | 15 | 10 | 5 | 2514 | SF | \$6.17 \$15,511 | | | | \$15,511 | | | | | | | | | | | | \$15,511 | \$31,023 |
| C2050 | 4744454 Ceiling Finishes, any flat surface, Prep & Paint | 10 | 6 | 4 | 1290 | SF | \$2.47 \$3,184 | | | \$3,184 | | | | | | | | \$3,184 | | | | | | \$6,367 |
| D1010 | 4744420 Vertical Lift, Wheelchair, 5' Rise, Renovate | 25 | 10 | 15 | 1 | EA | \$20,978.00 \$20,978 | | | | | | | | | | | | \$20,978 | | | | | \$20,978 |
| D2010 | 4744425 Water Heater, Gas, Residential, Replace | 15 | 4 | 11 | 1 | EA | \$1,604.20 \$1,604 | | | | | | | | | \$1,604 | | | | | | | | \$1,604 |
| D2010 | 4744433 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 4404 | SF | \$13.57 \$59,780 | | | | | | | | | | | | \$59,780 | | | | | \$59,780 |
| D2010 | 4744442 Toilet, Residential Water Closet, Replace | 30 | 19 | 11 | 1 | EA | \$863.80 \$864 | | | | | | | | | \$864 | | | | | | | | \$864 |
| D2010 | 4744438 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 1 | EA | \$1,851.00 \$1,851 | | | | | | | | | \$1,851 | | | | | | | | \$1,851 |
| D2010 | 4744429 Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 4 | 11 | 1 | EA | \$1,480.80 \$1,481 | | | | | | | | | \$1,481 | | | | | | | | \$1,481 |
| D2010 | 4744444 Sink/Lavatory, Service Sink, Laundry, Replace | 30 | 15 | 15 | 1 | EA | \$1,110.60 \$1,111 | | | | | | | | | | | | \$1,111 | | | | | \$1,111 |
| D3020 | 4744449 Unit Heater, Natural Gas, Replace | 20 | 17 | 3 | 1 | EA | \$8,391.20 \$8,391 | | | \$8,391 | | | | | | | | | | | | | | \$8,391 |
| D3020 | 4744432 Unit Heater, Natural Gas, Replace | 20 | 16 | 4 | 1 | EA | \$8,391.20 \$8,391 | | | \$8,39 | | | | | | | | | | | | | | \$8,391 |
| D4010 | 5265151 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | ill 40 | 35 | 5 | 4404 | SF | \$3.70 \$16,304 | | | | \$16,304 | | | | | | | | | | | | | \$16,304 |
| D5020 | 4744448 Switchboard, 120/208 V, Replace | 40 | 30 | 10 | 1 | EA | \$98,720.00 \$98,720 | | | | | | | | \$98,720 | | | | | | | | | \$98,720 |
| D5020 | 4744440 Switchboard, 120/208 V, Replace | 40 | 30 | 10 | 1 | EA | \$98,720.00 \$98,720 | | | | | | | | \$98,720 | | | | | | | | | \$98,720 |
| D5020 | 4744456 Distribution Panel, 120/208 V, Replace | 30 | 25 | 5 | 1 | EA | \$7,404.00 \$7,404 | | | | \$7,404 | | | | | | | | | | | | | \$7,404 |
| D5030 | 4744430 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 29 | 11 | 4404 | SF | \$3.09 \$13,586 | | | | | | | | | \$13,586 | | | | | | | | \$13,586 |
| D5040 | 4744453 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | ce 20 | 9 | 11 | 4404 | SF | \$5.55 \$24,455 | | | | | | | | | \$24,455 | | | | | | | | \$24,455 |
| D7050 | 4744435 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 4404 | SF | \$1.85 \$8,152 | | | | | | \$8,152 | | | | | | | | | | | \$8,152 |
| E1030 | 4744426 Foodservice Equipment, Dishwasher Commercial, Replace | 10 | 6 | 4 | 1 | EA | \$26,531.00 \$26,531 | | | \$26,53 | | | | | | | | \$26,531 | | | | | | \$53,062 |
| E1030 | 4744450 Foodservice Equipment, Convection Oven, Double, Replace | 10 | 6 | 4 | 1 | EA | \$11,723.00 \$11,723 | | | \$11,723 | 3 | | | | | | | \$11,723 | 3 | | | | | \$23,446 |
| E1030 | 4744436 Foodservice Equipment, Convection Oven, Double, Replace | 10 | 6 | 4 | 1 | EA | \$11,723.00 \$11,723 | | | \$11,723 | 3 | | | | | | | \$11,723 | в | | | | | \$23,446 |
| E1030 | 4744452 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$3,331.80 \$3,332 | | | | | \$3,332 | | | | | | | | | | | | \$3,332 |
| E1030 | 4744427 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 9 | 6 | 1 | EA | \$2,097.80 \$2,098 | | | | | \$2,098 | | | | | | | | | | | | \$2,098 |
| E1030 | 4744447 Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 9 | 6 | 1 | EA | \$2,097.80 \$2,098 | | | | | \$2,098 | | | | | | | | | | | | \$2,098 |
| E1030 | 4744455 Foodservice Equipment, Freezer, 2-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$6,293.40 \$6,293 | | | | | \$6,293 | | | | | | | | | | | | \$6,293 |
| E1030 | 4744439 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$3,331.80 \$3,332 | | | | | \$3,332 | | | | | | | | | | | | \$3,332 |
| E1030 | 4744422 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$3,331.80 \$3,332 | | | | | \$3,332 | | | | | | | | | | | | \$3,332 |
| E1030 | 4744457 Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 9 | 6 | 1 | EA | \$3,331.80 \$3,332 | | | | | \$3,332 | | | | | | | | | | | | \$3,332 |
| E1030 | 4744421 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace | 15 | 9 | 6 | 1 | EA | \$5,553.00 \$5,553 | | | | | \$5,553 | | | | | | | | | | | | \$5,553 |
| E1030 | 4744441 Foodservice Equipment, Walk-In, Refrigerator, Replace | 20 | 13 | 7 | 1 | EA | \$18,510.00 \$18,510 | | | | | | \$18,510 | | | | | | | | | | | \$18,510 |
| Totals, Unesca | lated | | | | | | | \$0 | \$0 \$8,984 | \$8,391 \$104,843 | \$39,219 | \$56,517 | \$26,662 \$3,702 | \$0 \$ | 197,440 | \$145,191 | \$0 \$0 | \$96,452 | \$81,868 | \$0 \$8 | 3,984 | \$0 | \$0 \$15,511 | \$793,764 |
| Totale Escalat | ed (3.0% inflation, compounded annually) | | | | | | | \$0 | \$0 \$9,531 | \$9,169 \$118,002 | \$45,466 | \$67,484 | \$32,791 \$4,690 | \$0.5 | 265.343 | \$200,979 | \$0 \$0 | \$145,892 | \$127,548 | \$0 \$14 | 1,848 | \$0 | \$0 \$28,015 | \$1,069,758 |

| usso/McEntee Academy / F | Portable Building K3 |
|--------------------------|----------------------|
|--------------------------|----------------------|

| Uniformat Cod | eID Cost Description | Lifespan (EUI | L)EAge | RUL | Quantity | Unit | Unit Co | st *Subt | otal 20 | 23 2024 2025 2026 202 | 7 202 | 8 202 | 9 2030 | 2031 | 2032 | 2033 2034 | 2035 | 2036 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043Deficiency Repair Estimate |
|---------------|---|---------------|--------|-----|----------|------|---------|------------|---------|-----------------------|-------|---------|---------|------|------|-----------|------|-----------|----------|------|----------|------|------|--------------------------------|
| B2010 | 4744468 Exterior Walls, any painted surface, Prep & Paint | 10 | 6 | 4 | 2160 | SF | \$3 | .70 \$7,9 | 996 | \$7,99 | 6 | | | | | | | \$7,996 | | | | | | \$15,993 |
| B2020 | 4744464 Window, Aluminum Double-Glazed, 28-40 SF, Replace | 30 | 26 | 4 | 2 | EA | \$1,542 | .50 \$3,0 | 085 | \$3,08 | 5 | | | | | | | | | | | | | \$3,085 |
| B2050 | 4744463 Exterior Door, Steel, Standard, Replace | 40 | 26 | 14 | 1 | EA | \$740 | .40 \$ | 740 | | | | | | | | | \$740 | | | | | | \$740 |
| B3010 | 4744461 Roofing, Metal, Replace | 40 | 26 | 14 | 1166 | SF | \$16 | .04 \$18, | 705 | | | | | | | | | \$18,705 | | | | | | \$18,705 |
| C1070 | 4744465 Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 25 | 0 | 200 | SF | \$4 | .32 \$8 | 864 | \$864 | | | | | | | | | | | | | | \$864 |
| C1070 | 4744460 Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 11 | 14 | 825 | SF | \$4 | .32 \$3, | 563 | | | | | | | | | \$3,563 | | | | | | \$3,563 |
| C2010 | 4744462 Wall Finishes, Laminated Paneling (FRP), Replace | 30 | 13 | 17 | 1400 | SF | \$19 | .74 \$27,6 | 642 | | | | | | | | | | | | \$27,642 | | | \$27,642 |
| C2030 | 4744469 Flooring, Vinyl Tile (VCT), Replace | 15 | 9 | 6 | 225 | SF | \$6 | .17 \$1,3 | 388 | | | \$1,388 | 3 | | | | | | | | | | | \$1,388 |
| C2030 | 4744474 Flooring, Carpet, Commercial Standard, Replace | 10 | 7 | 3 | 800 | SF | \$9 | .26 \$7,4 | 404 | \$7,404 | | | | | | | \$ | 7,404 | | | | | | \$14,808 |
| D2010 | 4798760 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 25 | 15 | 1025 | SF | \$13 | .57 \$13,9 | 913 | | | | | | | | | | \$13,913 | | | | | \$13,913 |
| D2010 | 4744470 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 19 | 11 | 1 | EA | \$1,851 | .00 \$1,8 | 851 | | | | | | | \$1,851 | | | | | | | | \$1,851 |
| D2010 | 4744467 Toilet, Residential Water Closet, Replace | 30 | 19 | 11 | 1 | EA | \$863 | .80 \$8 | 864 | | | | | | | \$864 | | | | | | | | \$864 |
| D3030 | 4744458 Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace | 20 | 13 | 7 | 1 | EA | \$6,787 | .00 \$6, | 787 | | | | \$6,787 | | | | | | | | | | | \$6,787 |
| D5020 | 4744471 Distribution Panel, 120/240 V, Residential Style, Replace | 30 | 19 | 11 | 1 | EA | \$1,357 | .40 \$1,3 | 357 | | | | | | | \$1,357 | | | | | | | | \$1,357 |

Totals, Escalated (3.0% inflation, compounded annually)

BUREAU VERITAS

\$1,742,636

2/15/2023

| Uniformat Co | odeID Cost Description | Lifespan (EUL | _)EAge | RUL | Quantit | yUnit | Unit Cost *Subtotal 20 | 23 | 2024 | 2025 | 2026 2 | 027 20 | 28 202 | 9 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 2038 | 2039 | 2040 | 2041 | 2042 | 2043Deficiency Re | pair Estimate |
|---------------|---|---------------|--------|-----|---------|-------|------------------------|-------|------|------|----------------|--------|-----------|------------|------|------|--------|---------|---------------------|---------|-------------------|----------|------|------|------|-------------------|---------------|
| D5040 | 4744459 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | e 20 | 9 | 11 | 1025 | SF | \$5.55 \$5,692 | | | | | | | | | | | \$5,692 | | | | | | | | | \$5,692 |
| D7050 | 4744473 Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install | 20 | 13 | 7 | 1025 | SF | \$1.85 \$1,897 | | | | | | | \$1,897 | | | | | | | | | | | | | \$1,897 |
| E2010 | 4744466 Casework, Cabinetry, Hardwood Standard, Replace | 20 | 9 | 11 | 10 | LF | \$370.20 \$3,702 | | | | | | | | | | | \$3,702 | | | | | | | | | \$3,702 |
| G4050 | 4744472 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace | 20 | 14 | 6 | 2 | EA | \$493.60 \$987 | | | | | | \$98 | 7 | | | | | | | | | | | | | \$987 |
| Totals, Unes | calated | | | | | | | \$864 | \$0 | \$0 | \$7,404 \$11,0 | 81 : | 50 \$2,37 | 5 \$8,684 | \$0 | \$0 | \$0 \$ | 13,466 | \$0 | \$7,404 | \$31,005 \$13,913 | \$0 \$27 | 642 | \$0 | \$0 | \$0 | \$123,839 |
| Totals, Escal | lated (3.0% inflation, compounded annually) | | | | | | | \$864 | \$0 | \$0 | \$8,091 \$12,4 | 72 | \$2,83 | 6 \$10,681 | \$0 | \$0 | \$0 \$ | 18,640 | \$0 \$ ⁻ | 10,873 | \$46,898 \$21,677 | \$0 \$45 | 687 | \$0 | \$0 | \$0 | \$178,718 |

| Uniformat Co | delD Cost Description | Lifespan (EUL)E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 203 | 1 203 | 2 203 | 3 2034 20 | 35 2036 | 2037 | 2038 20 | 39 2 | 2040 2041 2 | 2042 2 | 2043Deficiency Repair | Estimate |
|--------------|--|-----------------|-----|-----|----------|------|-------------|------------------|------|------|-----------|------|------|------|----------|-------|-----------|-----------|----------|----------|---------|------|-------------|--------|-----------------------|-----------|
| F1020 | 4744478 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace | 30 | 16 | 14 | 5832 | SF | \$61.70 | \$359,834 | | | | | | | | | | | \$ | 359,834 | | | | | : | \$359,834 |
| G2020 | 4744484 Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 2 | 3 | 31371 | SF | \$0.56 | \$17,420 | | | \$17,420 | | | | \$17,420 |) | | | \$17,420 | | | | \$17,420 | | | \$69,681 |
| G2020 | 4744477 Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 15 | 10 | 31570 | SF | \$4.32 | \$136,351 | | | | | | | | | \$136,351 | | | | | | | | | \$136,351 |
| G2030 | 4744481 Sidewalk, Concrete, Small Areas/Sections, Replace | 50 | 50 | 0 | 2000 | SF | \$24.68 | \$49,360 \$49,36 | 60 | | | | | | | | | | | | | | | | | \$49,360 |
| G2050 | 4744490 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe | 5 | 2 | 3 | 71300 | SF | \$0.56 | \$39,593 | | | \$39,593 | | | | \$39,593 | 3 | | | \$39,593 | | | | \$39,593 | | | \$158,372 |
| G2050 | 4744487 Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlag | 25 | 15 | 10 | 21730 | SF | \$4.32 | \$93,852 | | | | | | | | | \$93,852 | | | | | | | | | \$93,852 |
| G2050 | 4744482 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace | 25 | 13 | 12 | 3 | EA | \$11,723.00 | \$35,169 | | | | | | | | | | \$35,16 | 69 | | | | | | | \$35,169 |
| G2050 | 4744492 Play Structure, Multipurpose, Medium, Replace | 20 | 9 | 11 | 1 | EA | \$24,680.00 | \$24,680 | | | | | | | | | | \$24,680 | | | | | | | | \$24,680 |
| G2050 | 4744489 Play Structure, Multipurpose, Medium, Replace | 20 | 8 | 12 | 1 | EA | \$24,680.00 | \$24,680 | | | | | | | | | | \$24,68 | 30 | | | | | | | \$24,680 |
| G2060 | 4744488 Fences & Gates, Fence, Chain Link 6', Replace | 40 | 29 | 11 | 2320 | LF | \$25.91 | \$60,120 | | | | | | | | | | \$60,120 | | | | | | | | \$60,120 |
| G2060 | 4744475 Picnic Table, Metal Powder-Coated, Replace | 20 | 8 | 12 | 21 | EA | \$863.80 | \$18,140 | | | | | | | | | | \$18,14 | 10 | | | | | | | \$18,140 |
| G2060 | 4744486 Fences & Gates, Fence, Chain Link 4', Replace | 40 | 26 | 14 | 830 | LF | \$22.21 | \$18,436 | | | | | | | | | | | | \$18,436 | | | | | | \$18,436 |
| G2060 | 4744494 Fences & Gates, Fence, Metal Tube 6', Replace | 40 | 26 | 14 | 120 | LF | \$49.36 | \$5,923 | | | | | | | | | | | | \$5,923 | | | | | | \$5,923 |
| G2060 | 4744480 Fences & Gates, Fence, Chain Link 8', Replace | 40 | 26 | 14 | 422 | LF | \$30.85 | \$13,019 | | | | | | | | | | | | \$13,019 | | | | | | \$13,019 |
| G2060 | 4744485 Flagpole, Metal, Replace | 30 | 16 | 14 | 1 | EA | \$3,085.00 | \$3,085 | | | | | | | | | | | | \$3,085 | | | | | | \$3,085 |
| G2060 | 4744476 Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install | 20 | 1 | 19 | 1 | EA | \$30,850.00 | \$30,850 | | | | | | | | | | | | | | | \$30, | 850 | | \$30,850 |
| G2080 | 4744479 Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 20 | 17 | 3 | 121000 | SF | \$1.23 | \$149,314 | | | \$149,314 | | | | | | | | | | | | | | | \$149,314 |
| P2030 | 4744491 Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report | 0 | 0 | 0 | 2 | EA | \$8,638.00 | \$17,276 \$17,27 | '6 | | | | | | | | | | | | | | | | | \$17,276 |

\$0 \$0 \$225,459

\$0 \$0 \$0 \$0 \$72,223 \$0 \$309,373 \$117,384 \$111,193 \$83,726 \$605,486 \$0 \$0 \$0 \$97,061 \$54,096 \$0

\$66,636

Appendix F:
Equipment Inventory List



| ID | | | | the state of the s | | | | | | | | |
|---------|--|-----------------------|---|--|--|---------------------|-------------------------------|--|--------------------|--------------|----------|---|
| ID | UFCode | Component Description | Attributes | Capacity | Building Russo/McEntee Academy | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 4744420 | D1010 | Vertical Lift | Wheelchair, 5' Rise | | Multi Use/Cafeteria Building | Stage | Porch-Lift | | | | 19025914 | |
| g | | | | | | | | | | | | |
| ID | UFCode | Component Description | Attributes | Capacity | Building | | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 4744425 | D2010 | Water Heater | Gas, Residential | 50 GAL | Russo/McEntee Academy Multi Use/Cafeteria Building | / Utility closet | A. O. Smith | G6-UT5050NV 400 | 192911565 | 2019 | 19025950 | |
| | | | | | | | | | | | | |
| ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 4744110 | D3020 | Furnace | Gas | 150 MBH | Russo/McEntee Academy Building K1 & K2 | Mechanical room | ICP | No tag/plate found | | | 19025899 | |
| 4744432 | D3020 | Unit Heater | Natural Gas | 126 - 180 MBH | Russo/McEntee Academy Multi Use/Cafeteria Building | / Cafeteria | Reznor | CXL-170-3 | Illegible | | 19025951 | |
| 4744449 | D3020 | Unit Heater | Natural Gas | 150 MBH | Russo/McEntee Academy Multi Use/Cafeteria Building | / Cafeteria | Reznor | CXL170-3E | AKE52F9N30253 | 1985 | 19025925 | |
| 4744265 | D3030 | Air Conditioner | Window/Thru-Wall | 2.5 - 5 TON | bulluling A | | | | | | | 3 |
| 4744098 | D3030 | Air Conditioner | Window/Thru-Wall, 1 TO | N 1 TON | Building KT & KZ | | | | | | | 2 |
| 4744318 | D3030 | Air Conditioner | Window/Thru-Wall, 1 TO | N 1 TON | Building C | Classrooms | | | | | | 2 |
| 4744343 | D3030 | Air Conditioner | | N 1 TON | Building D | | | | | | | 5 |
| 4744458 | D3030 | Heat Pump | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | Fortable building No | | Bard Manufacturing Company | DEHANLIALOUXAXXX | LZSB001205750-0N | 1998 | 19025910 | |
| 4744359 | D3030 | Heat Pump [A7] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | • | | Bard Manufacturing Company | | | | 19025937 | |
| 4744351 | D3030 | Heat Pump [Kidango] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | Kidango & Staff Portable Buildings | Building exterior | Bard Manufacturing Company | No tag/plate found | | | 19025913 | |
| 4744379 | D3030 | Heat Pump [Room E1] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | Modulal Dallalings E1 E1 | | Bard Manufacturing Company | HH421 LA0BUX4XXX | 126A 971073315-02 | 1997 | 19025904 | |
| 4744393 | D3030 | Heat Pump [Room E2] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | ge | | Bard Manufacturing Company | WH421LA08UX4XXX | 126H971120345-02 | 1997 | 19025934 | |
| 4744382 | D3030 | Heat Pump [Room E3] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | | | Bard Manufacturing Company | WH421 LA08UX4XXX | 126 N 961051612-02 | 1996 | 19025933 | |
| 4744374 | D3030 | Heat Pump [Room E4] | Mounted, 3.5 to 4 TON | 4 TON | Russo/McEntee Academy Modular Buildings E1 - E7 | Building exterior | Bard Manufacturing Company | WH421 LA08UX4XXX | 126B971076619-02 | 1997 | 19025935 | |
| 4744372 | D3030 | Heat Pump [Room E5] | Mounted, 3.5 to 4 TON | 4 TON | | | Dord More to at the | WH421LA 0BUX4xxx | 126H971128520-02 | 1997 | 19025932 | |
| 4744394 | D3030 | Heat Pump [Room E6] | Mounted, 3.5 to 4 TON | 4 TON | | | Company | CHA0NIR0BUXAXXX | LAL001496071-01 | 2000 | 19025939 | |
| 4744385 | D3030 | Heat Pump [Room E7] | Mounted, 3.5 to 4 TON | 4 TON | | | Company | 121-A0SXX4XX | 1ZEP0Z1770213-0z | 2002 | 19025920 | |
| 4744402 | D3030 | Heat Pump [Room G1] | Mounted, 3.5 to 4 TON | 4 TON | | | Company | HH421-A15UX4xxx | 1260971099702-02 | | 19025907 | |
| 4744401 | D3030 | Heat Pump [Room G2] | Mounted, 3.5 to 4 TON | 4 TON | | | Rard Manufacturing | WH421-A10UX4xxx | 1260971099723-02 | 1997 | 19025928 | |
| 4744412 | D3030 | Heat Pump [Room G3] | Mounted, 3.5 to 4 TON | 4 TON | Modular Buildings G1 - G5 | Building exterior | Company | WH421-A10 0U | 1260971099704-02 | 1997 | 19025881 | |
| | 4744420 g ID 4744425 ID 4744410 4744432 4744449 4744465 4744098 4744318 4744343 4744359 4744359 4744351 4744379 4744379 4744372 4744374 4744372 4744394 4744385 4744402 4744401 | ### Book | 10 | Material Lift Wheelchair, 5' Rise Packaged & Wall-Mounted, 3.5 to 4 TON | | | | Product Prod | Part | Part | Part | Part Part |

| 21 | 4744415 | D3030 | Heat Pump [Room G4] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | Russo/McEntee Academy / Building exterior Modular Buildings G1 - G5 | Bard Manufacturing Company | WH421-10UX XXX | 126D971099720-02 | 1997 | 19025944 | |
|----------------|---------|--------|---|---|-------------------|--|-------------------------------|--------------------|------------------|--------------|----------|-----|
| 22 | 4744417 | D3030 | Heat Pump [Room G5] | Packaged & Wall- Mounted, 3.5 to 4 TON | 4 TON | Russo/McEntee Academy / Building exterior Modular Buildings G1 - G5 | Bard Manufacturing Company | DUH421-A10UX4XXX | 1260971099694-02 | 1997 | 19025921 | |
| 23 | 4744107 | D3030 | Split System | Condensing Unit/Heat Pump | 4 TON | Russo/McEntee Academy / Site Building K1 & K2 | ICP | TCA048AKA1 | L0024 45516 | 2000 | 19025909 | |
| 24 | 4744292 | D3030 | Unit Ventilator | approx/nominal 3 Ton | 1250 CFM | Russo/McEntee Academy / Classrooms Building B | | | | | | 5 |
| 25 | 4744109 | D3030 | Unit Ventilator | approx/nominal 3 Ton | 751 - 1250 CFM | Russo/McEntee Academy / Classrooms Building K1 & K2 | | | | | | 2 |
| 26 | 4744321 | D3030 | Unit Ventilator | approx/nominal 3 Ton | 751 - 1250 CFM | Russo/McEntee Academy / Classrooms Building C | | | | | | 5 |
| 27 | 4744282 | D3030 | Unit Ventilator | approx/nominal 3 Ton | 751 - 1250 CFM | Russo/McEntee Academy / Classrooms Building A | | | | | | 6 |
| 28 | 4744340 | D3030 | Unit Ventilator | approx/nominal 3 Ton | 751 - 1250 CFM | Russo/McEntee Academy / Classrooms Building D | | | | | | 5 |
| 29 | 4744298 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 16 Damper | " 1200 CFM | Russo/McEntee Academy / Roof Building B | No tag/plate found | No tag/plate found | | | 19025903 | |
| 30 | 4744346 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 16 Damper | " 1001 - 2000 CFM | Russo/McEntee Academy / Roof Building D | | | | | 19025924 | |
| D50 Electrical | l | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 4744337 | D5020 | Switchboard | 120/208 V | 800 AMP | Russo/McEntee Academy / Building exterior Building D | Square D | | | | 19025797 | |
| 2 | 4744440 | D5020 | Switchboard | 120/208 V | 1600 AMP | Russo/McEntee Academy / Multi Use/Cafeteria Building exterior Building | Challenger | | | 1993 | 19025917 | |
| 3 | 4744448 | D5020 | Switchboard [Panel A] | 120/208 V | 1600 AMP | Russo/McEntee Academy / Multi Use/Cafeteria Stage Building | Challenger | | | 1993 | 19025916 | |
| 4 | 4744471 | D5020 | Distribution Panel [K3 Portable] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Building exterior Portable Building K3 | | | | | 19025931 | |
| 5 | 4744095 | D5020 | Distribution Panel [Panel B] | 120/208 V | 200 AMP | Russo/McEntee Academy / Building K1 & K2 | | | | | 19025897 | |
| 6 | 4744456 | D5020 | Distribution Panel [Panel K1] | 120/208 V | 225 AMP | Russo/McEntee Academy / Multi Use/Cafeteria Restrooms Building | Challenger | | | 1993 | 19025923 | |
| 7 | 4744357 | D5020 | Distribution Panel [Room A7] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Kidango & Staff Portable Building exterior Buildings | | | | | 19025938 | |
| 8 | 4744387 | D5020 | Distribution Panel [Room E1] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Classrooms Modular Buildings E1 - E7 | | | | | 19025754 | |
| 9 | 4744389 | D5020 | Distribution Panel [Room E2] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Classrooms Modular Buildings E1 - E7 | | | | | 19025790 | |
| 10 | 4744371 | D5020 | Distribution Panel [Room E3] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Classrooms Modular Buildings E1 - E7 | Square D | | | | 19025919 | |
| 11 | 4744391 | D5020 | Distribution Panel [Room E4] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Modular Buildings E1 - E7 | Square D | | | | 19025940 | |
| 12 | 4744376 | D5020 | Distribution Panel [Room E5] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Classrooms Modular Buildings E1 - E7 | Square D | | | | 19025941 | |
| 13 | 4744380 | D5020 | Distribution Panel [Room E6] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Modular Buildings E1 - E7 | Square D | | | | 19025936 | |
| 14 | 4744395 | D5020 | Distribution Panel [Room E7] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Modular Buildings E1 - E7 | Square D | | | | 19025749 | |
| 15 | 4744398 | D5020 | Distribution Panel [Room G1] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Modular Buildings G1 - G5 | Square D | | | | 19025719 | |
| 16 | 4744409 | D5020 | Distribution Panel [Room G2] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Classrooms Modular Buildings G1 - G5 | Square D | | | | 19025753 | |
| 17 | 4744413 | D5020 | Distribution Panel [Room G3] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy / Classrooms Modular Buildings G1 - G5 | Square D | | | | 19025862 | |
| | | | | | | | | | | | | |

| 18 | 4744407 | D5020 | Distribution Panel [Room G4] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy Modular Buildings G1 - G5 | / Classrooms | Square D | | | | 19025795 | |
|-------------|------------------------|--------|--|--|----------|--|------------------|----------------------|----------------|-----------|--------------|----------|-----|
| 19 | 4744410 | D5020 | Distribution Panel [Room G5] | 120/240 V, Residential Style | 100 AMP | Russo/McEntee Academy Modular Buildings G1 - G5 | Classrooms | Square D | | | | 19025863 | |
| D70 Electro | onic Safety & Security | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 4744111 | D7050 | Fire Alarm Panel | Fully Addressable | | Russo/McEntee Academy A | / Main office | Pittway | AFP-200 | | | 19025896 | |
| E10 Equipr | ment | | | | | | | | | | | | |
| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1 | 4744450 | E1030 | Foodservice Equipment | Convection Oven, Double | | Russo/McEntee Academy Multi Use/Cafeteria Building | / Kitchen | Montague | | | | 19025901 | |
| 2 | 4744436 | E1030 | Foodservice Equipment | Convection Oven, Double | | Russo/McEntee Academy Multi Use/Cafeteria Building | / Kitchen | Royalton | | | | 19025943 | |
| 3 | 4744426 | E1030 | Foodservice Equipment | Dishwasher Commercial | | Russo/McEntee Academy Multi Use/Cafeteria Building | / Kitchen | Edlund | | | | 19025929 | |
| 4 | 4744421 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | | | | | 19025898 | |
| 5 | 4744427 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | No tag/plate found | | | | 19025949 | |
| 6 | 4744447 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | Metro | C5 | 1 series | | 19025930 | |
| 7 | 4744455 | E1030 | Foodservice Equipment | Freezer, 2-Door Reach-In | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | Traulsen | G22010 | T82897L14 | | 19025900 | |
| 8 | 4744452 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Russo/McEntee Academy Multi Use/Cafeteria Building | / Kitchen | Beverage-Air Corpora | ation SM58HC-W | 13801054 | | 19025915 | |
| 9 | 4744439 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | Beverage-Air Corpora | ation SM58N-W | 10804860 | | 19025911 | |
| 10 | 4744422 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | Beverage-Air Corpora | ation SM58N-W | 12214123 | | 19025908 | |
| 11 | 4744457 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Russo/McEntee Academy of Multi Use/Cafeteria Building | / Kitchen | Beverage-Air Corpora | ation | | | 19025942 | |
| 12 | 4744441 | E1030 | Foodservice Equipment | Walk-In, Refrigerator | | Russo/McEntee Academy Multi Use/Cafeteria Building | / Kitchen | Cold Storage | | | | 19025905 | |