

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Pasadena High
2925 East Sierra Madre Boulevard
Pasadena, California 91107

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Ten
Main Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107
Site Developed	1953 Renovated 2002/2011/2017
Site Area	34.2 acres (estimated)
Parking Spaces	177 total spaces all in open lots; 8 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 14-16, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
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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

Pasadena High is a high school campus originally developed in 1953. Construction of the primary eight buildings was reportedly completed in 1958. Notable renovations include a campus HVAC overhaul in 2001, electrical overhaul in 2002, interior updates in 2011, reconstruction of the athletic complex in 2017, addition of solar covered parking and restroom overhauls in 2020, and replacement of the central plant machinery in 2021.

There are two portable buildings on campus dated to 1988, a restroom building south of the pools and a modular classroom building utilized by campus police southeast of Building W.

Architectural

The buildings are brick structures with concrete floors and roof supports. The majority of campus buildings still utilize hard tile ceilings with limited concealment with dropped ceiling tiles; buildings have largely replaced 9" floor tiles with conventional 12" VCT. Exterior windows are steel framed and single-paned. Roofing replacements for several buildings were in the final preparation stages during the assessment. Interiors are replaced or reworked regularly, but ceiling maintenance is subpar.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is provided to the campus by a central hydronics plant located at the northern end of the athletics complex (Building R/S/T/U) and feeds air handlers and ceiling mounted fan coil units throughout the campus buildings. There are three elevators which provide access to the second floor classrooms and restrooms. Each major building is fed electricity at 4160 V which is locally dropped down to 208 V for local switchboards. Plumbing has largely been overhauled from galvanized steel to copper piping, and urinals have been mostly transitioned to waterless units. The buildings possess limited fire suppression, often restricted to small portions of the building, but are fully alarmed with a central, networked fire alarm system.

Site

The main faculty parking lot is in good condition, but the secondary paved areas beside the auditorium and "little theater" are heavily fractured and in need of re-pavement. The sports fields are well maintained, and the football field with surrounding track was recently updated. Lighting appears adequate, and walkways appear properly accessible. Of note, the pools are heated by a pair of "Raypak" heaters which are designed for indoor installation but are installed outdoors.

Recommended Additional Studies

No additional studies recommended at this time; however, it is recommended that the roofing be re-evaluated after replacement is complete.

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

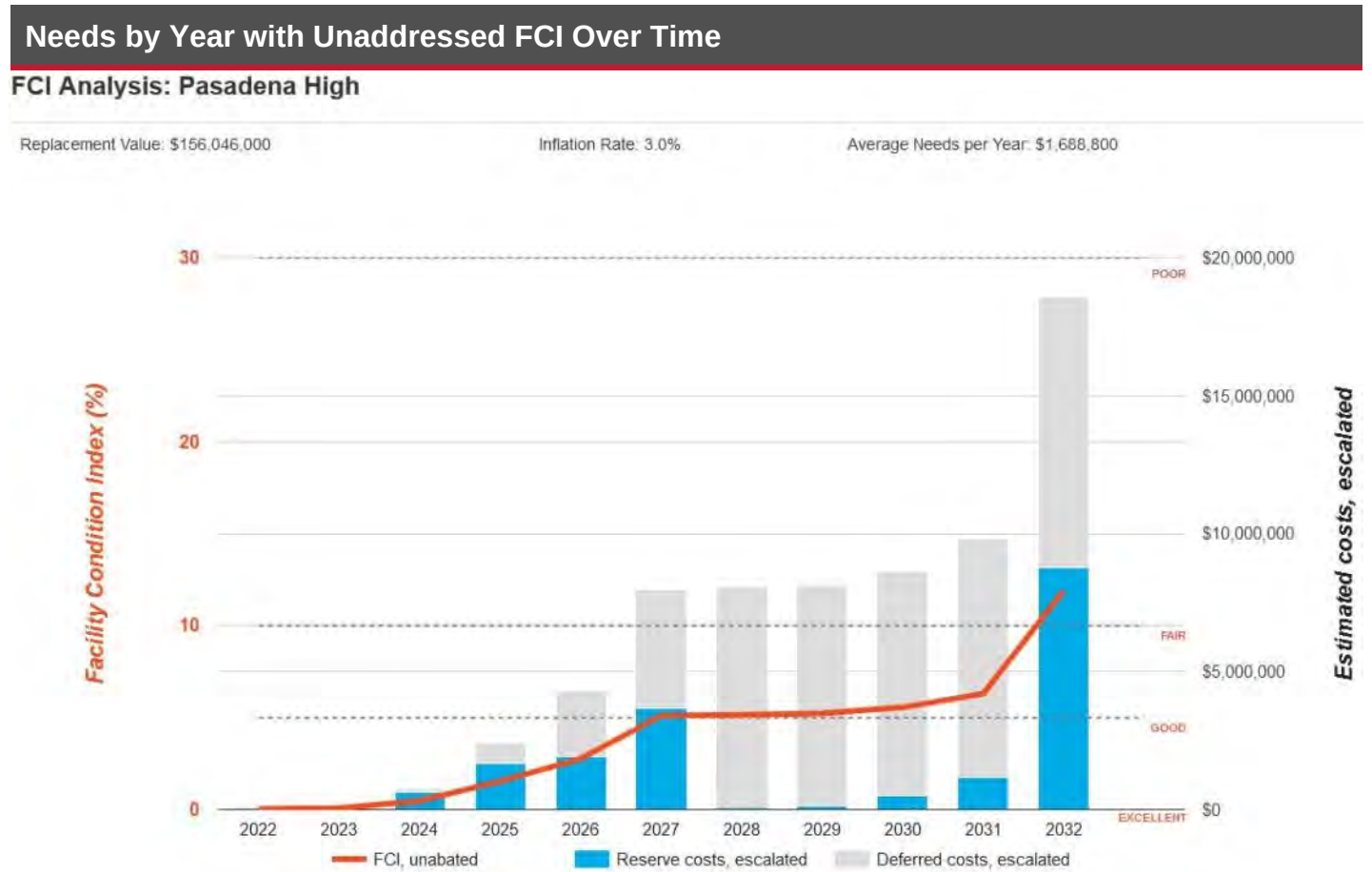
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has 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
A (ADMIN) (1960)	\$506	25,914	\$13,112,484	0.0%	2.0%	6.2%	13.7%
B/C (1958)	\$506	41,613	\$21,056,178	0.0%	5.5%	9.8%	18.8%
D (1960)	\$506	13,164	\$6,660,984	0.0%	0.7%	4.0%	12.7%
E/J (1958)	\$506	36,500	\$18,469,000	0.1%	1.6%	3.4%	7.8%
F/G/H/I/K/L (1958)	\$506	114,000	\$57,684,000	0.0%	0.1%	2.7%	7.7%
Portables (1993)	\$275	1,248	\$343,200	0.0%	2.3%	11.6%	20.0%
R/S/T/U (1958)	\$506	59,662	\$30,188,972	0.0%	0.0%	2.5%	9.3%
V (1958)	\$506	14,378	\$7,275,268	0.2%	1.6%	10.5%	19.3%
W (1958)	\$506	2,479	\$1,254,374	0.4%	9.8%	14.9%	21.4%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus 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.



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.



Immediate Needs

Facility/Building	Total Items	Total Cost
A (ADMIN)	1	\$1,600
B/C	2	\$1,700
D	1	\$500
E/J	2	\$10,800
F/G/H/I/K/L	4	\$7,700
R/S/T/U	2	\$4,100
Site	1	\$1,100
V	3	\$13,000
W	2	\$4,600
Total	18	\$45,100

A (ADMIN)

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3945094	Nurse Office	E1040	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	Poor	Safety	\$1,600
Total (1 items)						\$1,600

B/C

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3945961	Building Exterior	B2010	Exterior Walls, Brick, Replace	Failed	Performance/Integrity	\$900
3945967	Roof	B3010	Roofing, Built-Up, Replace	Poor	Performance/Integrity	\$800
Total (2 items)						\$1,700

D

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3954306	Building Exterior	B2010	Exterior Walls, Concrete, Replace	Failed	Performance/Integrity	\$500

E/J

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3945935	E 108	C1010	Interior Wall, Gypsum Board/Plaster, Repair	Failed	Performance/Integrity	\$100
3945944	Stairwell	C1070	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	Failed	Environmental	\$10,700
Total (2 items)						\$10,800

F/G/H/I/K/L

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3945929	Little Theater restroom	C1010	Interior Wall Construction, Plaster, Repair	Failed	Performance/Integrity	\$200
3945936	Little Theater	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Poor	Performance/Integrity	\$1,000
3945908	Little Theater	C1070	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	Failed	Performance/Integrity	\$6,100
3945937	Little Theater	C2010	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	Failed	Performance/Integrity	\$400
Total (4 items)						\$7,700

R/S/T/U

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3954256	R201	C1030	Interior Door, Wood, Solid-Core, Replace	Failed	Performance/Integrity	\$800
3954280	Gymnasium	C1090	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	Failed	Performance/Integrity	\$3,300
Total (2 items)						\$4,100

Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3954226	Site	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Failed	Safety	\$1,100
Total (1 items)						\$1,100

V

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3954229	Utility closet	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Environmental	\$1,000
3951994	Kitchen	E1030	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	Failed	Performance/Integrity	\$7,900
3952020	Kitchen	E1030	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	Failed	Performance/Integrity	\$4,100
Total (3 items)						\$13,000

W

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3945899	Cafeteria	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Failed	Environmental	\$4,400
3946590	Throughout building	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace	Failed	Safety	\$200
Total (2 items)						\$4,600

Key Findings



Sidewalk in Failed condition.

Concrete, Small Areas/Sections
Site Pasadena High Site

Uniformat Code: G2030
Recommendation: **Replace in 2022**

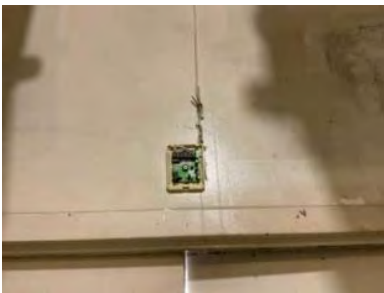
Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$1,100

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Concrete walkway lifted up; tripping hazard - AssetCALC ID: 3954226



Emergency and Exit Lighting in Failed condition.

Exit Sign, LED
W Pasadena High Throughout building

Uniformat Code: D5040
Recommendation: **Replace in 2022**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$200

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Exit sign is missing. - AssetCALC ID: 3946590



Healthcare Equipment in Poor condition.

Defibrillator (AED), Cabinet-Mounted
A (ADMIN) Pasadena High Nurse Office

Uniformat Code: E1040
Recommendation: **Replace in 2022**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,600

\$\$\$\$

Unit past expiration date - AssetCALC ID: 3945094



Exterior Walls in Failed condition.

Concrete
D Pasadena High Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Damage to the drip edge was observed. - AssetCALC ID: 3954306

**Exterior Walls in Failed condition.**

Brick
B/C Pasadena High Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2022**

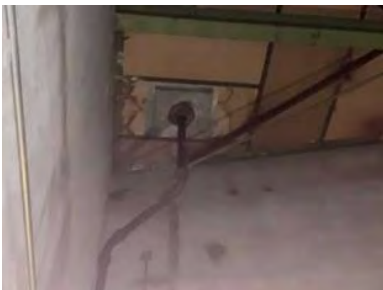
Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Damaged brick was observed at rear of building C - AssetCALC ID: 3945961

**Roofing in Poor condition.**

Built-Up
B/C Pasadena High Roof

Uniformat Code: B3010
Recommendation: **Replace in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Leaks around a roof drain were observed. - AssetCALC ID: 3945967

**Roofing in Poor condition.**

Built-Up
A (ADMIN) Pasadena High Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$220,900

\$\$\$\$

Signs of roof leaks in building - AssetCALC ID: 3945971

**Roofing in Poor condition.**

Built-Up
E/J Pasadena High Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$272,700

\$\$\$\$

Slated for renewal - AssetCALC ID: 3945998



Interior Wall Construction in Failed condition.

Plaster
F/G/H/I/K/L Pasadena High Little Theater restroom

Uniformat Code: C1010
Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

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There is water damage to the wall from the toilet. - AssetCALC ID: 3945929



Interior Wall in Failed condition.

Gypsum Board/Plaster
E/J Pasadena High E 108

Uniformat Code: C1010
Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

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The wall has a hole in it. - AssetCALC ID: 3945935



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pasadena High Parking Lot East of Building F

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

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Many wide cracks were observed throughout - AssetCALC ID: 3945921



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pasadena High Parking Area Between B and C

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2024**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Alligator cracking was observed throughout. - AssetCALC ID: 3945894



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pasadena High Parking Area Between B and C

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$23,600

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Alligator cracking was observed throughout. - AssetCALC ID: 3945914



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pasadena High Parking Lot East of Building F

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2024**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,300

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Many wide cracks were observed throughout. - AssetCALC ID: 3945917



Interior Door in Failed condition.

Wood, Solid-Core
R/S/T/U Pasadena High R201

Uniformat Code: C1030
Recommendation: **Replace in 2022**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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The door is damaged. - AssetCALC ID: 3954256



Wall Finishes in Failed condition.

Acoustical Tile (ACT), Standard
F/G/H/I/K/L Pasadena High Little Theater

Uniformat Code: C2010
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

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Tiles damaged - AssetCALC ID: 3945937

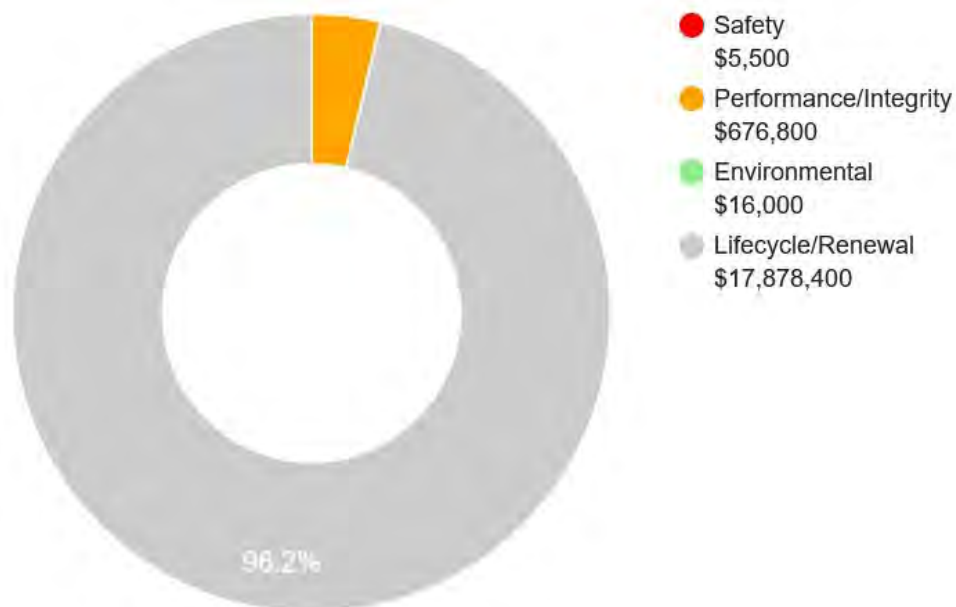
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$18,576,700

2. Building A



Building A: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1953/2011	
Building Size	25,914 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, vinyl Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handlers and fan coil terminal units Supplemental components: Split-system heat pump	Fair

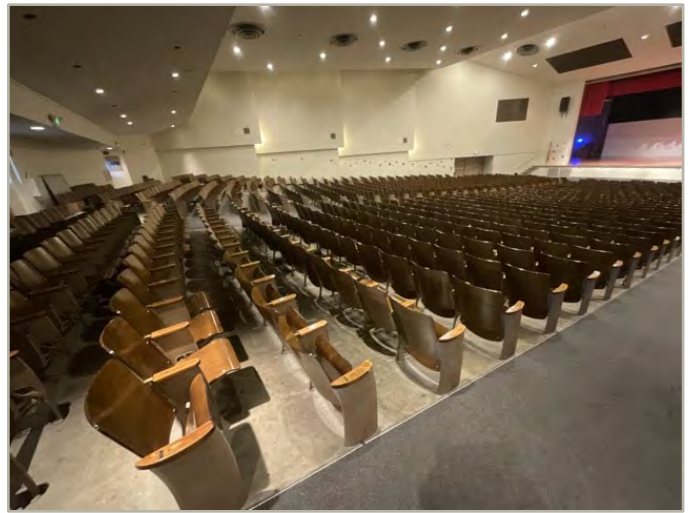
Building A: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: 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.	
Key Issues and Findings	Expired AED, roof leaks	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$31,783	\$295,578	\$262,799	\$590,160
Roofing	-	\$234,314	-	-	\$8,813	\$243,127
Interiors	-	-	\$149,082	\$192,419	\$553,181	\$894,682
Conveying	-	-	-	\$100,888	-	\$100,888
Plumbing	-	-	\$6,053	-	\$647,556	\$653,609
HVAC	-	-	\$269,496	\$25,973	\$226,354	\$521,823
Electrical	-	-	\$28,122	\$170,508	\$245,351	\$443,981
Fire Alarm & Electronic Systems	-	-	\$97,165	\$189,452	\$151,380	\$437,997
Equipment & Furnishings	\$1,632	-	-	\$2,193	\$2,947	\$6,772
Site Utilities	-	-	-	\$876	-	\$876
TOTALS (3% inflation)	\$1,700	\$234,400	\$581,800	\$977,900	\$2,098,400	\$3,894,200

3. Building B/C



Building B/C: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2011	
Building Size	41,613 SF	
Number of Stories	One above grade with mechanical mezzanines	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, vinyl Ceilings: Painted lath and plaster, hard tile, and ACT	Fair
Elevators	Wheelchair Lift	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handlers and fan coil terminal units	Fair

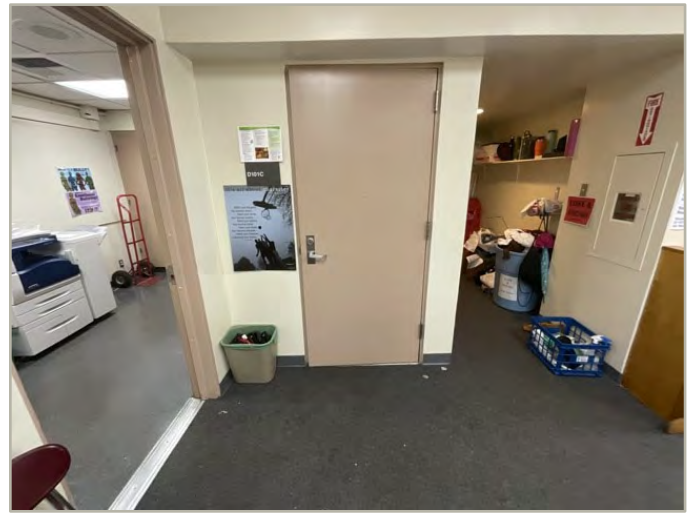
Building B/C: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL, LED 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.	
Key Issues and Findings	Damaged brick, signs of roof leakage, missing and damaged ceiling tiles, damaged loading area pavement	

Building B/C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$864	-	\$146,434	\$16,083	\$254,805	\$418,186
Roofing	\$761	-	\$43,275	\$798,350	-	\$842,386
Interiors	-	\$60,962	\$296,751	\$56,213	\$394,291	\$808,217
Conveying	-	-	-	\$22,085	-	\$22,085
Plumbing	-	-	\$2,581	\$4,386	\$1,017,440	\$1,024,407
HVAC	-	-	\$323,286	\$251,549	\$1,164,462	\$1,739,297
Fire Protection	-	-	-	-	\$75,474	\$75,474
Electrical	-	-	\$2,774	\$353,267	\$521,420	\$877,461
Fire Alarm & Electronic Systems	-	-	\$305,743	\$404,620	\$476,338	\$1,186,701
Equipment & Furnishings	-	-	\$873,831	-	-	\$873,831
Site Utilities	-	-	-	\$10,526	-	\$10,526
TOTALS (3% inflation)	\$1,700	\$61,000	\$1,994,700	\$1,917,100	\$3,904,300	\$7,878,800

4. Building D



Building D: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2011	
Building Size	13,164 SF	
Number of Stories	One above grade with mechanical penthouse	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, vinyl Ceilings: Painted lath and plaster, hard tile, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Good
HVAC	Central System: Air handlers and fan coil terminal units	Fair

Building D: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: 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.	
Key Issues and Findings	Damaged drip edge	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$473	-	\$21,818	-	\$88,057	\$110,348
Roofing	-	-	-	\$235,411	-	\$235,411
Interiors	-	-	\$118,752	\$11,404	\$176,522	\$306,678
Plumbing	-	-	\$1,591	\$1,753	\$300,776	\$304,120
HVAC	-	-	\$24,311	\$116,973	\$315,835	\$457,119
Fire Protection	-	-	-	-	\$23,875	\$23,875
Electrical	-	-	\$832	\$128,344	\$177,794	\$306,970
Fire Alarm & Electronic Systems	-	-	\$96,719	\$89,503	\$150,685	\$336,907
Site Utilities	-	-	-	\$10,526	-	\$10,526
TOTALS (3% inflation)	\$500	-	\$264,100	\$594,000	\$1,233,600	\$2,092,200

5. Building E/J



Building E/J: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2011	
Building Size	36,500 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, vinyl Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handlers and fan coil terminal units	Fair

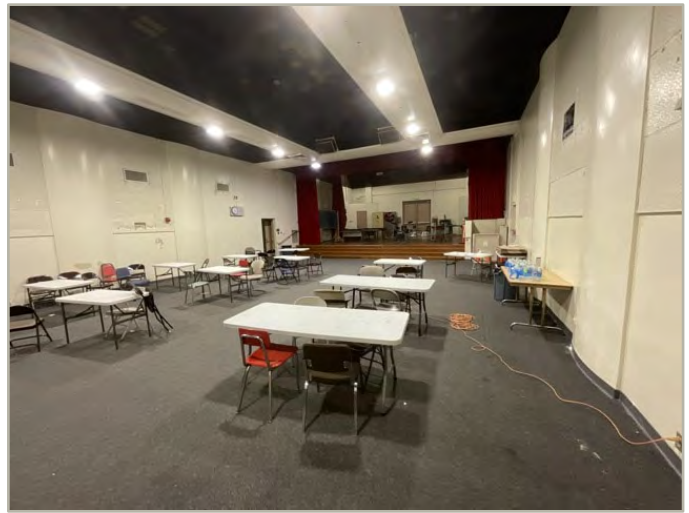
Building E/J: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: 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.	
Key Issues and Findings	Damaged wall in E108, missing and damaged ceiling tiles	

Building E/J: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$32,918	-	\$401,559	\$434,477
Roofing	-	\$289,256	-	-	-	\$289,256
Interiors	\$10,738	-	\$116,445	\$192,954	\$521,430	\$841,567
Plumbing	-	-	-	\$10,436	\$946,656	\$957,092
HVAC	-	-	\$173,821	\$21,409	\$894,886	\$1,090,116
Fire Protection	-	-	-	-	\$66,199	\$66,199
Electrical	-	-	\$1,109	\$240,163	\$266,651	\$507,923
Fire Alarm & Electronic Systems	-	-	-	\$354,905	-	\$354,905
Site Utilities	-	-	-	\$35,092	-	\$35,092
TOTALS (3% inflation)	\$10,800	\$289,300	\$324,300	\$855,000	\$3,097,400	\$4,576,800

6. Building F/G/H/I/K/L



Building F/G/H/I/K/L: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2011	
Building Size	114,000 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: Carpet, VCT, ceramic tile, terrazzo, vinyl Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: Two hydraulic cars serving both floors Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handlers and fan coil terminal units	Fair

Building F/G/H/I/K/L: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboards with copper wiring Interior Lighting: 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.	
Key Issues and Findings	Missing and damaged ceiling and wall tiles, spalling wall concrete	

Building F/G/H/I/K/L: Systems Expenditure Forecast

System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
		(1-2 yr)	(3-5 yr)	(6-10 yr)	(11-20 yr)	
Facade	-	-	-	\$142,123	\$447,498	\$589,621
Roofing	-	-	-	-	\$1,368,935	\$1,368,935
Interiors	\$7,669	\$5,536	\$970,574	\$442,747	\$1,861,148	\$3,287,674
Conveying	-	-	\$43,519	\$175,458	\$35,370	\$254,347
Plumbing	-	-	\$5,640	\$22,224	\$133,234	\$161,098
HVAC	-	-	\$500,620	\$98,519	\$3,222,258	\$3,821,397
Fire Protection	-	-	-	-	\$206,764	\$206,764
Electrical	-	-	\$4,185	\$911,840	\$991,669	\$1,907,694
Fire Alarm & Electronic Systems	-	-	-	\$1,108,477	-	\$1,108,477
Equipment & Furnishings	-	-	-	-	\$539,209	\$539,209
TOTALS (3% inflation)	\$7,700	\$5,600	\$1,524,600	\$2,901,400	\$8,806,100	\$13,245,400

7. Building R/S/T/U



Building R/S/T/U: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2017	
Building Size	59,662 SF	
Number of Stories	Two	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Good
Roof	Flat construction with built-up finish	Good
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: Wood strip, VCT, ceramic tile, terrazzo, vinyl Ceilings: Painted lath and plaster and ACT	Good
Elevators	Wheelchair lifts	Good
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks and gas domestic boilers Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil terminal units and campus-wide hydronic piping	Good

Building R/S/T/U: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: Linear fluorescent, LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Pool	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Indoor pool heaters installed outdoors, damaged doors, missing ceiling tiles	

Building R/S/T/U: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$148,010	-	\$171,625	\$319,635
Roofing	-	-	-	-	\$1,700,159	\$1,700,159
Interiors	\$4,025	-	\$498,771	\$120,190	\$954,199	\$1,577,185
Conveying	-	-	-	-	\$33,405	\$33,405
Plumbing	-	-	\$653	\$21,932	\$196,887	\$219,472
HVAC	-	-	\$88,405	\$824,628	\$400,670	\$1,313,703
Fire Protection	-	-	-	-	\$125,445	\$125,445
Electrical	-	-	\$12,522	\$378,784	\$1,320,094	\$1,711,400
Fire Alarm & Electronic Systems	-	-	-	\$697,891	\$492,848	\$1,190,739
Equipment & Furnishings	-	-	\$8,203	\$9,795	\$345,861	\$363,859
Site Utilities	-	-	-	-	\$14,915	\$14,915
Site Development	-	-	-	-	\$224,015	\$224,015
TOTALS (3% inflation)	\$4,100	-	\$756,600	\$2,053,300	\$5,980,200	\$8,794,200

8. Building V



Building V: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2011	
Building Size	14,378 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: VCT, terrazzo Ceilings: Painted lath and plaster, hard tile, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks, instant water heaters Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Air handlers and fan coil terminal units	Fair

Building V: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Damaged 9" flooring, damaged ceiling tiles, isolated malfunctioning kitchen appliances	

Building V: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$35,189	\$5,262	\$149,965	\$190,416
Roofing	-	-	\$253,886	-	-	\$253,886
Interiors	\$957	-	\$167,274	\$22,517	\$228,038	\$418,786
Plumbing	-	-	\$630	\$7,364	\$372,370	\$380,364
HVAC	-	\$27,234	\$8,858	\$89,192	\$339,040	\$464,324
Fire Protection	-	-	-	-	\$26,077	\$26,077
Electrical	-	-	\$1,664	\$94,603	\$72,870	\$169,137
Fire Alarm & Electronic Systems	-	-	\$105,639	\$105,113	\$164,582	\$375,334
Equipment & Furnishings	\$12,076	\$8,770	\$138,951	\$315,351	\$317,915	\$793,063
Site Utilities	-	-	-	\$17,546	-	\$17,546
TOTALS (3% inflation)	\$13,100	\$36,100	\$712,100	\$657,000	\$1,670,900	\$3,089,200

9. Building W



Building W: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1958/2011	
Building Size	2,480 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with concrete roof deck supported by concrete framing and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, brick, ceramic tile Floors: VCT Ceilings: Painted lath and plaster, hard tile, and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Evaporative cooler and gas furnaces	Poor

Building W: Systems Summary

Fire Suppression	Wet pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Damaged 9" flooring, asbestos ductwork, exceedingly aged HVAC, broken exit sign, damaged walk-in evaporator	

Building W: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$9,837	\$25,733	\$6,101	\$41,671
Roofing	-	-	-	-	\$213,578	\$213,578
Interiors	\$4,352	-	\$17,592	\$7,016	\$40,654	\$69,614
Plumbing	-	-	\$3,057	-	\$76,015	\$79,072
HVAC	-	\$11,784	\$27,428	-	\$6,494	\$45,706
Fire Protection	-	-	-	-	\$4,560	\$4,560
Electrical	\$239	-	\$14,274	\$321	\$12,784	\$27,618
Fire Alarm & Electronic Systems	-	-	-	\$18,383	-	\$18,383
Equipment & Furnishings	-	\$4,385	\$94,139	\$29,547	\$124,427	\$252,498
Site Utilities	-	-	-	\$23,394	-	\$23,394
TOTALS (3% inflation)	\$4,600	\$16,200	\$166,400	\$104,400	\$484,700	\$776,300

10. Portables



Portables: Systems Summary

Address	2925 East Sierra Madre Boulevard, Pasadena, California 91107	
Constructed/Renovated	1988	
Building Size	1,248 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Façade	Primary Wall Finish: Textured plywood Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl, fiberglass Floors: Carpet, VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Wall-mounted heat pump	Fair

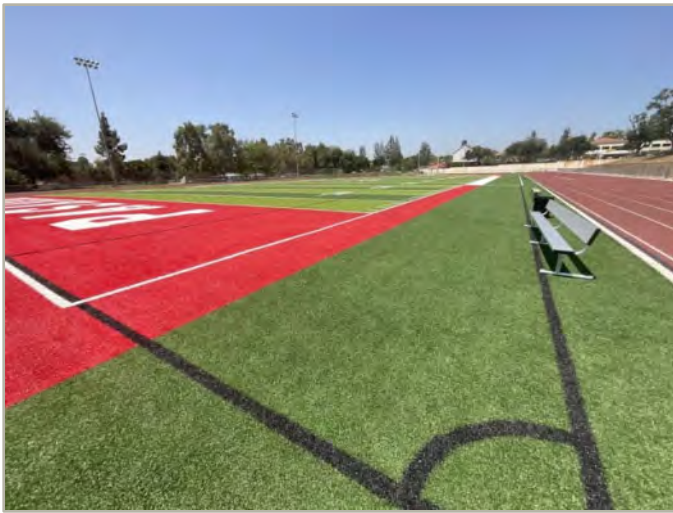
Portables: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Fed from nearest building with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Smoke detectors with alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Portables: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$21,425	-	\$8,302	\$29,727
Roofing	-	-	-	\$9,123	\$22,989	\$32,112
Interiors	-	-	\$18,251	\$2,338	\$46,303	\$66,892
Plumbing	-	-	-	-	\$51,833	\$51,833
HVAC	-	-	-	\$8,041	-	\$8,041
Electrical	-	-	-	\$9,474	\$7,171	\$16,645
Site Utilities	-	-	\$1,512	\$584	-	\$2,096
TOTALS (3% inflation)	-	-	\$41,200	\$29,600	\$136,600	\$207,400

11. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and wrought iron fencing; chain-link fence dumpster enclosures Sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls 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	Good
Ancillary Structures	Covered parking, storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	-	-	\$347,999	-	\$347,999
Plumbing	-	-	-	\$15,352	-	\$15,352
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	\$5,932,121	\$5,932,121
Special Construction & Demo	-	-	\$30,245	\$87,617	\$63,266	\$181,128
Site Utilities	-	-	-	-	\$113,485	\$113,485
Site Development	-	-	\$824,750	\$28,816	\$3,223,784	\$4,077,350
Site Pavement	\$1,088	\$50,076	\$20,062	\$29,795	\$74,584	\$175,605
TOTALS (3% inflation)	\$1,100	\$50,100	\$875,100	\$509,600	\$9,407,300	\$10,843,200

12. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order 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.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

13. 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 checklists 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 1953 and substantially renovated in 2002 and widespread accessibility improvements appear to have been implemented at that time.

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

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.

14. 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.

15. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

16. Certification

Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pasadena High, 2925 East Sierra Madre Boulevard, Pasadena, California 91107, 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.

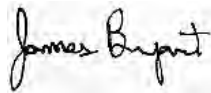
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Dirk Dykstra,
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17. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - COVER PHOTO



2 - BUILDING A



3 - BUILDING B/C



4 - BUILDING D



5 - BUILDING E/J



6 - BUILDING F/G/H/I/K/L

Photographic Overview



7 - BUILDING R/S/T/U



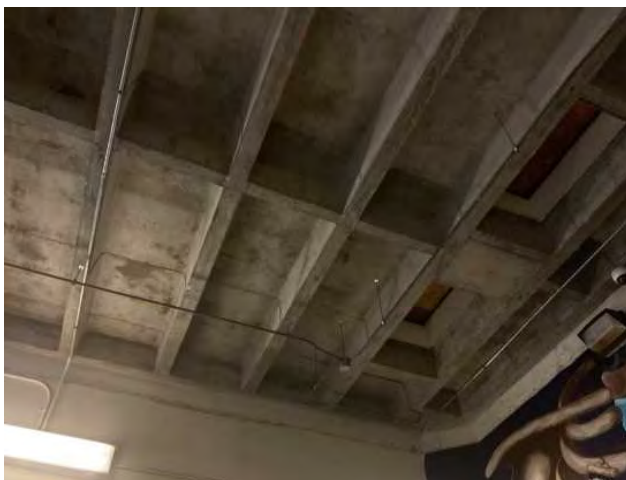
8 - BUILDING V



9 - BUILDING W



10 - PORTABLE TOILETS



11 - STRUCTURE OVERVIEW



12 - FOUNDATION OVERVIEW

Photographic Overview



13 - FACADE OVERVIEW



14 - PRIMARY ROOF OVERVIEW



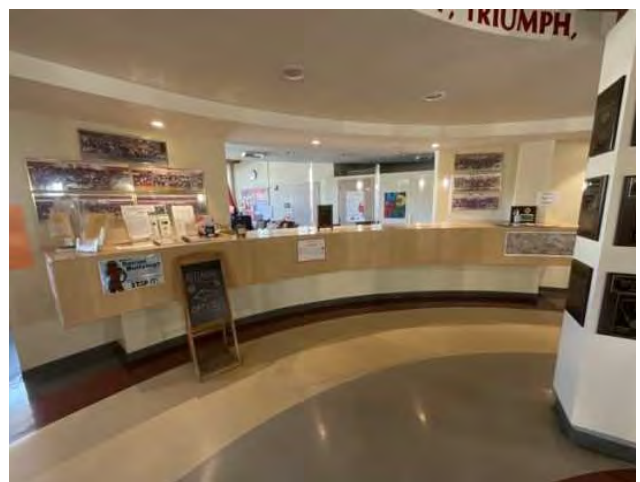
15 - ROOF DRAINAGE



16 - ROOF FLASHINGS



17 - CLASSROOM

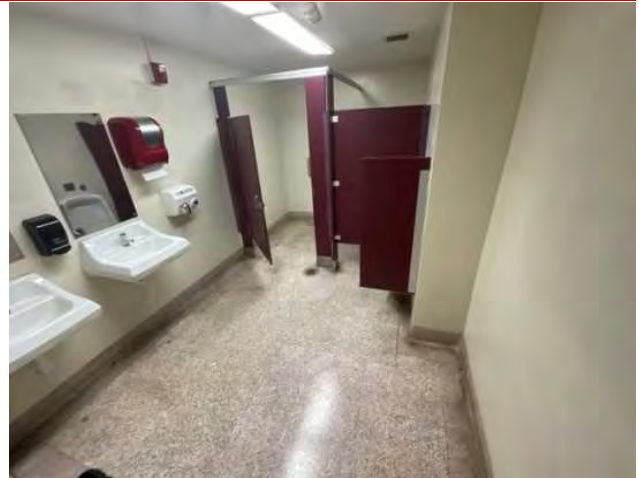


18 - FRONT OFFICE

Photographic Overview



19 - LITTLE THEATER



20 - RESTROOM



21 - PASSENGER ELEVATOR



22 - ELEVATOR CAB FINISHES

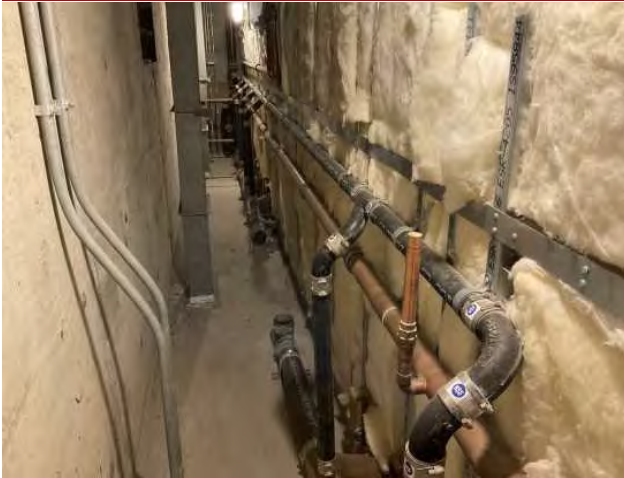


23 - GAS WATER HEATER



24 - DOMESTIC WATER BOILER

Photographic Overview



25 - DOMESTIC PIPING



26 - RESTROOM FIXTURES



27 - BOILER



28 - CHILLER



29 - COOLING TOWER



30 - FAN COIL UNIT

Photographic Overview



31 - INDOOR AIR HANDLER



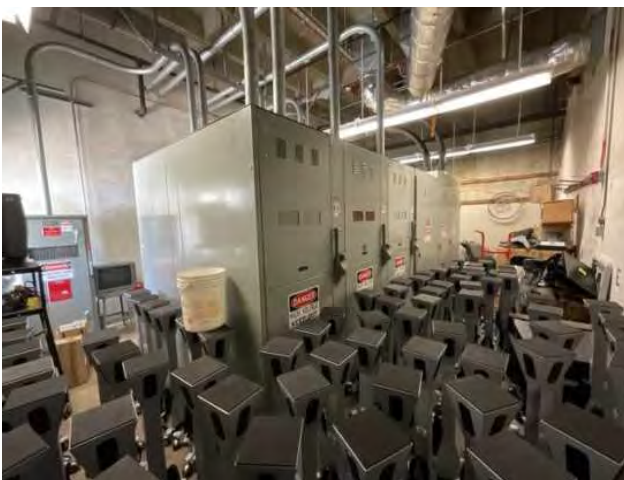
32 - ROOFTOP AIR HANDLER



33 - FIRE SPRINKLERS



34 - FIRE EXTINGUISHER



35 - MAIN ELECTRICAL SWITCHGEAR



36 - SECONDARY SWITCHGEAR

Photographic Overview



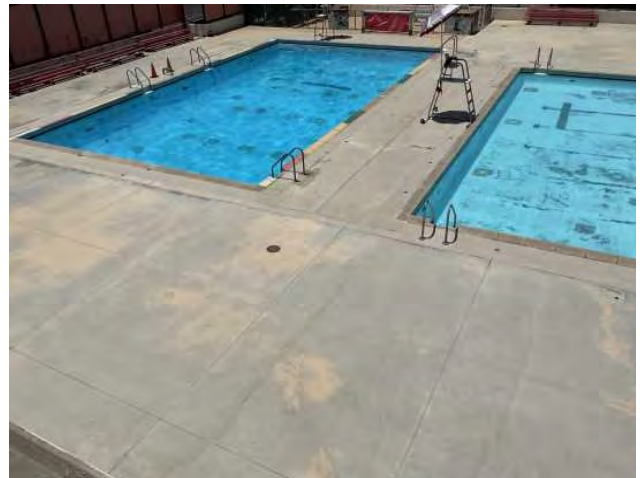
37 - INTERIOR LIGHTING



38 - EXTERIOR LIGHTING



39 - FIRE ALARM PANEL



40 - POOL OVERVIEW



41 - PRIMARY PARKING AREA



42 - THEATER PARKING AREA

Photographic Overview



43 - SITE OVERVIEW



44 - PROPERTY SIGNAGE



45 - SPORTS COURTS



46 - SOCCER FIELD

Appendix B:

Site Plan

Site Plan



	Project Number	Project Name	
	154554.22R000-021.354	Pasadena High	
	Source	On-Site Date	
	Google	June 14-16, 2022	

Appendix C:

Pre-Survey Questionnaire

THE PRE-SURVEY QUESTIONNAIRE
WAS NOT RETURNED TO BV

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Pasadena High

BV Project Number: 154554.22R000 - 021.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

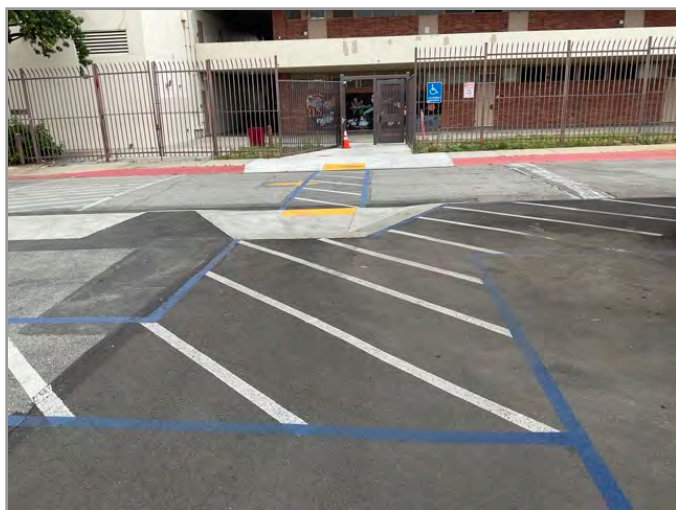


CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



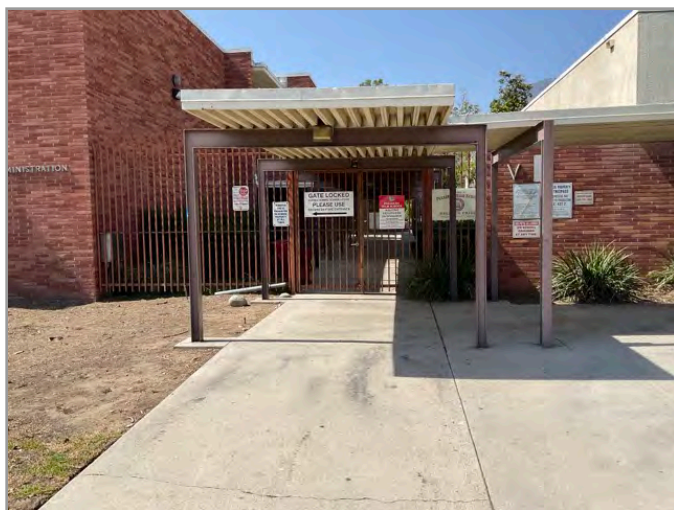
2ND PATHWAY

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

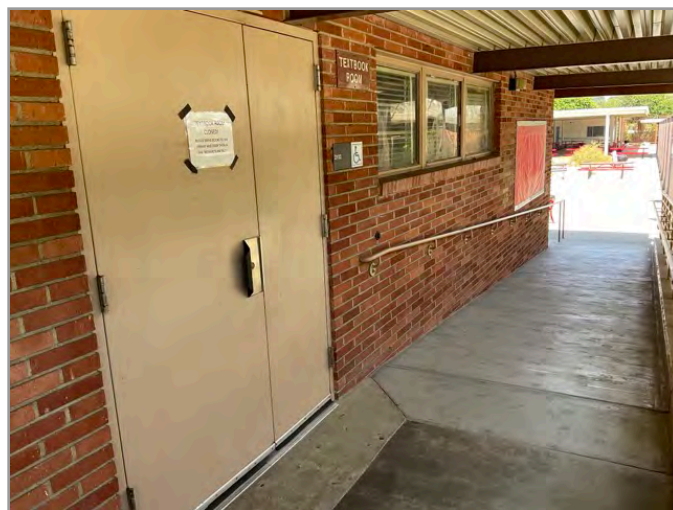
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

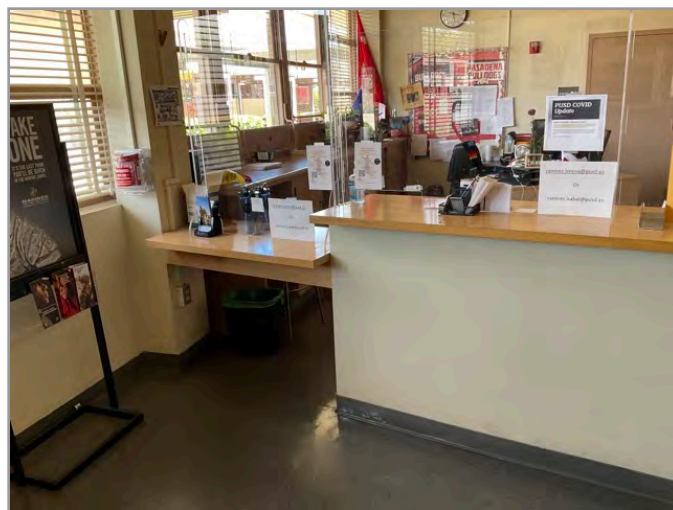
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR LIFT



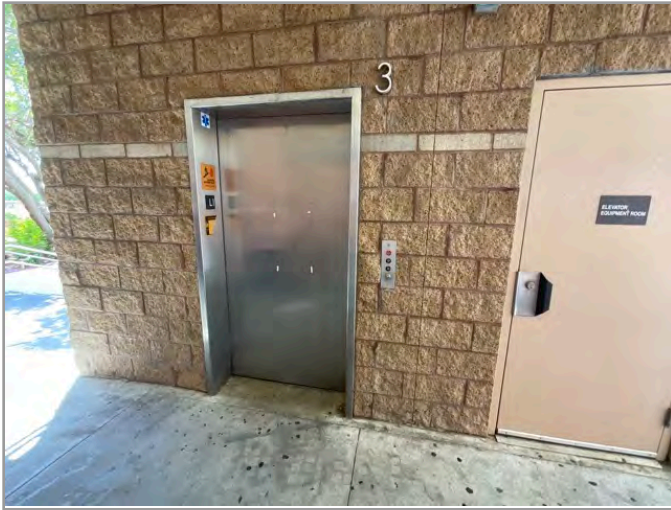
SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS
CLOSED)



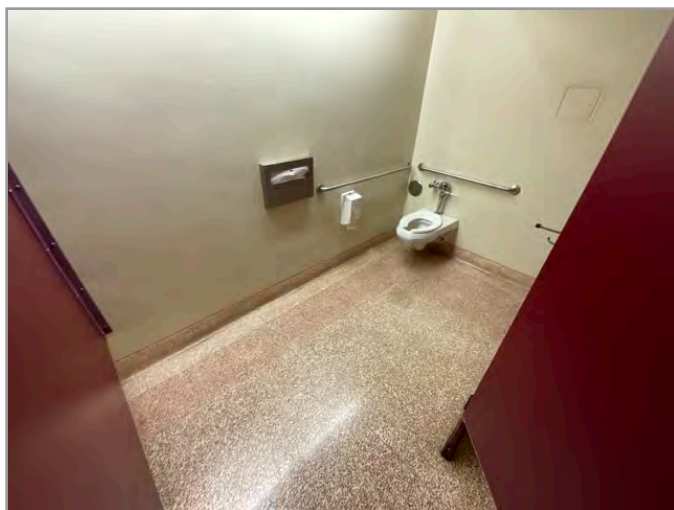
IN-CAB CONTROLS

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?		✗		No visual arrival indicators outside cars
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



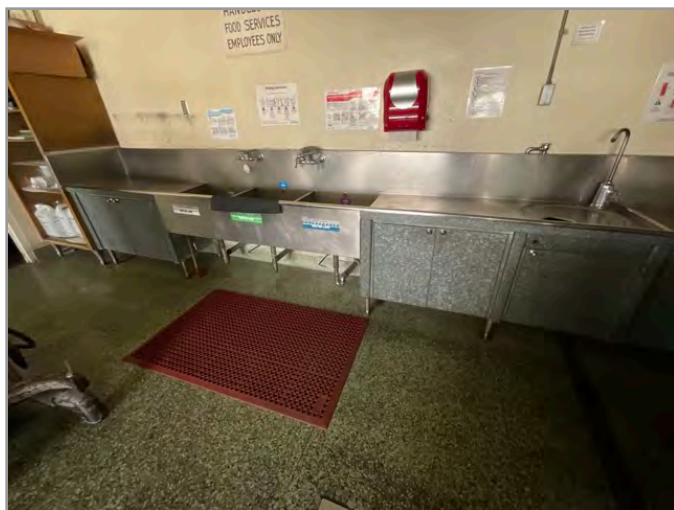
SINK, FAUCET HANDLES AND ACCESSORIES

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

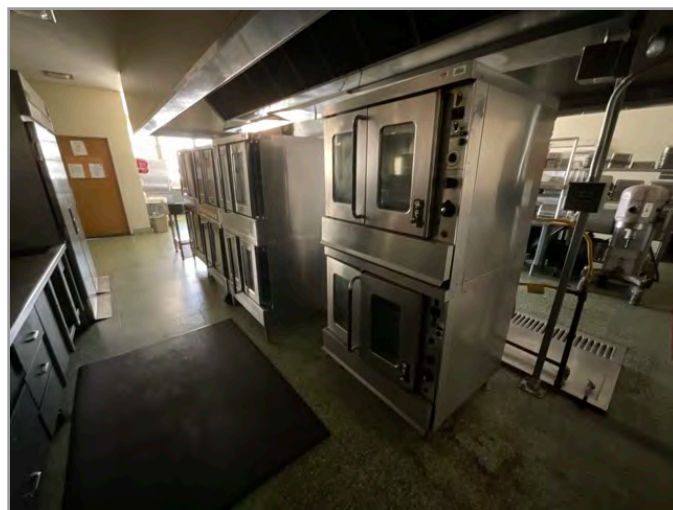
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

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

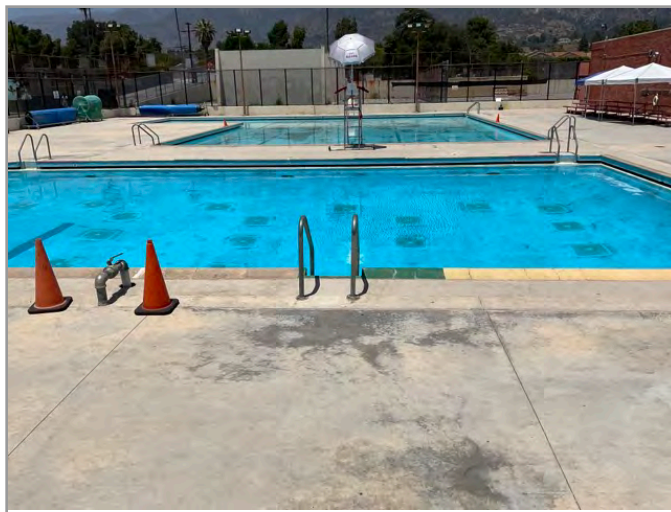
7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			
---	---	---	--	--	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO POOL



OVERVIEW OF POOL

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

Appendix E:

Component Condition Report

Component Condition Report | Pasadena High / A (ADMIN)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	5,600 SF	20	4002876
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	5,600 SF	5	4002866
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	9	10	3945942
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Steel-Framed (by SF)	3,500 SF	8	3945986
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	25	4004616
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	14,500 SF	2	3945971
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	15	3945924
Interiors						
C1010	Throughout building	Fair	Interior Wall, Brick	8,500 SF	25	3945989
C1030	Throughout building	Fair	Door Hardware, School, per Door	79	15	3945969
C1030	A (ADMIN)	Fair	Interior Door, Wood, Solid-Core	74	20	3945977
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,500 SF	15	3945982
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,700 SF	20	3945943
C2010	A (ADMIN)	Fair	Wall Finishes, any surface, Prep & Paint	58,000 SF	5	3945923
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	5	3945932
C2030	Restrooms	Fair	Flooring, Ceramic Tile	350 SF	20	3945926
C2030	Restrooms	Fair	Flooring, Terrazzo	1,200 SF	20	3946004
C2030	Nurses Office	Fair	Flooring, Vinyl Sheetting	1,000 SF	8	3945911
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	25,000 SF	10	3945965
C2050	A (ADMIN)	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,000 SF	5	3945962
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [Elevator 2]	1	10	3945132
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [Elevator 2]	1	10	3945133
D1010	Elevator	Good	Elevator Cab Finishes, Standard [Elevator 2]	1	10	3945128
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	4	20	3945114
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3945097
D2010	Restrooms	Good	Toilet, Commercial Water Closet	11	20	3945120
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	5	3945124
D2010	Nurse Office	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	3945136
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	9	20	3945105
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3945117
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	14	3945092

Component Condition Report | Pasadena High / A (ADMIN)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	25,914 SF	20	3945110
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	3945130
D3030	Electrical room	Fair	Split System, Fan Coil Unit, DX	1	7	3945091
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	25,914 SF	30	3945115
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A3]	1	4	3945125
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	25,914 SF	20	3945122
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A2]	1	4	3945138
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A6]	1	4	3945131
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A5]	1	4	3945102
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A1]	1	4	3945135
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A7]	1	4	3945098
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	8	4	3945096
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-A4]	1	4	3945106
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	5	5	3945109
D3060	Restrooms	Good	Supplemental Components, Hand Dryer, Restroom	3	7	3945126
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-A4]	1	4	3945103
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-A5]	1	4	3945093
D3060	Mechanical room	Fair	Exhaust Fan, Propeller, 0.5 HP Motor	1	3	3945108
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	3945099
D3060	Electrical room	Fair	Exhaust Fan, Residential Bathroom	1	4	3945121
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-A1]	1	4	3945111
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V [EX]	1	20	3945104
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A2]	1	16	3945123
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A7]	1	16	3945134
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A1]	1	5	3945113
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	25,914 SF	20	3945116
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A3]	1	5	3945141
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A4]	1	5	3945127
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A5]	1	5	3945137
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-A6]	1	16	3945100
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	25,914 SF	10	3945119
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	5	5	3945129
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	25,914 SF	10	3945118

Component Condition Report | Pasadena High / A (ADMIN)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	3	3945112
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	25,914 SF	10	3945140
D8010	Throughout building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	25,914 SF	4	3945107
Equipment & Furnishings						
E1040	Nurse Office	Poor	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	0	3945094
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	3945101

Component Condition Report | Pasadena High / B/C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	25,800 SF	5	3945959
B2010	Building Exterior	Failed	Exterior Walls, Brick	15 SF	0	3945961
B2010	Building Exterior	Fair	Exterior Walls, Brick	9,800 SF	25	3945995
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Steel-Framed (by SF)	200 SF	10	3945957
B2050	Auditorium	Fair	Exterior Door, Steel, Standard	40	20	3945928
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	15	3945913
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	50 SF	0	3945967
B3010	Roof	Fair	Roofing, Built-Up	39,000 SF	10	3945958
B3010	Roof	Fair	Roofing, Built-Up	2,600 SF	3	3945938
Interiors						
C1010	Auditorium	Fair	Interior Wall, Concrete Block (CMU)	300 SF	30	3945992
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	86	20	3945987
C1070	Auditorium	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	8,900 SF	3	3946002
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	21,800 SF	5	3945920
C2010	Auditorium	Fair	Wall Finishes, any surface, Prep & Paint	15,800 SF	3	3945900
C2010	Auditorium and band room	Poor	Wall Finishes, Acoustical Tile (ACT), Standard	6,800 SF	1	3945985
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	20	3945904
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	47,000 SF	3	4004959
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	5,200 SF	10	3946003
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,500 SF	3	3945902
C2030	Auditorium	Good	Flooring, Wood, Strip, Refinish	3,400 SF	7	3945918
C2030	Restrooms	Fair	Flooring, Terrazzo	1,800 SF	25	3945999
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	3,200 SF	3	3945925
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	450 SF	4	3945975

Component Condition Report | Pasadena High / B/C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,300 SF	5	3946001
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	6	3946373
Plumbing						
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	3946371
D2010	Theater Lobby - Utility closet	Fair	Water Heater, Electric, Residential	1	3	3946324
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	41,613 SF	20	3946332
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	20	3946329
D2010	Restrooms	Good	Toilet, Commercial Water Closet	14	20	3946346
D2010	Restrooms	Good	Urinal, Standard	4	20	3946340
D2010	Backstage - Utility closet	Good	Water Heater, Electric, Residential	1	12	3946336
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	3946352
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3946343
D2010	Restrooms	Good	Sink/Lavatory, Drop-In Style, Vitreous China	10	20	3946347
D2030	Roof	Fair	Plumbing System, Rain Water Drainage, Low Density	37,100 SF	20	3946354
HVAC						
D3050	Mechanical Mezzanine B	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-B2]	1	9	3946374
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	41,613 SF	20	3946333
D3050	Mechanical Mezzanine B	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-B1]	1	9	3946353
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	41,613 SF	20	3946372
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	12	4	3946334
D3050	Roof	Fair	Air Handler, Exterior AHU [AH-B3]	1	4	3946338
D3050	Roof	Fair	Air Handler, Exterior AHU [AH-B4]	1	4	3946357
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-C4]	1	4	3946367
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	5	5	3946348
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-C9]	1	4	3946361
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-C3]	1	4	3946356
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-C6]	1	4	3946365
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-C10]	1	4	3946350
D3060	Restrooms	Good	Supplemental Components, Hand Dryer, Restroom	2	9	3946328
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-C7]	1	4	3946331
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-B10]	1	4	3946327
D3060	Mechanical Mezzanine B	Fair	Exhaust Fan, Centrifugal, 10 to 15 HP Motor [RF-B1]	1	5	3946335
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-C8]	1	4	3946362
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-B3]	1	4	3946325
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-B9]	1	4	3946358

Component Condition Report | Pasadena High / B/C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-C2]	1	4	3946342
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-C5]	1	4	3946369
D3060	Mechanical Mezzanine B	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-B5]	1	4	3946355
D3060	Mechanical Mezzanine B	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-B6]	1	4	3946322
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-B8]	1	4	3946345
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-B7]	1	4	3946349
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-B11]	1	4	3946370
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-B4]	1	4	3946323
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	41,613 SF	15	3946359
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V [Switchboard U]	1	20	3946377
D5020	Electrical room	Fair	Supplemental Components, Bus Switch	1	10	3946360
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	3946364
D5020	Electrical room	Fair	Switchboard, 120/208 V [CX]	1	20	3946351
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	41,613 SF	20	3946339
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	41,613 SF	10	3946337
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	5	3946363
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	41,613 SF	10	3946341
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	41,613 SF	10	3946344
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	41,613 SF	10	3946330
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	41,613 SF	4	3946376
Equipment & Furnishings						
E2010	Auditorium	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	2,450 LF	3	3945933
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3946366

Component Condition Report | Pasadena High / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,600 SF	5	3954264
B2010	Building Exterior	Failed	Exterior Walls, Concrete	15 SF	0	3954306
B2010	Building Exterior	Fair	Exterior Walls, Brick	5,100 SF	30	3954271
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	650 SF	15	3954282
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Aluminum-Framed (by SF)	20 SF	5	3954246

Component Condition Report Pasadena High / D						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	25	3954273
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	11,500 SF	10	3954261
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	17	20	3954308
C1030	Throughout building	Good	Door Hardware, School, per Door	25	20	3954251
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,500 SF	5	3954309
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	15	3954228
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	22,700 SF	5	3954289
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,100 SF	3	3954266
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	10	3954283
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	1,200 SF	10	3954218
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,400 SF	5	3954300
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,164 SF	20	3951834
D2010	Penthouse	Fair	Water Heater, Gas, Residential	1	4	3951835
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	20	3951841
D2010	Library	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	3951818
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	20	3951836
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3951838
HVAC						
D3050	Penthouse	Fair	Fan Coil Unit, Hydronic Terminal	2	5	3951832
D3050	Penthouse	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-D2]	1	10	3951830
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	13,164 SF	20	3951821
D3050	Penthouse	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-D1]	1	10	3951829
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	13,164 SF	20	3951837
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	5	3951822
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-D4]	1	4	3951831
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-D5]	1	4	3951840
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,164 SF	15	3951843
Electrical						
D5020	Electrical room	Fair	Supplemental Components, Bus Switch [D-Y Main 5kV Switch]	1	10	3951828
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [Transformer D-X]	1	10	3951820
D5020	Electrical room	Fair	Switchboard, 120/208 V [D-X]	1	20	3951842
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,164 SF	20	3951825

Component Condition Report Pasadena High / D						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	5	3951827
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,164 SF	10	3951823
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	13,164 SF	10	3951839
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,164 SF	10	3951819
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	13,164 SF	4	3951826
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3951833
Component Condition Report Pasadena High / E/J						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	5,800 SF	5	3945896
B2010	Building Exterior	Fair	Exterior Walls, Brick	4,200 SF	25	3945949
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Steel-Framed (by SF)	3,200 SF	15	3945970
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	58	15	3945956
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	17,900 SF	2	3945998
Interiors						
C1010	E 108	Failed	Interior Wall, Gypsum Board/Plaster, Repair	20 SF	0	3945935
C1030	Throughout building	Fair	Door Hardware, School, per Door	115	15	3945960
C1030	Classrooms	Fair	Interior Door, Wood, Solid-Core	57	20	3945976
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,000 SF	15	3946000
C1070	Stairwell	Failed	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	700 SF	0	3945944
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	3945898
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	53,550 SF	5	3945909
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	28,000 SF	8	3945963
C2030	E/J	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	800 SF	5	3945974
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	5	3945983
Plumbing						
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	10	3938911
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	7	3938914
D2010	E108	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3938902
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	16	20	3938896
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	36,500 SF	20	3938908
D2010	Restrooms	Good	Toilet, Commercial Water Closet	20	20	3938920

Component Condition Report | Pasadena High / E/J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Good	Urinal, Standard	6	20	3938894
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	3938923
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	20	3938921
D2030	Roof	Fair	Plumbing System, Rain Water Drainage, Low Density	36,500 SF	20	3938897
HVAC						
D3020	Restrooms	Fair	Unit Heater, Hydronic	4	5	3938900
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	20	4	3938906
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	36,500 SF	20	3938924
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	36,500 SF	20	3938922
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-J2]	1	5	3938918
D3060	Restrooms	Good	Supplemental Components, Hand Dryer, Restroom	10	7	3938905
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	3938898
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-E1]	1	4	3938903
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	5	3938916
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-J1]	1	5	3938901
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	3	3938915
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	36,500 SF	15	3938917
Electrical						
D5020	Mechanical room	Fair	Switchboard, 120/208 V [SWBD FX]	1	19	3938919
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,500 SF	20	3938904
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	3938913
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	36,500 SF	10	3938899
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	36,500 SF	10	3938910
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	36,500 SF	10	3938909
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,500 SF	10	3938907
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	60	10	3938895

Component Condition Report | Pasadena High / F/G/H/I/K/L

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	24,500 SF	25	3945946
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	2,200 SF	40	3945930
B2020	Building Exterior	Fair	Window, Ribbon/Banded Style, Steel-Framed (by SF)	4,800 SF	15	3945948

Component Condition Report Pasadena High / F/G/H/I/K/L						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	162	10	3945947
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	57,500 SF	15	3945997
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	15	3945968
Interiors						
C1010	Little Theater restroom	Failed	Interior Wall Construction, Plaster, Repair	50 SF	0	3945929
C1030	F/G/H/I/K/L	Fair	Door Hardware, School, per Door	126	15	3945903
C1030	F/G/H/I/K/L	Fair	Interior Door, Wood, Solid-Core	85	15	3945906
C1070	H103	Poor	Suspended Ceilings, Acoustical Tile (ACT)	350 SF	2	3945907
C1070	Little Theater	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	250 SF	0	3945936
C1070	Little Theater	Failed	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,600 SF	0	3945908
C1070	F/G/H/I/K/L	Fair	Suspended Ceilings, Acoustical Tile (ACT)	86,000 SF	10	3945966
C2010	Little Theater	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	800 SF	5	3945912
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,400 SF	20	3945901
C2010	Little Theater	Failed	Wall Finishes, Acoustical Tile (ACT), Standard	50 SF	0	3945937
C2010	F/G/H/I/K/L	Fair	Wall Finishes, any surface, Prep & Paint	210,000 SF	5	3945990
C2030	Restrooms	Fair	Flooring, Terrazzo	3,400 SF	15	3945973
C2030	Little Theater	Fair	Flooring, Ceramic Tile	100 SF	10	3945979
C2030	Little Theater	Poor	Flooring, Wood, Strip, Refinish	920 SF	1	3945939
C2030	Little Theater	Fair	Flooring, Carpet, Commercial Standard	1,600 SF	3	3945915
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	86,000 SF	5	3945941
C2030	Little Theater	Fair	Flooring, Wood, Strip	920 SF	15	4002946
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,400 SF	5	3945972
Conveying						
D1010	Elevator Y	Fair	Elevator Cab Finishes, Standard	1	5	3937837
D1010	Elevator X	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [Elevator 1]	1	10	3937878
D1010	Elevator X	Fair	Elevator Cab Finishes, Standard	1	5	3937841
D1010	Elevator X	Fair	Elevator Controls, Automatic, 1 Car [Elevator 1]	1	10	3937868
D1010	Elevator Y	Fair	Elevator Controls, Automatic, 1 Car [Elevator 3]	1	10	3937847
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	4	3937881
D1010	Elevator Y	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [Elevator 3]	1	10	3937889
Plumbing						
D2010	H Workrooms	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	10	3937851
D2010	Restrooms	Good	Urinal, Standard	14	28	3937836
D2010	Utility closet L	Fair	Water Heater, Gas, Residential	1	3	3937833
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	114,000 SF	38	3937888

Component Condition Report | Pasadena High / F/G/H/I/K/L

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	20	3937830
D2010	Mechanical room F	Good	Water Heater, Electric, Residential	1	13	3937858
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	3937882
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	10	3937854
D2010	Electrical Room L	Good	Backflow Preventer, Domestic Water	1	28	3937840
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	38	28	3937879
D2010	Restrooms	Good	Toilet, Commercial Water Closet	41	28	3937885
D2010	Utility closet K	Fair	Water Heater, Electric, Residential	1	3	3937831
D2030	Roof	Fair	Plumbing System, Rain Water Drainage, Low Density	114,000 SF	20	3937855
HVAC						
D3020	Restrooms	Fair	Unit Heater, Hydronic	1	4	3937859
D3050	Mechanical room F	Fair	Fan Coil Unit, Hydronic Terminal [FC-F2]	1	5	3937871
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	114,000 SF	20	3937849
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	114,000 SF	20	3937872
D3050	Classrooms	Fair	Fan Coil Unit, Hydronic Terminal	60	4	3937863
D3050	Mechanical room F	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-F1]	1	9	3937883
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-H4]	1	5	3937843
D3060	Elevator X	Fair	Exhaust Fan, Propeller, 0.5 HP Motor [EF-X1]	1	5	3937867
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-L1]	1	5	3937846
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-L1]	1	5	3937870
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-K1]	1	5	3937842
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-H3]	1	5	3937856
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-H2]	1	5	3937844
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-G1]	1	5	3937865
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-I1]	1	5	3937876
D3060	Restrooms	Good	Supplemental Components, Hand Dryer, Restroom	24	9	3937827
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	5	3	3937845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [DD]	1	5	3937853
D3060	Elevator Y	Fair	Exhaust Fan, Propeller, 0.5 HP Motor [EF-Y1]	1	5	3937860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-F2]	1	5	3937835
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-H1]	1	5	3937877
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	114,000 SF	15	3937848
Electrical						
D5020	Electrical Room L	Fair	Supplemental Components, Bus Switch [H-Y Main 5kV Switch]	1	10	3937886
D5020	Electrical Room L	Fair	Secondary Transformer, Dry, Stepdown [Transformer H-X]	1	10	3937864

Component Condition Report | Pasadena High / F/G/H/I/K/L

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room L	Fair	Switchboard, 120/208 V [Station HX]	1	19	3937832
D5020	Electrical Room L	Good	Secondary Transformer, Dry, Stepdown	1	20	3937887
D5020	Electrical Room L	Good	Supplemental Components, Circuit Breaker/Disconnect [Station HY]	1	20	3937869
D5020	Electrical Room K	Good	Supplemental Components, Circuit Breaker/Disconnect [Station G]	1	20	3937838
D5020	Stage	Fair	Switchboard, 120/208 V	1	20	3937850
D5020	Electrical Room K	Fair	Switchboard, 120/208 V [MSB K]	1	19	3937852
D5020	Electrical Room K	Fair	Supplemental Components, Bus Switch [G-X Main 5kV Switch]	1	10	3937880
D5020	Electrical Room L	Fair	Supplemental Components, Bus Switch [H-X Main 5kV Switch]	1	10	3937884
D5020	Electrical Room K	Good	Secondary Transformer, Dry, Stepdown [T K]	1	20	3937828
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	114,000 SF	20	3937873
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	10	3937861
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	5	3937875
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	114,000 SF	10	3937829
D5040	Roof	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	5	3937874
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	114,000 SF	10	3937857
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	114,000 SF	10	3937834
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	114,000 SF	10	3937839
Equipment & Furnishings						
E1040	H Classrooms	Good	Laboratory Equipment, Lab Sink, Epoxy Resin	112	20	3937866

Component Condition Report | Pasadena High / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Plywood/OSB	1,100 SF	5	3954302
B2010	Police Portable	Fair	Exterior Walls, Plywood/OSB	1,200 SF	4	3954259
B2020	Police Portable	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	15	3954296
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	15	3954265
B2050	Police Portable	Fair	Exterior Door, Steel, Standard	1	15	3954268
Roofing						
B3010	Restroom Portable	Fair	Roofing, Metal	480 SF	10	3954213
B3010	Roof	Fair	Roofing, Metal	900 SF	20	3945954
Interiors						
C1030	Police Portable	Fair	Door Hardware, School, per Door	4	15	3954293
C1030	Restroom Portable	Fair	Door Hardware, School, per Door	4	10	3954241
C1030	Police Portable	Fair	Interior Door, Wood, Solid-Core	3	20	3954253

Component Condition Report | Pasadena High / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Police Portable	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	5	3954275
C2010	Police Portable	Fair	Wall Finishes, Vinyl	1,600 SF	5	3954263
C2010	Restroom Portable	Fair	Wall Finishes, Fiberglass Paneling	680 SF	15	3954245
C2030	Police Portable	Fair	Flooring, Carpet, Commercial Standard	900 SF	3	3954252
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	480 SF	13	3993194
C2050	Restroom Portable	Fair	Ceiling Finishes, any flat surface, Prep & Paint	480 SF	5	3954240
Plumbing						
D2010	Restroom Portable	Good	Toilet, Commercial Water Closet	8	20	3951795
D2010	Restroom Portable	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3951794
D2010	Restroom Portable	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	20	3951805
D2010	Restroom Portable	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	480 SF	20	3951801
D2010	Restroom Portable	Good	Urinal, Waterless	4	20	3951797
HVAC						
D3030	Police Portable	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	3960513
Electrical						
D5030	Police Portable	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	960 SF	20	3960516
D5030	Restroom Portable	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	20	3951812
D5040	Police Portable	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	960 SF	10	3960517
D5040	Restroom Portable	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	480 SF	10	3951809
Sitework						
G4050	Police Portable	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	3960511
G4050	Restroom Portable	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	5	3951802

Component Condition Report | Pasadena High / R/S/T/U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	22,500 SF	5	3954216
B2010	Building Exterior	Good	Exterior Walls, Brick	11,000 SF	45	3954236
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	7	5	3954232
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	33	35	3954270
B2050	R/S/T/U	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	25	3954254
Roofing						
B3010	Roof	Good	Roofing, Built-Up	61,800 SF	20	3954225
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	15	25	3954224
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	157	25	3954238

Component Condition Report | Pasadena High / R/S/T/U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Good	Interior Door, Steel, Standard	123	35	3954286
C1030	R201	Failed	Interior Door, Wood, Solid-Core	1	0	3954256
C1070	Gymnasium	Good	Suspended Ceilings, Acoustical Tile Fiberglass	15,900 SF	20	3954257
C1070	R/S/T/U	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,400 SF	20	3954295
C1070	Hallway	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	800 SF	3	3954284
C1090	Gymnasium	Failed	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	6	0	3954280
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	5,000 SF	35	3954297
C2010	Gymnasium	Good	Wall Finishes, Acoustical Tile (ACT), Standard	4,400 SF	20	3954235
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	123,000 SF	5	3954222
C2030	R/S/T/U	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	8,900 SF	5	3954267
C2030	Gymnasium	Good	Flooring, Rubber Tile	4,800 SF	10	3954223
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	7,800 SF	10	3954304
C2030	Office	Good	Flooring, Ceramic Tile	2,700 SF	35	3954298
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	18,200 SF	5	3954255
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,500 SF	5	3954217
Conveying						
D1010	Corridor R-S	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	20	3951856
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	59,662 SF	35	3951908
D2010	Throughout building	Good	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	15	3951848
D2010	Restrooms	Good	Toilet, Commercial Water Closet	30	25	3951926
D2010	T104	Good	Water Heater, Electric, Residential	1	12	3951880
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	9	25	3951952
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	3951934
D2010	Custodian Office	Fair	Water Heater, Electric, Residential	1	3	3951910
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	8	10	3951946
D2010	Locker Rooms	Good	Shower, Valve & Showerhead	54	25	3951932
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	33	25	3951896
D2010	Restrooms	Good	Urinal, Standard	18	25	3951916
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	4	30	3951862
D2010	S107	Good	Boiler, Gas, Domestic	1	20	3951901
D2010	S107	Good	Boiler, Gas, Domestic	1	20	3951865
D2030	Throughout building	Good	Plumbing System, Rain Water Drainage, Low Density	59,662 SF	35	3951891
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B-U2]	1	9	3951927
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B-U1]	1	9	3951866

Component Condition Report | Pasadena High / R/S/T/U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Chiller Room	Good	Chiller, Water-Cooled [CH-2]	1	24	3951853
D3030	Cooling Tower Enclosure	Good	Cooling Tower, (Typical) Open Circuit [Cooling Tower]	1	24	3951871
D3030	Chiller Room	Good	Chiller, Water-Cooled [CH-1]	1	24	3951935
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AH-T2]	1	25	3951951
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [HWP-U9]	1	4	3951925
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [HWP-U7]	1	4	3951872
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CHWP-1]	1	24	3951943
D3050	Cooling Tower Enclosure	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-1]	1	24	3951922
D3050	Cooling Tower Enclosure	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-2]	1	24	3951949
D3050	Cooling Tower Enclosure	Good	Pump, Distribution, HVAC Chilled or Condenser Water [FS-1]	1	24	3951915
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	59,662 SF	25	3951863
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-S1]	1	15	3951911
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-R1]	1	25	3951854
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	59,662 SF	25	3951930
D3050	Chiller Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [CHWP-2]	1	24	3951884
D3050	Mechanical room R202	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU-R2]	1	25	3951893
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AH-T1]	1	25	3951878
D3050	Roof	Good	Air Handler, Exterior AHU [AHU-S2]	1	15	3951938
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [HWP-U8]	1	4	3951869
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-U1]	1	4	3951947
D3060	Locker Rooms	Good	Supplemental Components, Hand Dryer, Restroom	10	9	3951895
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-U1]	1	4	3951920
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-S5]	1	16	3951897
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-S4]	1	16	3951868
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-U3]	1	4	3951921
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	17	6	3951945
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-S6]	1	13	3951845
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-T1]	1	15	3951899
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-R3]	1	15	3951860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-U8]	1	4	3951864
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-S1]	1	16	3951875
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-S7]	1	16	3951851
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-U9]	1	15	3951933
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-U2]	1	4	3951909
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-S3]	1	16	3951844
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-S2]	1	16	3951882

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-U6]	1	4	3951861
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper [EF-U7]	1	4	3951923
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-U5]	1	4	3951852
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	59,662 SF	20	3951886
Electrical						
D5010	R201	Good	Uninterruptible Power Supply, UPS [Inverter Pnl RA Ckt 30]	1	10	3951892
D5020	Switchboard room	Fair	Supplemental Components, Bus Switch [B-X Main 5kV Switch]	1	10	3951850
D5020	S115	Fair	Secondary Transformer, Dry, Stepdown [Transformer A-X 500kVA]	1	10	3951950
D5020	Switchboard room	Fair	Supplemental Components, Bus Switch [DPV-M]	1	10	3951937
D5020	S115	Fair	Switchboard, 120/208 V [Switchboard S]	1	20	3951928
D5020	Electrical room	Fair	Load Interrupter Switchgear, 5 kV, 1200 Amp [2925 E Sierra Madre Blvd]	1	10	3951846
D5020	Electrical room R118	Good	Switchboard, 120/208 V [SWBD R]	1	35	3951912
D5020	Switchboard room	Fair	Switchboard, 120/208 V [SWBD BX]	1	20	3951919
D5020	Cooling Tower Enclosure	Fair	Primary Transformer, Dry, Property-Owned	1	10	3951944
D5020	Switchboard room	Fair	Secondary Transformer, Dry, Stepdown [Transformer B-X 500kVA]	1	10	3951885
D5020	S115	Fair	Supplemental Components, Bus Switch [A-X Main 5kV Switch]	1	10	3951913
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-S2-SF]	1	15	3951847
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [HWP-U9]	1	16	3951894
D5030	Chiller Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CWP-1]	1	19	3951867
D5030	Boiler room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [HWP-U8]	1	16	3951859
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-T2-SF]	1	15	3951874
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-R1-RF]	1	15	3951948
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-S1-SF]	1	15	3951887
D5030	Cooling Tower Enclosure	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Tower Fan 1]	1	19	3951939
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-T2-RF]	1	15	3951907
D5030	Mechanical room R202	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-R2-SF]	1	15	3951879
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-T1-SF]	1	15	3951889
D5030	Mechanical room R202	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-R2-RF]	1	15	3951941
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [HWP-U7]	1	4	3951954
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-R1-SF]	1	15	3951906
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-S1-RF]	1	15	3951904
D5030	Chiller Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CHWP-2]	1	19	3951883
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-S2-RF]	1	15	3951929
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	59,662 SF	35	3951890
D5030	Cooling Tower Enclosure	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [Tower Fan 2]	1	19	3951873

Component Condition Report | Pasadena High / R/S/T/U

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Chiller Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CWP-2]	1	19	3951940
D5030	Chiller Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CHWP-1]	1	19	3951857
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-T1-RF]	1	15	3951917
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	1	5	3951953
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	59,662 SF	15	3951957
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	59,662 SF	15	3951942
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	59,662 SF	10	3951918
D7050	S116	Good	Fire Alarm Panel, Fully Addressable	1	11	3951914
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	59,662 SF	15	3951905
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	59,662 SF	10	3951870
Equipment & Furnishings						
E1030	Office S104	Fair	Foodservice Equipment, Icemaker, Freestanding	1	4	3951855
E1030	Office	Good	Foodservice Equipment, Icemaker, Freestanding	1	10	3951903
E2010	Gymnasium	Good	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	655	15	3954272
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	12	20	3954247
Sitework						
G4050	Roof	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	15	3951955
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	15	3951877

Component Condition Report | Pasadena High / V

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Stucco, Prep & Paint	6,200 SF	5	3954294
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	10	3954281
B2020	Building Exterior	Good	Storefront, Glazing & Framing	950 SF	20	3954237
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13	25	4004590
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	14,378 SF	5	3945919
Interiors						
C1010	Throughout building	Fair	Interior Wall, Brick	6,000 SF	30	3954258
C1030	Throughout building	Fair	Door Hardware, School, per Door	35	15	3954250
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	22	10	3954234
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	6,000 SF	5	3954219
C1070	Cafeteria	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,200 SF	15	3954305

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Kitchen	Fair	Wall Finishes, any surface, Prep & Paint	16,000 SF	3	3954276
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,200 SF	5	3954290
C2030	Kitchen	Fair	Flooring, Terrazzo	3,000 SF	20	3954244
C2030	Utility closet	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	110 SF	0	3954229
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,378 SF	20	3952013
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	3951995
D2010	Water Heater Room	Good	Water Heater, Gas, Residential	1	11	3951999
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3951958
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	20	3951975
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	6	20	3951966
D2010	Water Heater Room	Fair	Water Heater, Gas, Residential	1	7	3952025
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	5	3952009
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	3951972
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	3951959
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl [00066]	1	10	3954214
D2010	Kitchen	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	3951962
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	20	3952017
D2030	Throughout building	Fair	Plumbing System, Rain Water Drainage, Low Density	14,378 SF	20	3951976
HVAC						
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	14,378 SF	20	3951997
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AH-V1]	1	10	3952005
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	14,378 SF	20	3952019
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	2	10	3951977
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	2	3951985
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	2	3951968
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	2	3951974
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-V2]	1	4	3952023
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-V1]	1	4	3951960
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	3952021
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	2	3952001
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	3952015
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	2	3952018
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	2	3952000
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	14,378 SF	15	3952012

Component Condition Report | Pasadena High / V

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,378 SF	20	3951961
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	14,378 SF	10	3951965
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	5	3951986
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	14,378 SF	10	3951993
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	14,378 SF	10	3952008
D8010	Throughout building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	14,378 SF	4	3951981
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	3952016
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00012]	1	5	3954279
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	3952003
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [00034]	1	5	3954239
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	2	3951970
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [00023]	1	5	3954288
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 24 LF	1	10	3951982
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00002]	1	5	3954220
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [39655]	1	5	3954299
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [20950]	1	10	3954221
E1030	Kitchen	Failed	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	0	3952020
E1030	Kitchen	Failed	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	0	3951994
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	15	3951998
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	3951989
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	3952014
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [00008]	1	5	3954242
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3951988
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00021]	1	5	3954215
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	3951971
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	3951983
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	2	3951969
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	3951979
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00011]	1	5	3954262
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3952002
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	3	3954227
E1030	Utility closet	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	3960509
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	3951963

Component Condition Report | Pasadena High / V

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00003]	1	5	3954269
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	10	3952004
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3952011
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	3951964
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	3952010
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	3951973
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	3951991
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [13306]	1	5	3954301
E1030	Utility closet	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	3960515
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	3951967
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine	1	5	3951815
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00031]	1	5	3954230
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [00020]	1	5	3954303
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	7	3952007
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [00024]	1	5	3954287
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [00032]	1	5	3954260
E1030	Utility closet	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	3960510
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	3954274
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	3952024
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	10	3951996
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells [00009]	1	5	3954277
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	3951978
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	10	3951992
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	10	3951980
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	3951987
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [00061]	1	10	3954285
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest [00001]	1	3	3954248
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	10	3954291
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	15	3952022
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	10	3951990

Component Condition Report | Pasadena High / W

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	2,400 SF	25	3945931

Component Condition Report | Pasadena High / W

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	12	5	3945996
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	15	3945984
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	4	10	3945952
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	9,000 SF	15	3945940
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	15	3945978
C1030	Mechanical room	Fair	Interior Door, Steel, Standard	1	10	3945895
C1030	W	Fair	Interior Door, Wood, Solid-Core	6	10	3945955
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,800 SF	5	3945916
C2030	Cafeteria	Failed	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	500 SF	0	3945899
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	1,050 SF	5	3945922
C2050	W	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	5	3945897
Plumbing						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	3946595
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3946589
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	3	3946600
D2010	Trash room	Fair	Sink/Lavatory, Service Sink, Floor	1	20	3946586
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	20	3946583
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	3946592
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	3946587
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,515 SF	20	3946607
D2010	Office	Good	Sink/Lavatory, Vanity Top, Enameled Steel	1	20	3960512
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas [B]	1	3	3946574
D3020	Mechanical room	Fair	Furnace, Gas [A]	1	3	3946578
D3030	Roof	Poor	Evaporative Cooler, 0.33 to 0.5 HP	1	1	3946599
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,515 SF	5	3946606
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	2	3946582
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	2	3946576
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	3946581
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,515 SF	15	3946597
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,515 SF	20	3946605
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,515 SF	5	3946603

Component Condition Report | Pasadena High / W

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Failed	Emergency & Exit Lighting, Exit Sign, LED	1	0	3946590
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	2,515 SF	10	3946609
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,515 SF	10	3946598
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3)	1	3	3946588
E1030	Kitchen	Good	Foodservice Equipment, Griddle	1	10	3946612
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	3946575
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3)	1	3	3946580
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	3946608
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	3946602
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	3946591
E1030	Kitchen	Fair	Foodservice Equipment, Broiler	1	3	3946604
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3946611
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3)	1	3	3946585
E1030	Mechanical room	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	3946579
E1030	Kitchen	Good	Foodservice Equipment, Range, 2-Burner	1	11	3946610
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	2	3946593
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3)	1	3	3946596
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	3946601
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3)	1	3	3946594
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3)	1	3	3946577
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	20	10	3946584

Component Condition Report | Pasadena High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Site Walkways	Fair	Roofing, Built-Up	17,000 SF	10	3945964
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	3951936
D2010	Site	Good	Backflow Preventer, Domestic Water	1	26	3951811
Fire Protection						
D4010	Site	Good	Backflow Preventer, Fire Suppression	1	25	3951858
Electrical						
D5010	Parking lot	Good	Solar Power, Photovoltaic (PV) Panel, per SF	39,100	18	3951798

Component Condition Report | Pasadena High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Parking lot	Good	Solar Power, Inverter [INV-D2]	1	13	3951800
D5010	Parking lot	Good	Solar Power, Inverter [INV-B3]	1	13	3951793
D5010	Parking lot	Good	Solar Power, Inverter [INV-A2]	1	13	3951796
D5010	Parking lot	Good	Solar Power, Inverter [INV-C1]	1	13	3951799
D5010	Parking lot	Good	Solar Power, Inverter [INV-C3]	1	13	3951817
D5010	Parking lot	Good	Solar Power, Inverter [INV-B1]	1	13	3951804
D5010	Parking lot	Good	Solar Power, Inverter [INV-D1]	1	13	3951808
D5010	Parking lot	Good	Solar Power, Inverter [INV-B2]	1	13	3951813
D5010	Parking lot	Good	Solar Power, Inverter [INV-A3]	1	13	3951816
D5010	Parking lot	Good	Solar Power, Inverter [INV-A1]	1	13	3951806
D5010	Parking lot	Good	Solar Power, Inverter [INV-C2]	1	13	3951803
D5020	Pool	Fair	Switchboard, 120/208 V [SWBD S]	1	20	3951902
D5020	Parking lot	Good	Primary Transformer, Liquid Filled, Property-Owned	1	28	3951807
D5020	Parking lot	Good	Switchboard, 277/480 V [DPV-D]	1	38	3951814
Special Construction & Demo						
F1050	Pool	Fair	Pool Equipment, Pool Lift, Accessible Transfer Device	1	13	3951924
F1050	Pool	Good	Pool Equipment, Gas Heater	1	16	3951876
F1050	Pool	Good	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	9,665 SF	10	3951881
F1050	Pool	Fair	Pool Equipment, Gas Heater	1	4	3951956
F1050	Pool	Good	Pool Finishes, Basin & Deck Finishes, Concrete Deck	13,000 SF	45	3951931
F1050	Throughout pool	Fair	Pool Equipment, Filtration System	1	4	4005548
Pedestrian Plazas & Walkways						
G2020	Parking Lot East of Building F	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	4,800 SF	1	3945921
G2020	Parking Lot East of Building F	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,800 SF	2	3945917
G2020	Parking Area Between B and C	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,200 SF	2	3945914
G2020	North Parking Lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	87,500 SF	23	4004578
G2020	Parking Area Between B and C	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	6,200 SF	2	3945894
G2020	Parking Lot East of Building F	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,500 SF	3	4004958
G2030	Building W Covered Area	Fair	Sidewalk, Concrete, Large Areas	4,500 SF	25	3945905
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	110,000 SF	25	3945991
G2030	Site	Failed	Sidewalk, Concrete, Small Areas/Sections	50 SF	0	3954226
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	90,000 SF	15	3954243
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	5	3954307
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	6	5	3945893
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	810	15	3954233

Component Condition Report | Pasadena High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis, 1-Color Surface, Seal & Stripe	71,000 SF	3	3954292
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	9	4004939
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	65,000 SF	5	3954278
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis, 1-Color Surface, Seal & Stripe	71,000 SF	3	4002949
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	10	3954249
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	2,000 LF	30	3951792
G2060	Site	Fair	Park Bench, Metal Powder-Coated	20	5	3945980
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	9,800 LF	20	4004957
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	42	5	3945910
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	8	3	3945981
G4050	Pool	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	15	3951888
G4050	Parking lot	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	42	20	3951810

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/9/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Pasadena High	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pasadena High / A (ADMIN)	\$1,632	\$0	\$234,315	\$22,232	\$334,346	\$225,140	\$0	\$16,191	\$284,746	\$0	\$676,965	\$0	\$0	\$0	\$2,139	\$412,834	\$27,760	\$8,632	\$27,784	\$124,075	\$1,495,196	\$3,893,986
Pasadena High / B/C	\$1,627	\$60,963	\$0	\$1,103,763	\$592,779	\$298,169	\$22,085	\$18,198	\$0	\$251,552	\$1,625,260	\$0	\$853	\$199,641	\$8,887	\$311,598	\$0	\$24,457	\$1,667	\$482,444	\$2,874,723	\$7,878,666
Pasadena High / D	\$473	\$0	\$0	\$45,475	\$103,455	\$115,105	\$0	\$0	\$0	\$0	\$593,924	\$0	\$0	\$61,114	\$0	\$190,857	\$0	\$0	\$0	\$153,167	\$828,429	\$2,092,001
Pasadena High / E/J	\$10,739	\$0	\$289,257	\$4,518	\$149,885	\$169,902	\$0	\$23,952	\$192,954	\$0	\$638,059	\$0	\$0	\$0	\$0	\$875,266	\$0	\$28,773	\$0	\$85,852	\$2,107,515	\$4,576,672
Pasadena High / F/G/H/I/K/L	\$7,670	\$4,124	\$1,414	\$26,393	\$463,004	\$1,035,166	\$0	\$0	\$0	\$98,520	\$2,802,884	\$5,542	\$0	\$33,393	\$0	\$2,862,767	\$0	\$0	\$4,075	\$311,737	\$5,588,599	\$13,245,289
Pasadena High / Portables	\$0	\$0	\$0	\$8,025	\$11,021	\$22,148	\$0	\$0	\$0	\$0	\$29,565	\$0	\$0	\$16,153	\$0	\$26,477	\$0	\$0	\$0	\$0	\$93,988	\$207,378
Pasadena High / R/S/T/U	\$4,026	\$0	\$0	\$5,885	\$108,863	\$641,833	\$35,336	\$0	\$0	\$789,294	\$1,228,606	\$22,591	\$1,396	\$1,917	\$0	\$2,614,827	\$107,200	\$0	\$1,019	\$356,189	\$2,875,040	\$8,794,021
Pasadena High / Site	\$1,088	\$2,421	\$47,659	\$279,002	\$30,246	\$565,815	\$2,806	\$3,733	\$23,258	\$14,196	\$465,592	\$3,253	\$4,328	\$808,269	\$0	\$2,441,238	\$36,420	\$5,017	\$5,462,971	\$11,447	\$634,318	\$10,843,078
Pasadena High / V	\$13,034	\$0	\$36,013	\$68,004	\$112,987	\$531,144	\$2,209	\$53,390	\$0	\$0	\$601,382	\$2,861	\$0	\$38,346	\$0	\$201,348	\$0	\$82,002	\$15,188	\$164,583	\$1,166,606	\$3,089,100
Pasadena High / W	\$4,591	\$4,169	\$12,004	\$102,720	\$7,715	\$55,910	\$0	\$6,155	\$0	\$0	\$98,251	\$2,560	\$0	\$24,126	\$0	\$254,584	\$6,495	\$6,834	\$81,314	\$12,019	\$96,725	\$776,172
Grand Total	\$44,880	\$71,676	\$620,662	\$1,666,017	\$1,914,302	\$3,660,333	\$62,436	\$121,620	\$500,958	\$1,153,561	\$8,760,490	\$36,808	\$6,577	\$1,182,961	\$11,026	\$10,191,795	\$177,874	\$155,715	\$5,594,018	\$1,701,513	\$17,761,140	\$55,396,363

Pasadena High

Pasadena High / A (ADMIN)

Format Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010	Building Exterior	4002866	Exterior Walls, Stucco, Prep & Paint		10	5	5	5600	SF	\$4.90	\$27,418						\$27,418										\$27,418						\$54,835		
B2010	Building Exterior	4002876	Exterior Walls, Stucco, Replace		50	30	20	5600	SF	\$21.76	\$121,856																				\$121,856		\$121,856		
B2020	Building Exterior	3945942	Window, Steel, 28-40 SF, Replace		30	20	10	9	EA	\$2,502.40	\$22,522											\$22,522											\$22,522		
B2020	Building Exterior	3945986	Window, Ribbon/Banded Style, Steel-Framed (by SF), Replace		30	22	8	3500	SF	\$59.84	\$209,440									\$209,440														\$209,440	
B3010	Roof	3945971	Roofing, Built-Up, Replace		25	23	2	14500	SF	\$15.23	\$220,864			\$220,864																				\$220,864	
B3060	Roof	3945924	Roof Skylight, per unit, up to 20 SF, Replace		30	15	15	4	EA	\$1,414.40	\$5,658																\$5,658							\$5,658	
C1030	A (ADMIN)	3945977	Interior Door, Wood, Solid-Core, Replace		40	20	20	74	EA	\$761.60	\$56,358																				\$56,358			\$56,358	
C1030	Throughout building	3945969	Door Hardware, School, per Door, Replace		30	15	15	79	EA	\$435.20	\$34,381																\$34,381							\$34,381	
C1070	Classrooms	3945982	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	10	15	15500	SF	\$3.81	\$59,024																\$59,024							\$59,024	
C2010	Restrooms	3945943	Wall Finishes, Ceramic Tile, Replace		40	20	20	1700	SF	\$19.58	\$33,293																					\$33,293			\$33,293
C2010	A (ADMIN)	3945923	Wall Finishes, any surface, Prep & Paint		10	5	5	58000	SF	\$1.63	\$94,656						\$94,656										\$94,656							\$189,312	
C2030	Restrooms	3945932	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	5	5	600	SF	\$13.06	\$7,834						\$7,834										\$7,834							\$15,667	
C2030	Restrooms	3945926	Flooring, Ceramic Tile, Replace		40	20	20	350	SF	\$19.58	\$6,854																				\$6,854			\$6,854	
C2030	Nurses Office	3945911	Flooring, Vinyl Sheetting, Replace		15	7	8	1000	SF	\$7.62	\$7,616									\$7,616														\$7,616	
C2030	Throughout building	3945965	Flooring, Vinyl Tile (VCT), Replace		15	5	10	25000	SF	\$5.44	\$136,000											\$136,000												\$136,000	
C2030	Restrooms	3946004	Flooring, Terrazzo, Replace		50	30	20	1200	SF	\$15.23	\$18,278																				\$18,278			\$18,278	
C2050	A (ADMIN)	3945962	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	12000	SF	\$2.18	\$26,112						\$26,112										\$26,112							\$52,224	
D1010	Elevator	3945132	Elevator Controls, Automatic, 1 Car, Replace		20	10	10	1	EA	\$5,440.00	\$5,440											\$5,440											\$5,440		
D1010	Elevator	3945133	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	20	10	1	EA	\$59,840.00	\$59,840											\$59,840											\$59,840		
D1010	Elevator	3945128	Elevator Cab Finishes, Standard, Replace		15	5	10	1	EA	\$9,792.00	\$9,792											\$9,792											\$9,792		
D2010	Utility closet	3945092	Water Heater, Gas, Residential, Replace		15	1	14	1	EA	\$1,414.40	\$1,414															\$1,414							\$1,414		
D2010	Throughout building	3945110	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	25914	SF	\$11.97	\$310,139																				\$310,139			\$310,139	
D2010	Throughout building	3945124	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	4	EA	\$1,305.60	\$5,222						\$5,222														\$5,222			\$10,445	
D2010	Restrooms	3945114	Urinal, Standard, Replace		30	10	20	4	EA	\$1,196.80	\$4,787																				\$4,787			\$4,787	
D2010	Utility closet	3945097	Sink/Lavatory, Service Sink, Floor, Replace		35	15	20	1	EA	\$870.40	\$870																				\$870			\$870	
D2010	Restrooms	3945120	Toilet, Commercial Water Closet, Replace		30	10	20	11	EA	\$1,414.40	\$15,558																				\$15,558			\$15,558	
D2010	Nurse Office	3945136	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	10	20	2	EA	\$1,305.60	\$2,611																				\$2,611			\$2,611	
D2010	Restrooms	3945105	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	10	20	9	EA	\$1,849.60	\$16,646																				\$16,646			\$16,646	
D2010	Utility closet	3945117	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	15	20	1	EA	\$1,523.20	\$1,523																				\$1,523			\$1,523	
D3030	Electrical room	3945091	Split System, Fan Coil Unit, DX, Replace		15	8	7	1	EA	\$7,942.40	\$7,942								\$7,942															\$7,942	
D3030	Building exterior	3945130	Split System, Condensing Unit/Heat Pump, Replace		15	7	8	1	EA	\$7,724.80	\$7,725									\$7,725														\$7,725	
D3050	Throughout building	3945096	Fan Coil Unit, Hydronic Terminal, Replace		20	16	4	8	EA	\$6,528.00	\$52,224					\$52,224																		\$52,224	
D3050	Mechanical room	3945125	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																		\$23,936	
D3050	Mechanical room	3945138	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																		\$23,936	
D3050	Mechanical room	3945131	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																		\$23,936	

Unifomat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate						
D3050	Mechanical room	3945102	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																	\$23,936						
D3050	Mechanical room	3945135	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																	\$23,936						
D3050	Mechanical room	3945098	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																	\$23,936						
D3050	Mechanical room	3945106	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	21	4	1	EA	\$23,936.00	\$23,936					\$23,936																	\$23,936						
D3050	Throughout building	3945122	HVAC System, Ductwork, Medium Density, Replace		30	10	20	25914	SF	\$4.35	\$112,778																				\$112,778		\$112,778						
D3060	Mechanical room	3945108	Exhaust Fan, Propeller, 0.5 HP Motor, Replace		20	17	3	1	EA	\$1,414.40	\$1,414				\$1,414																		\$1,414						
D3060	Roof	3945099	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	17	3	1	EA	\$2,611.20	\$2,611				\$2,611																		\$2,611						
D3060	Roof	3945103	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																	\$2,611						
D3060	Roof	3945093	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																	\$2,611						
D3060	Electrical room	3945121	Exhaust Fan, Residential Bathroom, Replace		15	11	4	1	EA	\$272.00	\$272					\$272															\$272		\$544						
D3060	Roof	3945111	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																	\$1,306						
D3060	Restrooms	3945109	Supplemental Components, Hand Dryer, Restroom, Replace		10	5	5	5	EA	\$1,740.80	\$8,704						\$8,704										\$8,704						\$17,408						
D3060	Restrooms	3945126	Supplemental Components, Hand Dryer, Restroom, Replace		10	3	7	3	EA	\$1,740.80	\$5,222								\$5,222										\$5,222				\$10,445						
D5020	Electrical room	3945104	Switchboard, 120/208 V, Replace		40	20	20	1	EA	\$48,960.00	\$48,960																					\$48,960	\$48,960						
D5030	Throughout building	3945116	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	25914	SF	\$2.72	\$70,486																					\$70,486	\$70,486						
D5030	Mechanical room	3945113	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	15	5	1	EA	\$5,766.40	\$5,766						\$5,766																\$5,766						
D5030	Mechanical room	3945141	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	15	5	1	EA	\$5,766.40	\$5,766						\$5,766																\$5,766						
D5030	Mechanical room	3945127	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	15	5	1	EA	\$5,766.40	\$5,766						\$5,766																\$5,766						
D5030	Mechanical room	3945137	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	15	5	1	EA	\$5,766.40	\$5,766						\$5,766																\$5,766						
D5030	Mechanical room	3945123	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	4	16	1	EA	\$5,766.40	\$5,766																	\$5,766					\$5,766						
D5030	Mechanical room	3945134	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	4	16	1	EA	\$5,766.40	\$5,766																	\$5,766					\$5,766						
D5030	Mechanical room	3945100	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install		20	4	16	1	EA	\$5,766.40	\$5,766																	\$5,766					\$5,766						
D5040	Throughout building	3945129	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	5	5	5	EA	\$239.36	\$1,197						\$1,197										\$1,197						\$2,394						
D5040	Throughout building	3945119	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	25914	SF	\$4.90	\$126,875											\$126,875											\$126,875						
D7030	Throughout building	3945118	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	5	10	25914	SF	\$2.18	\$56,389											\$56,389											\$56,389						
D7050	Electrical room	3945112	Fire Alarm Panel, Fully Addressable, Replace		15	12	3	1	EA	\$16,320.00	\$16,320				\$16,320																\$16,320		\$32,640						
D7050	Throughout building	3945140	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	25914	SF	\$3.26	\$84,583											\$84,583											\$84,583						
D8010	Throughout building	3945107	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install		15	11	4	25914	SF	\$2.72	\$70,486					\$70,486															\$70,486		\$140,972						
E1040	Nurse Office	3945094	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace		10	10	0	1	EA	\$1,632.00	\$1,632	\$1,632										\$1,632									\$1,632		\$4,896						
G4050	Building exterior	3945101	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	1	EA	\$652.80	\$653											\$653											\$653						
Totals, Unescalated												\$1,632	\$0	\$220,864	\$20,346	\$297,062	\$194,208	\$0	\$13,165	\$224,781	\$0	\$503,726	\$0	\$0	\$0	\$1,414	\$264,982	\$17,299	\$5,222	\$16,320	\$70,758	\$827,854				\$2,679,633			
Totals, Escalated (3.0% inflation, compounded annually)												\$1,632	\$0	\$234,315	\$22,232	\$334,346	\$225,140	\$0	\$16,191	\$284,746	\$0	\$676,965	\$0	\$0	\$0	\$2,139	\$412,834	\$27,760	\$8,632	\$27,784	\$124,075	\$1,495,196							\$3,893,986

Pasadena High / B/C

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	3945959	Exterior Walls, Stucco, Prep & Paint	10	5	5	25800	SF	\$4.90	\$126,317						\$126,317										\$126,317						\$252,634
B2010	Building Exterior	3945961	Exterior Walls, Brick, Replace	50	50	0	15	SF	\$57.66	\$865	\$865																					\$865
B2020	Building Exterior	3945957	Window, Ribbon/Banded Style, Steel-Framed (by SF), Replace	30	20	10	200	SF	\$59.84	\$11,968										\$11,968												\$11,968
B2050	Auditorium	3945928	Exterior Door, Steel, Standard, Replace	40	20	20	40	EA	\$652.80	\$26,112																				\$26,112		\$26,112
B2050	Building Exterior	3945913	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	2	EA	\$3,481.60	\$6,963																\$6,963						\$6,963
B3010	Roof	3945967	Roofing, Built-Up, Replace	25	25	0	50	SF	\$15.23	\$762	\$762																					\$762
B3010	Roof	3945938	Roofing, Built-Up, Replace	25	22	3	2600	SF	\$15.23	\$39,603				\$39,603																		\$39,603
B3010	Roof	3945958	Roofing, Built-Up, Replace	25	15	10	39000	SF	\$15.23	\$594,048											\$594,048											\$594,048
C1030	Throughout building	3945987	Interior Door, Wood, Solid-Core, Replace	40	20	20	86	EA	\$761.60	\$65,498																				\$65,498		\$65,498
C1070	Auditorium	3946002	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	8900	SF	\$3.81	\$33,891				\$33,891																		\$33,891
C1070	Classrooms	3945920	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	21800	SF	\$3.81	\$83,014						\$83,014																\$83,014
C2010	Restrooms	3945904	Wall Finishes, Ceramic Tile, Replace	40	20	20	900	SF	\$19.58	\$17,626																				\$17,626		\$17,626
C2010	Auditorium	3945900	Wall Finishes, any surface, Prep & Paint	10	7	3	15800	SF	\$1.63	\$25,786				\$25,786										\$25,786								\$51,571
C2010	Throughout Building	4004959	Wall Finishes, any surface, Prep & Paint	10	7	3	47000	SF	\$1.63	\$76,704				\$76,704										\$76,704								\$153,408
C2010	Auditorium and band room	3945985	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	24	1	6800	SF	\$8.70	\$59,187		\$59,187																				\$59,187
C2030	Auditorium	3945902	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	4500	SF	\$1.63	\$7,344				\$7,344										\$7,344								\$14,688
C2030	Restrooms	3945975	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	450	SF	\$13.06	\$5,875					\$5,875										\$5,875							\$11,750
C2030	Auditorium	3945918	Flooring, Wood, Strip, Refinish	10	3	7	3400	SF	\$4.35	\$14,797								\$14,797									\$14,797					\$29,594
C2030	Throughout building	3946003	Flooring, Vinyl Tile (VCT), Replace	15	5	10	5200	SF	\$5.44	\$28,288											\$28,288											\$28,288
C2030	Auditorium	3945925	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3200	SF	\$8.16	\$26,112				\$26,112										\$26,112								\$52,224
C2050	Throughout building	3946001	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3300	SF	\$2.18	\$7,181						\$7,181									\$7,181							\$14,362

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
D1010	Stage	3946373	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	19	6	1	EA	\$18,496.00	\$18,496							\$18,496															\$18,496	
D2010	Theater Lobby - Utility closet	3946324	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$979.20	\$979				\$979															\$979			\$1,958	
D2010	Backstage - Utility closet	3946336	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	\$598.40	\$598													\$598									\$598	
D2010	Throughout building	3946332	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	41613	SF	\$11.97	\$498,024																				\$498,024		\$498,024	
D2010	Throughout building	3946352	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,305.60	\$1,306						\$1,306															\$1,306		\$2,611
D2010	Throughout building	3946371	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,632.00	\$3,264											\$3,264												\$3,264
D2010	Utility closet	3946329	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	3	EA	\$1,523.20	\$4,570																					\$4,570		\$4,570
D2010	Restrooms	3946346	Toilet, Commercial Water Closet, Replace	30	10	20	14	EA	\$1,414.40	\$19,802																					\$19,802		\$19,802
D2010	Restrooms	3946340	Urinal, Standard, Replace	30	10	20	4	EA	\$1,196.80	\$4,787																					\$4,787		\$4,787
D2010	Throughout building	3946343	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,305.60	\$1,306																					\$1,306		\$1,306
D2010	Restrooms	3946347	Sink/Lavatory, Drop-In Style, Vitreous China, Replace	30	10	20	10	EA	\$1,196.80	\$11,968																					\$11,968		\$11,968
D2030	Roof	3946354	Plumbing System, Rain Water Drainage, Low Density, Replace	40	20	20	37100	SF	\$0.54	\$20,182																					\$20,182		\$20,182
D3050	Throughout building	3946334	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	12	EA	\$6,528.00	\$78,336					\$78,336																		\$78,336
D3050	Throughout building	3946372	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	41613	SF	\$8.70	\$362,200																					\$362,200		\$362,200
D3050	Roof	3946338	Air Handler, Exterior AHU, Replace	20	16	4	1	EA	\$63,974.40	\$63,974					\$63,974																		\$63,974
D3050	Roof	3946357	Air Handler, Exterior AHU, Replace	20	16	4	1	EA	\$63,974.40	\$63,974					\$63,974																		\$63,974
D3050	Mechanical Mezzanine B	3946374	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	21	9	1	EA	\$94,656.00	\$94,656											\$94,656												\$94,656
D3050	Mechanical Mezzanine B	3946353	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	21	9	1	EA	\$94,656.00	\$94,656											\$94,656												\$94,656
D3050	Throughout building	3946333	HVAC System, Ductwork, High Density, Replace	30	10	20	41613	SF	\$6.53	\$271,650																					\$271,650		\$271,650
D3060	Roof	3946367	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306
D3060	Roof	3946361	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,523.20	\$1,523					\$1,523																		\$1,523
D3060	Roof	3946356	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Roof	3946365	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306
D3060	Roof	3946350	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306
D3060	Roof	3946331	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306
D3060	Roof	3946327	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Roof	3946362	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Roof	3946325	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306
D3060	Roof	3946358	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	\$4,352.00	\$4,352					\$4,352																		\$4,352
D3060	Roof	3946342	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Roof	3946369	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306
D3060	Mechanical Mezzanine B	3946355	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Mechanical Mezzanine B	3946322	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Roof	3946345	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	\$4,352.00	\$4,352					\$4,352																		\$4,352
D3060	Roof	3946349	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,264.00	\$3,264					\$3,264																		\$3,264
D3060	Roof	3946370	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611
D3060	Roof	3946323	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,264.00	\$3,264					\$3,264																		\$3,264
D3060	Mechanical Mezzanine B	3946335	Exhaust Fan, Centrifugal, 10 to 15 HP Motor, Replace	25	20	5	1	EA	\$28,288.00	\$28,288						\$28,288																	\$28,288
D3060	Restrooms	3946348	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	5	EA	\$1,740.80	\$8,704						\$8,704									\$8,704								\$17,408
D3060	Restrooms	3946328	Supplemental Components, Hand Dryer, Restroom, Replace	10	1	9	2	EA	\$1,740.80	\$3,482											\$3,482									\$3,482			\$6,963
D4010	Throughout building	3946359	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	41613	SF	\$1.16	\$48,444															\$48,444								\$48,444
D5020	Electrical room	3946364	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$32,640.00	\$32,640											\$32,640												\$32,640
D5020	Electrical room	3946377	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$62,016.00	\$62,016																					\$62,016		\$62,016
D5020	Electrical room	3946351	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$43,520.00	\$43,520																					\$43,520		\$43,520
D5020	Electrical room	3946360	Supplemental Components, Bus Switch, Replace	30	20	10	1	EA	\$3,851.52	\$3,852											\$3,852												\$3,852
D5030	Throughout building	3946339	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	20	20	41613	SF	\$4.35	\$181,100																					\$181,100		\$181,100
D5040	Throughout building	3946363	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	10	EA	\$239.36	\$2,394						\$2,394									\$2,394								\$4,787
D5040	Throughout building	3946337	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	41613	SF	\$5.44	\$226,375											\$226,375												\$226,375
D6060	Throughout building	3946341	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	41613	SF	\$1.80	\$74,704											\$74,704												\$74,704
D7030	Throughout building	3946344	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	41613	SF	\$2.18	\$90,550											\$90,550												\$90,550
D7050	Throughout building	3946330	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	41613	SF	\$3.26	\$135,825											\$135,825												\$135,825
D8010	Throughout building	3946376	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	41613	SF	\$6.53	\$271,650					\$271,650																\$271,650		\$543,299
E2010	Auditorium	3945933	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	27	3	2450	LF	\$326.40	\$799,680				\$799,680																			\$799,680
G4050	Building exterior	3946366	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$652.80	\$7,834											\$7,834												\$7,834
Totals, Unescalated											\$1,627	\$59,187	\$0	\$1,010,099	\$526,677	\$257,203	\$18,496	\$14,797	\$0	\$192,794	\$1,209,346	\$0	\$598	\$135,946	\$5,875	\$200,003	\$0	\$14,797	\$979	\$275,131	\$1,591,665	\$5,515,219	
Totals, Escalated (3.0% inflation, compounded annually)											\$1,627	\$60,963	\$0	\$1,103,763	\$592,779	\$298,169	\$22,085	\$18,198															

Format Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
C2010	Throughout building	3945909	Wall Finishes, any surface, Prep & Paint		10	5	5	53550	SF	\$1.63	\$87,394							\$87,394										\$87,394						\$174,787	
C2030	E/J	3945974	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	5	5	800	SF	\$13.06	\$10,445							\$10,445										\$10,445						\$20,890	
C2030	Classrooms	3945963	Flooring, Vinyl Tile (VCT), Replace		15	7	8	28000	SF	\$5.44	\$152,320										\$152,320													\$152,320	
C2050	Restrooms	3945983	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	1200	SF	\$2.18	\$2,611							\$2,611										\$2,611						\$5,222	
D2010	Utility closet	3938914	Water Heater, Gas, Residential, Replace		15	8	7	1	EA	\$2,067.20	\$2,067									\$2,067														\$2,067	
D2010	Throughout building	3938908	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	36500	SF	\$11.97	\$436,832																					\$436,832		\$436,832	
D2010	Building exterior	3938911	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	5	10	2	EA	\$1,305.60	\$2,611												\$2,611											\$2,611	
D2010	Building exterior	3938923	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	5	10	2	EA	\$1,632.00	\$3,264												\$3,264											\$3,264	
D2010	E108	3938902	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	10	20	1	EA	\$1,305.60	\$1,306																						\$1,306	\$1,306	
D2010	Restrooms	3938896	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	10	20	16	EA	\$1,632.00	\$26,112																						\$26,112	\$26,112	
D2010	Restrooms	3938920	Toilet, Commercial Water Closet, Replace		30	10	20	20	EA	\$1,414.40	\$28,288																						\$28,288	\$28,288	
D2010	Restrooms	3938894	Urinal, Standard, Replace		30	10	20	6	EA	\$1,196.80	\$7,181																						\$7,181	\$7,181	
D2010	Utility closet	3938921	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	15	20	3	EA	\$1,523.20	\$4,570																						\$4,570	\$4,570	
D2030	Roof	3938897	Plumbing System, Rain Water Drainage, Low Density, Replace		40	20	20	36500	SF	\$0.54	\$19,856																						\$19,856	\$19,856	
D3020	Restrooms	3938900	Unit Heater, Hydronic, Replace		20	15	5	4	EA	\$1,849.60	\$7,398							\$7,398																\$7,398	
D3050	Throughout building	3938906	Fan Coil Unit, Hydronic Terminal, Replce		20	16	4	20	EA	\$6,528.00	\$130,560						\$130,560																	\$130,560	
D3050	Throughout building	3938922	HVAC System, Hydronic Piping, 4-Pipe, Replace		40	20	20	36500	SF	\$8.70	\$317,696																						\$317,696	\$317,696	
D3050	Throughout building	3938924	HVAC System, Ductwork, Medium Density, Replace		30	10	20	36500	SF	\$4.35	\$158,848																						\$158,848	\$158,848	
D3060	Roof	3938898	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	17	3	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611	
D3060	Roof	3938915	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	17	3	1	EA	\$1,523.20	\$1,523					\$1,523																		\$1,523	
D3060	Roof	3938903	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	21	4	1	EA	\$2,611.20	\$2,611						\$2,611																	\$2,611	
D3060	Roof	3938918	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	15	5	1	EA	\$2,611.20	\$2,611							\$2,611																\$2,611	
D3060	Roof	3938901	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace		20	15	5	1	EA	\$3,264.00	\$3,264							\$3,264																\$3,264	
D3060	Restrooms	3938916	Supplemental Components, Hand Dryer, Restroom, Replace		10	5	5	2	EA	\$1,740.80	\$3,482							\$3,482											\$3,482						\$6,963
D3060	Restrooms	3938905	Supplemental Components, Hand Dryer, Restroom, Replace		10	3	7	10	EA	\$1,740.80	\$17,408										\$17,408										\$17,408				\$34,816
D4010	Throughout building	3938917	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	10	15	36500	SF	\$1.16	\$42,492																		\$42,492						\$42,492
D5020	Mechanical room	3938919	Switchboard, 120/208 V, Replace		40	21	19	1	EA	\$48,960.00	\$48,960																						\$48,960	\$48,960	
D5030	Throughout building	3938904	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	36500	SF	\$2.72	\$99,280																						\$99,280	\$99,280	
D5040	Throughout building	3938913	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	5	5	4	EA	\$239.36	\$957							\$957											\$957						\$1,915
D5040	Throughout building	3938899	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	36500	SF	\$4.90	\$178,704												\$178,704												\$178,704
D6060	Throughout building	3938910	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace		20	10	10	36500	SF	\$1.80	\$65,525												\$65,525											\$65,525	
D7030	Throughout building	3938909	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	5	10	36500	SF	\$2.18	\$79,424												\$79,424											\$79,424	
D7050	Throughout building	3938907	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	36500	SF	\$3.26	\$119,136												\$119,136											\$119,136	
G4050	Building exterior	3938895	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	60	EA	\$435.20	\$26,112												\$26,112											\$26,112	
Totals, Unescalated													\$10,739	\$0	\$272,653	\$4,134	\$133,171	\$146,559	\$0	\$19,475	\$152,320	\$0	\$474,776	\$0	\$0	\$0	\$0	\$561,800	\$0	\$17,408	\$0	\$48,960	\$1,166,880		\$3,008,875
Totals, Escalated (3.0% inflation, compounded annually)													\$10,739	\$0	\$289,257	\$4,518	\$149,885	\$169,902	\$0	\$23,952	\$192,954	\$0	\$638,059	\$0	\$0	\$0	\$0	\$875,266	\$0	\$28,773	\$0	\$85,852	\$2,107,515		\$4,576,672

Pasadena High / F/G/H/I/K/L																																		
Unformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	Building Exterior	3945948	Window, Ribbon/Banded Style, Steel-Framed (by SF), Replace		30	15	15	4800	SF	\$59.84	\$287,232																	\$287,232						\$287,232
B2050	Building Exterior	3945947	Exterior Door, Steel, Standard, Replace		40	30	10	162	EA	\$652.80	\$105,754											\$105,754												\$105,754
B3010	Roof	3945997	Roofing, Built-Up, Replace		25	10	15	57500	SF	\$15.23	\$875,840																	\$875,840						\$875,840
B3060	Roof	3945968	Roof Skylight, per unit, up to 20 SF, Replace		30	15	15	2	EA	\$1,414.40	\$2,829																	\$2,829						\$2,829
C1010	Little Theater restroom	3945929	Interior Wall Construction, Plaster, Repair		0	0	0	50	SF	\$3.81	\$190	\$190																						\$190
C1030	F/G/H/I/K/L	3945906	Interior Door, Wood, Solid-Core, Replace		40	25	15	85	EA	\$761.60	\$64,736																	\$64,736						\$64,736
C1030	F/G/H/I/K/L	3945903	Door Hardware, School, per Door, Replace		30	15	15	126	EA	\$435.20	\$54,835																	\$54,835						\$54,835
C1070	Little Theater	3945936	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	25	0	250	SF	\$3.81	\$952	\$952																						\$952
C1070	Little Theater	3945908	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	25	0	1600	SF	\$3.81	\$6,093	\$6,093																						\$6,093
C1070	H103	3945907	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	23	2	350	SF	\$3.81	\$1,333			\$1,333																				\$1,333
C1070	F/G/H/I/K/L	3945966	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	86000	SF	\$3.81	\$327,488											\$327,488												\$327,488
C2010	Restrooms	3945901	Wall Finishes, Ceramic Tile, Replace		40	20	20	4400	SF	\$19.58	\$86,170																						\$86,170	\$86,170
C2010	F/G/H/I/K/L	3945990	Wall Finishes, any surface, Prep & Paint		10	5	5	210000	SF	\$1.63	\$342,720							\$342,720										\$342,720						\$685,440
C2010	Little Theater	3945937	Wall Finishes, Acoustical Tile (ACT), Standard, Replace		25	25	0	50	SF	\$8.70	\$435	\$435																						\$435
C2010	Little Theater	3945912	Wall Finishes, Acoustical Tile (ACT), Standard, Replace		25	20	5	800	SF	\$8.70	\$6,963							\$6,963																\$6,963
C2030	Little Theater	3945979	Flooring, Ceramic Tile, Replace		40	30	10	100	SF	\$19.58	\$1,958											\$1,958												\$1,958
C2030	Little Theater	3945939	Flooring, Wood, Strip, Refinish		10	9	1	920	SF	\$4.35	\$4,004		\$4,004										\$4,004										\$8,008	

Form	at Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
C2030		Little Theater	4002946	Flooring, Wood, Strip, Replace	30	15	15	920	SF	\$16.32	\$15,014																\$15,014						\$15,014	
C2030		Throughout building	3945941	Flooring, Vinyl Tile (VCT), Replace	15	10	5	86000	SF	\$5.44	\$467,840						\$467,840														\$467,840		\$935,680	
C2030		Restrooms	3945973	Flooring, Terrazzo, Replace	50	35	15	3400	SF	\$15.23	\$51,789																\$51,789						\$51,789	
C2030		Little Theater	3945915	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1600	SF	\$8.16	\$13,056				\$13,056										\$13,056								\$26,112	
C2050		Restrooms	3945972	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3400	SF	\$2.18	\$7,398						\$7,398										\$7,398						\$14,797	
D1010		Elevator Y	3937837	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,792.00	\$9,792						\$9,792														\$9,792		\$19,584	
D1010		Elevator X	3937841	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,792.00	\$9,792						\$9,792														\$9,792		\$19,584	
D1010		Elevator X	3937878	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	\$59,840.00	\$59,840																						\$59,840	
D1010		Elevator X	3937868	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,440.00	\$5,440																						\$5,440	
D1010		Elevator Y	3937847	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,440.00	\$5,440																						\$5,440	
D1010		Elevator Y	3937889	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	\$59,840.00	\$59,840																						\$59,840	
D1010		Stage	3937881	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	21	4	1	EA	\$18,496.00	\$18,496					\$18,496																	\$18,496	
D2010		Utility closet L	3937833	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,414.40	\$1,414					\$1,414															\$1,414		\$2,829	
D2010		Utility closet K	3937831	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$979.20	\$979					\$979																\$979		\$1,958
D2010		Mechanical room F	3937858	Water Heater, Electric, Residential, Replace	15	2	13	1	EA	\$979.20	\$979																						\$979	
D2010		Building exterior	3937882	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,305.60	\$2,611						\$2,611															\$2,611		\$5,222
D2010		H Workrooms	3937851	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	4	EA	\$2,502.40	\$10,010																						\$10,010	
D2010		Building exterior	3937854	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	4	EA	\$1,632.00	\$6,528																						\$6,528	
D2010		Utility closet	3937830	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	4	EA	\$1,523.20	\$6,093																						\$6,093	
D2030		Roof	3937855	Plumbing System, Rain Water Drainage, Low Density, Replace	40	20	20	114000	SF	\$0.54	\$62,016																						\$62,016	
D3020		Restrooms	3937859	Unit Heater, Hydronic, Replace	20	16	4	1	EA	\$1,196.80	\$1,197					\$1,197																	\$1,197	
D3050		Classrooms	3937863	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	60	EA	\$6,528.00	\$391,680					\$391,680																	\$391,680	
D3050		Mechanical room F	3937871	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	\$10,444.80	\$10,445						\$10,445																\$10,445	
D3050		Throughout building	3937872	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	114000	SF	\$8.70	\$992,256																						\$992,256	
D3050		Mechanical room F	3937883	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	21	9	1	EA	\$33,728.00	\$33,728																						\$33,728	
D3050		Throughout building	3937849	HVAC System, Ductwork, High Density, Replace	30	10	20	114000	SF	\$6.53	\$744,192																						\$744,192	
D3060		Roof	3937843	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Elevator X	3937867	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	\$1,414.40	\$1,414						\$1,414																\$1,414	
D3060		Roof	3937846	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Roof	3937870	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,264.00	\$3,264						\$3,264																\$3,264	
D3060		Roof	3937842	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,264.00	\$3,264						\$3,264																\$3,264	
D3060		Roof	3937856	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Roof	3937844	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Roof	3937865	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Roof	3937876	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Roof	3937853	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,523.20	\$1,523						\$1,523																\$1,523	
D3060		Elevator Y	3937860	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	\$1,414.40	\$1,414						\$1,414																\$1,414	
D3060		Roof	3937835	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Roof	3937877	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611	
D3060		Restrooms	3937845	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	5	EA	\$1,740.80	\$8,704					\$8,704												\$8,704						\$17,408
D3060		Restrooms	3937827	Supplemental Components, Hand Dryer, Restroom, Replace	10	1	9	24	EA	\$1,740.80	\$41,779																					\$41,779		\$83,558
D4010		Throughout building	3937848	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	114000	SF	\$1.16	\$132,714																	\$132,714					\$132,714	
D5020		Electrical Room L	3937864	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$41,344.00	\$41,344																						\$41,344	
D5020		Electrical Room L	3937832	Switchboard, 120/208 V, Replace	40	21	19	1	EA	\$87,040.00	\$87,040																						\$87,040	
D5020		Electrical Room K	3937852	Switchboard, 120/208 V, Replace	40	21	19	1	EA	\$48,960.00	\$48,960																						\$48,960	
D5020		Electrical Room L	3937887	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$27,200.00	\$27,200																						\$27,200	
D5020		Stage	3937850	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$43,520.00	\$43,520																						\$43,520	
D5020		Electrical Room K	3937828	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$27,200.00	\$27,200																						\$27,200	
D5020		Electrical Room L	3937886	Supplemental Components, Bus Switch, Replace	30	20	10	1	EA	\$3,851.52	\$3,852																						\$3,852	
D5020		Electrical Room K	3937880	Supplemental Components, Bus Switch, Replace	30	20	10	1	EA	\$3,851.52	\$3,852																						\$3,852	
D5020		Electrical Room L	3937884	Supplemental Components, Bus Switch, Replace	30	20	10	1	EA	\$3,851.52	\$3,852																						\$3,852	
D5020		Electrical Room L	3937869	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	10	20	1	EA	\$3,481.60	\$3,482																						\$3,482	
D5020		Electrical Room K	3937838	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	10	20	1	EA	\$3,481.60	\$3,482																						\$3,482	
D5030		Throughout building	3937873	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	114000	SF	\$2.72	\$310,080																						\$310,080	
D5040		Throughout building	3937875	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	10	EA	\$239.36	\$2,394						\$2,394											\$2,394					\$4,787	
D5040		Roof	3937874	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	4	EA	\$304.64	\$1,219						\$1,219																\$1,219	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
C2030	Throughout building	3954304	Flooring, Vinyl Tile (VCT), Replace	15	5	10	7800	SF	\$5.44	\$42,432											\$42,432											\$42,432		
C2030	Gymnasium	3954255	Flooring, Maple Sports Floor, Refinish	10	5	5	18200	SF	\$5.44	\$99,008						\$99,008										\$99,008							\$198,016	
C2050	Throughout building	3954217	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4500	SF	\$2.18	\$9,792						\$9,792										\$9,792							\$19,584	
D1010	Corridor R-S	3951856	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	5	20	1	EA	\$18,496.00	\$18,496																				\$18,496			\$18,496	
D2010	Custodian Office	3951910	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$598.40	\$598				\$598															\$598				\$1,197	
D2010	T104	3951880	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	\$979.20	\$979													\$979										\$979	
D2010	S107	3951901	Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$51,680.00	\$51,680																					\$51,680			\$51,680
D2010	S107	3951865	Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$51,680.00	\$51,680																					\$51,680			\$51,680
D2010	Building exterior	3951934	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,632.00	\$3,264											\$3,264												\$3,264	
D2010	Throughout building	3951946	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	8	EA	\$1,632.00	\$13,056											\$13,056												\$13,056	
D2010	Throughout building	3951848	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	5	15	2	EA	\$2,502.40	\$5,005																\$5,005							\$5,005	
D3020	Boiler room	3951927	Boiler, Gas, HVAC, Replace	30	21	9	1	EA	\$293,760.00	\$293,760										\$293,760													\$293,760	
D3020	Boiler room	3951866	Boiler, Gas, HVAC, Replace	30	21	9	1	EA	\$293,760.00	\$293,760										\$293,760													\$293,760	
D3050	Boiler room	3951925	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$14,796.80	\$14,797					\$14,797																		\$14,797	
D3050	Boiler room	3951872	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$14,796.80	\$14,797					\$14,797																		\$14,797	
D3050	Boiler room	3951869	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$14,796.80	\$14,797					\$14,797																		\$14,797	
D3050	Roof	3951947	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,968.00	\$11,968					\$11,968																		\$11,968	
D3050	Roof	3951911	Air Handler, Exterior AHU, Replace	20	5	15	1	EA	\$91,392.00	\$91,392																	\$91,392						\$91,392	
D3050	Roof	3951938	Air Handler, Exterior AHU, Replace	20	5	15	1	EA	\$91,392.00	\$91,392																	\$91,392						\$91,392	
D3060	Roof	3951920	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611	
D3060	Roof	3951921	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,305.60	\$1,306					\$1,306																		\$1,306	
D3060	Roof	3951864	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	\$4,352.00	\$4,352					\$4,352																		\$4,352	
D3060	Roof	3951909	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611	
D3060	Roof	3951861	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	\$4,352.00	\$4,352					\$4,352																		\$4,352	
D3060	Roof	3951923	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	\$4,352.00	\$4,352					\$4,352																		\$4,352	
D3060	Roof	3951852	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,611.20	\$2,611					\$2,611																		\$2,611	
D3060	Roof	3951845	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	7	13	1	EA	\$1,305.60	\$1,306														\$1,306									\$1,306	
D3060	Roof	3951899	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,523.20	\$1,523																	\$1,523						\$1,523	
D3060	Roof	3951860	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	\$1,305.60	\$1,306																	\$1,306						\$1,306	
D3060	Roof	3951933	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	5	15	1	EA	\$4,352.00	\$4,352																	\$4,352						\$4,352	
D3060	Roof	3951897	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	4	16	1	EA	\$2,611.20	\$2,611																		\$2,611						

Unifor	mat	Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D3060			Roof		3952001		Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	18	2	1	EA		\$6,092.80	\$6,093			\$6,093																			\$6,093
D3060			Roof		3952015		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA		\$1,523.20	\$1,523			\$1,523																			\$1,523
D3060			Roof		3952018		Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	18	2	1	EA		\$6,092.80	\$6,093			\$6,093																			\$6,093
D3060			Roof		3952000		Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA		\$1,305.60	\$1,306			\$1,306																			\$1,306
D3060			Roof		3952023		Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA		\$3,264.00	\$3,264					\$3,264																	\$3,264
D3060			Roof		3951960		Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA		\$3,264.00	\$3,264					\$3,264																	\$3,264
D3060			Roof		3952021		Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA		\$1,305.60	\$1,306						\$1,306																\$1,306
D4010			Throughout building		3952012		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	14378	SF		\$1.16	\$16,738																\$16,738						\$16,738
D5030			Throughout building		3951961		Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	14378	SF		\$2.72	\$39,108																				\$39,108		\$39,108
D5040			Throughout building		3951986		Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	6	EA		\$239.36	\$1,436						\$1,436										\$1,436						\$2,872
D5040			Throughout building		3951965		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	14378	SF		\$4.90	\$70,395										\$70,395												\$70,395
D7030			Throughout building		3951993		Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	14378	SF		\$2.18	\$31,287										\$31,287												\$31,287
D7050			Throughout building		3952008		Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	14378	SF		\$3.26	\$46,930										\$46,930												\$46,930
D8010			Throughout building		3951981		BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	14378	SF		\$6.53	\$93,860					\$93,860														\$93,860			\$187,719
E1030			Kitchen		3952020		Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	15	0	1	EA		\$4,134.40	\$4,134	\$4,134														\$4,134							\$8,269
E1030			Kitchen		3951994		Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	15	0	1	EA		\$7,942.40	\$7,942	\$7,942														\$7,942							\$15,885
E1030			Kitchen		3951970		Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	13	2	1	EA		\$4,134.40	\$4,134			\$4,134														\$4,134					\$8,269
E1030			Kitchen		3951969		Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	13	2	1	EA		\$4,134.40	\$4,134			\$4,134														\$4,134					\$8,269
E1030			Kitchen		3954227		Foodservice Equipment, Freezer, Chest, Replace	15	12	3	1	EA		\$1,958.40	\$1,958			\$1,958															\$1,958				\$3,917
E1030			Kitchen		3952010		Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA		\$27,200.00	\$27,200			\$27,200																			\$27,200
E1030			Kitchen		3951973		Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA		\$5,004.80	\$5,005			\$5,005															\$5,005				\$10,010
E1030			Kitchen		3954248		Foodservice Equipment, Freezer, Chest, Replace	15	12	3	1	EA		\$1,958.40	\$1,958			\$1,958															\$1,958				\$3,917
E1030			Kitchen		3954279		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3954239		Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$3,916.80	\$3,917						\$3,917														\$3,917		\$7,834
E1030			Kitchen		3954288		Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$3,916.80	\$3,917						\$3,917														\$3,917		\$7,834
E1030			Kitchen		3954220		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3954299		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3952014		Foodservice Equipment, Ice maker, Freestanding, Replace	15	10	5	1	EA		\$7,289.60	\$7,290						\$7,290														\$7,290		\$14,579
E1030			Kitchen		3954242		Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$3,916.80	\$3,917						\$3,917														\$3,917		\$7,834
E1030			Kitchen		3954215		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3951983		Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA		\$2,937.60	\$2,938						\$2,938														\$2,938		\$5,875
E1030			Kitchen		3954262		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Utility closet		3960509		Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA		\$6,854.40	\$6,854						\$6,854														\$6,854		\$13,709
E1030			Kitchen		3954269		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3951991		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3954301		Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA		\$2,937.60	\$2,938						\$2,938														\$2,938		\$5,875
E1030			Utility closet		3960515		Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA		\$6,854.40	\$6,854						\$6,854														\$6,854		\$13,709
E1030			Kitchen		3951815		Foodservice Equipment, Coffee Machine, Replace	10	5	5	1	EA		\$2,176.00	\$2,176						\$2,176								\$2,176								\$4,352
E1030			Kitchen		3954230		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3954303		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3954287		Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$3,916.80	\$3,917						\$3,917														\$3,917		\$7,834
E1030			Kitchen		3954260		Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$3,916.80	\$3,917						\$3,917														\$3,917		\$7,834
E1030			Utility closet		3960510		Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA		\$6,854.40	\$6,854						\$6,854														\$6,854		\$13,709
E1030			Kitchen		3954274		Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA		\$5,004.80	\$5,005						\$5,005														\$5,005		\$10,010
E1030			Kitchen		3954277		Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$3,916.80	\$3,917						\$3,917														\$3,917		\$7,834
E1030			Kitchen		3951978		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA		\$1,849.60	\$1,850						\$1,850														\$1,850		\$3,699
E1030			Kitchen		3951987		Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA		\$2,937.60	\$2,938						\$2,938														\$2,938		\$5,875
E1030			Kitchen		3951979		Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA		\$1,849.60	\$1,850							\$1,850															\$1,850
E1030			Kitchen		3951988		Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA		\$10,336.00	\$10,336								\$10,336										\$10,336				\$20,672
E1030			Kitchen		3952002		Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA		\$10,336.00	\$10,336									\$10,336										\$10,336			\$20,672
E1030			Kitchen		3952011		Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA		\$10,336.00	\$10,336									\$10,336										\$10,336			\$20,672
E1030			Kitchen		3952007		Foodservice Equipment, Convection Oven, Double, Replace	10	3	7	1	EA		\$10,336.00	\$10,336									\$10,336										\$10,336			\$20,672
E1030			K																																		

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
E1030	Kitchen	3951989	Foodservice Equipment, Walk-In, Refrigerator, Replace		20	10	10	1	EA	\$16,320.00	\$16,320											\$16,320											\$16,320
E1030	Kitchen	3951971	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	5	10	1	EA	\$2,937.60	\$2,938											\$2,938											\$2,938
E1030	Kitchen	3951963	Foodservice Equipment, Steam Kettle, Replace		20	10	10	1	EA	\$32,640.00	\$32,640											\$32,640											\$32,640
E1030	Kitchen	3952004	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace		15	5	10	1	EA	\$5,004.80	\$5,005											\$5,005											\$5,005
E1030	Kitchen	3951964	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	5	10	1	EA	\$2,937.60	\$2,938											\$2,938											\$2,938
E1030	Roof	3951967	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace		15	5	10	1	EA	\$6,854.40	\$6,854											\$6,854											\$6,854
E1030	Kitchen	3952024	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	5	10	1	EA	\$2,937.60	\$2,938											\$2,938											\$2,938
E1030	Kitchen	3951996	Foodservice Equipment, Range/Oven, 4-Burner, Replace		15	5	10	1	EA	\$4,896.00	\$4,896											\$4,896											\$4,896
E1030	Kitchen	3951992	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	5	10	1	EA	\$2,937.60	\$2,938											\$2,938											\$2,938
E1030	Kitchen	3951980	Foodservice Equipment, Steam Kettle, Replace		20	10	10	1	EA	\$32,640.00	\$32,640											\$32,640											\$32,640
E1030	Kitchen	3954285	Foodservice Equipment, Walk-In, Refrigerator, Replace		20	10	10	1	EA	\$16,320.00	\$16,320											\$16,320											\$16,320
E1030	Kitchen	3954291	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace		15	5	10	1	EA	\$5,004.80	\$5,005											\$5,005											\$5,005
E1030	Kitchen	3951998	Foodservice Equipment, Mixer, Freestanding, Replace		25	10	15	1	EA	\$15,232.00	\$15,232															\$15,232							\$15,232
E1030	Kitchen	3952022	Foodservice Equipment, Mixer, Freestanding, Replace		25	10	15	1	EA	\$15,232.00	\$15,232															\$15,232							\$15,232
G4050	Building exterior	3951990	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	10	10	20	EA	\$652.80	\$13,056											\$13,056											\$13,056
Totals, Unescalated												\$13,034	\$0	\$33,946	\$62,234	\$100,388	\$458,170	\$1,850	\$43,411	\$0	\$0	\$447,485	\$2,067	\$0	\$26,112	\$0	\$129,237	\$0	\$49,613	\$8,922	\$93,860	\$645,922	\$2,116,249
Totals, Escalated (3.0% inflation, compounded annually)												\$13,034	\$0	\$36,013	\$68,004	\$112,987	\$531,144	\$2,209	\$53,390	\$0	\$0	\$601,382	\$2,861	\$0	\$38,346	\$0	\$201,348	\$0	\$82,002	\$15,188	\$164,583	\$1,166,606	\$3,089,100

Pasadena High / W

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	Building Exterior	3945996	Window, Aluminium Double-Glazed, up to 15 SF, Replace		30	25	5	12	EA	\$707.20	\$8,486						\$8,486																\$8,486
B2050	Building Exterior	3945984	Exterior Door, Steel, Standard, Replace		40	25	15	6	EA	\$652.80	\$3,917															\$3,917							\$3,917
B2050	Building Exterior	3945952	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace		30	20	10	4	EA	\$4,787.20	\$19,149											\$19,149											\$19,149
B3010	Roof	3945940	Roofing, Built-Up, Replace		25	10	15	9000	SF	\$15.23	\$137,088															\$137,088							\$137,088
C1030	Mechanical room	3945895	Interior Door, Steel, Standard, Replace		40	30	10	1	EA	\$652.80	\$653											\$653											\$653
C1030	W	3945955	Interior Door, Wood, Solid-Core, Replace		40	30	10	6	EA	\$761.60	\$4,570											\$4,570											\$4,570
C1030	Throughout building	3945978	Door Hardware, School, per Door, Replace		30	15	15	13	EA	\$435.20	\$5,658															\$5,658							\$5,658
C2010	Throughout building	3945916	Wall Finishes, any surface, Prep & Paint		10	5	5	3800	SF	\$1.63	\$6,202						\$6,202									\$6,202							\$12,403
C2030	Cafeteria	3945899	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace		15	15	0	500	SF	\$8.70	\$4,352	\$4,352														\$4,352							\$8,704
C2030	Cafeteria	3945922	Flooring, Vinyl Tile (VCT), Replace		15	10	5	1050	SF	\$5.44	\$5,712						\$5,712														\$5,712		\$11,424
C2050	W	3945897	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	1500	SF	\$2.18	\$3,264						\$3,264									\$3,264							\$6,528
D2010	Mechanical room	3946600	Water Heater, Gas, Residential, Replace		15	12	3	1	EA	\$1,414.40	\$1,414				\$1,414														\$1,414				\$2,829
D2010	Throughout building	3946607	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	2515	SF	\$11.97	\$30,100																				\$30,100		\$30,100
D2010	Building exterior	3946592	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	1	EA	\$1,305.60	\$1,306						\$1,306														\$1,306		\$2,611
D2010	Restrooms	3946595	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	10	20	1	EA	\$1,849.60	\$1,850																				\$1,850		\$1,850
D2010	Kitchen	3946589	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	10	20	1	EA	\$2,284.80	\$2,285																				\$2,285		\$2,285
D2010	Trash room	3946586	Sink/Lavatory, Service Sink, Floor, Replace		35	15	20	1	EA	\$870.40	\$870																				\$870		\$870
D2010	Restrooms	3946583	Toilet, Commercial Water Closet, Replace		30	10	20	1	EA	\$1,414.40	\$1,414																				\$1,414		\$1,414
D2010	Kitchen	3946587	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace		30	10	20	1	EA	\$1,740.80	\$1,741																				\$1,741		\$1,741
D2010	Office	3960512	Sink/Lavatory, Vanity Top, Enameled Steel, Replace		30	10	20	1	EA	\$1,196.80	\$1,197																				\$1,197		\$1,197
D3020	Mechanical room	3946574	Furnace, Gas, Replace		20	17	3	1	EA	\$6,745.60	\$6,746				\$6,746																		\$6,746
D3020	Mechanical room	3946578	Furnace, Gas, Replace		20	17	3	1	EA	\$6,745.60	\$6,746				\$6,746																		\$6,746
D3030	Roof	3946599	Evaporative Cooler, 0.33 to 0.5 HP, Replace		15	14	1	1	EA	\$4,047.36	\$4,047		\$4,047														\$4,047						\$8,095
D3050	Throughout building	3946606	HVAC System, Ductwork, Medium Density, Replace		30	25	5	2515	SF	\$4.35	\$10,945						\$10,945																\$10,945
D3060	Roof	3946582	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace		20	18	2	1	EA	\$3,264.00	\$3,264			\$3,264																			\$3,264
D3060	Roof	3946576	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace		20	18	2	1	EA	\$1,305.60	\$1,306			\$1,306																			\$1,306
D3060	Roof	3946581	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	18	2	1	EA	\$2,611.20	\$2,611			\$2,611																			\$2,611
D4010	Throughout building	3946597	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	10	15	2515	SF	\$1.16	\$2,928															\$2,928							\$2,928
D5030	Throughout building	3946605	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	2515	SF	\$2.72	\$6,841																				\$6,841		\$6,841
D5040	Throughout building	3946590	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	10	0	1	EA	\$239.36	\$239	\$239										\$239									\$239		\$718
D5040	Throughout building	3946603	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	15	5	2515	SF	\$4.90	\$12,313					\$12,313																	\$12,313
D7030	Throughout building	3946609	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	5	10	2515	SF	\$2.18	\$5,473											\$5,473											\$5,473
D7050	Throughout building	3946598	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	2515	SF	\$3.26	\$8,209											\$8,209											\$8,209
E1030	Kitchen	3946593	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace		15	13	2	1	EA	\$4,134.40	\$4,134			\$4,134														\$4,134					\$8,269
E1030	Kitchen	3946588	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3), Replace		15	12	3	1	EA	\$6,201.60	\$6,202				\$6,202															\$6,202			\$12,403
E1030	Kitchen	3946580	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3), Replace		15	12	3	1	EA	\$6,201.60	\$6,202				\$6,202															\$6,202			\$12,403

Unif	format	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
E1030			Kitchen		3946602	Foodservice Equipment, Convection Oven, Double, Replace	10		7	3	1	EA	\$10,336.00	\$10,336				\$10,336									\$10,336									\$20,672		
E1030			Kitchen		3946591	Foodservice Equipment, Walk-In, Refrigerator, Replace	20		17	3	1	EA	\$16,320.00	\$16,320				\$16,320																		\$16,320		
E1030			Kitchen		3946604	Foodservice Equipment, Broiler, Replace	15		12	3	1	EA	\$9,139.20	\$9,139				\$9,139															\$9,139			\$18,278		
E1030			Kitchen		3946611	Foodservice Equipment, Convection Oven, Single, Replace	10		7	3	1	EA	\$6,092.80	\$6,093				\$6,093									\$6,093									\$12,186		
E1030			Kitchen		3946585	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3), Replace	15		12	3	1	EA	\$6,201.60	\$6,202				\$6,202															\$6,202			\$12,403		
E1030			Kitchen		3946596	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3), Replace	15		12	3	1	EA	\$6,201.60	\$6,202				\$6,202																\$6,202			\$12,403	
E1030			Kitchen		3946594	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3), Replace	15		12	3	1	EA	\$6,201.60	\$6,202				\$6,202																\$6,202			\$12,403	
E1030			Kitchen		3946577	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 3), Replace	15		12	3	1	EA	\$6,201.60	\$6,202				\$6,202																\$6,202			\$12,403	
E1030			Mechanical room		3946579	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15		11	4	1	EA	\$6,854.40	\$6,854					\$6,854															\$6,854			\$13,709	
E1030			Kitchen		3946575	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15		8	7	1	EA	\$5,004.80	\$5,005								\$5,005														\$5,005		
E1030			Kitchen		3946612	Foodservice Equipment, Griddle, Replace	15		5	10	1	EA	\$7,616.00	\$7,616											\$7,616											\$7,616		
E1030			Kitchen		3946608	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15		5	10	1	EA	\$4,896.00	\$4,896											\$4,896											\$4,896		
E1030			Kitchen		3946601	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15		5	10	1	EA	\$4,896.00	\$4,896											\$4,896											\$4,896		
E1030			Kitchen		3946610	Foodservice Equipment, Range, 2-Burner, Replace	15		4	11	1	EA	\$1,849.60	\$1,850												\$1,850										\$1,850		
G4050			Building exterior		3946584	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		10	10	20	EA	\$870.40	\$17,408											\$17,408											\$17,408		
Totals, Unescalated															\$4,591	\$4,047	\$11,315	\$94,003	\$6,854	\$48,228	\$0	\$5,005	\$0	\$0	\$73,108	\$1,850	\$0	\$16,429	\$0	\$163,408	\$4,047	\$4,134	\$47,763	\$6,854	\$53,554	\$545,193		
Totals, Escalated (3.0% inflation, compounded annually)															\$4,591	\$4,169	\$12,004	\$102,720	\$7,715	\$55,910	\$0	\$6,155	\$0	\$0	\$98,251	\$2,560	\$0	\$24,126	\$0	\$254,584	\$6,495	\$6,834	\$81,314	\$12,019	\$96,725	\$776,172		

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3937868	D1010	Elevator Controls [Elevator 1]	Automatic, 1 Car		Pasadena High / F/G/H/I/K/L	Elevator X	ThyssenKrupp	DMC-1M	E-N2253	2002	1007029	
2	3945132	D1010	Elevator Controls [Elevator 2]	Automatic, 1 Car		Pasadena High / A (ADMIN)	Elevator	ThyssenKrupp	DMC-IM	E-N2254	2002	1007093	
3	3937847	D1010	Elevator Controls [Elevator 3]	Automatic, 1 Car		Pasadena High / F/G/H/I/K/L	Elevator Y	ThyssenKrupp	DMC-1M	E-N2255	2002	1007025	
4	3937878	D1010	Passenger Elevator [Elevator 1]	Hydraulic, 2 Floors	2500 LB	Pasadena High / F/G/H/I/K/L	Elevator X	ThyssenKrupp	07020	EN2253	2002	1007030	
5	3945133	D1010	Passenger Elevator [Elevator 2]	Hydraulic, 2 Floors	2500 LB	Pasadena High / A (ADMIN)	Elevator	ThyssenKrupp	07020	EN2254	2002	1007094	
6	3937889	D1010	Passenger Elevator [Elevator 3]	Hydraulic, 2 Floors	2500 LB	Pasadena High / F/G/H/I/K/L	Elevator Y	ThyssenKrupp	07020	EN2255	2002	1007026	
7	3946373	D1010	Vertical Lift	Wheelchair, 5' Rise		Pasadena High / B/C	Stage	Access Industries Inc.	Porch-Lift	0503WLSB502129390LW	2003	1007054	
8	3937881	D1010	Vertical Lift	Wheelchair, 5' Rise		Pasadena High / F/G/H/I/K/L	Stage	Access Industries Inc.	Porch-Lift	0901WLSB362110747LW	2001	1007034	
9	3951856	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Pasadena High / R/S/T/U	Corridor R-S	Garaventa	GENESIS	No tag/plate found	2017	1007161	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3951901	D2010	Boiler	Gas, Domestic	1200 MBH	Pasadena High / R/S/T/U	S107	PVI	1500 L 600A-TPL	F005898	2017	1007168	
2	3951865	D2010	Boiler	Gas, Domestic	1200 MBH	Pasadena High / R/S/T/U	S107	PVI	1500 L 600A-TPL	F005899	2017	1007167	
3	3952009	D2010	Water Heater	Electric, Instant Hot		Pasadena High / V	Restrooms						
4	3946324	D2010	Water Heater	Electric, Residential	40 GAL	Pasadena High / B/C	Theater Lobby - Utility closet	A. O. Smith	ELSF 40 917	EG03-0005473-917	2003	1007055	
5	3937858	D2010	Water Heater	Electric, Residential	40 GAL	Pasadena High / F/G/H/I/K/L	Mechanical room F	Bradford White	URG240T6N	WM47038110	2020	1007032	
6	3951880	D2010	Water Heater	Electric, Residential	30 GAL	Pasadena High / R/S/T/U	T104	A. O. Smith	DEL-30 110	1907113703736	2019	1007171	
7	3951910	D2010	Water Heater	Electric, Residential	6 GAL	Pasadena High / R/S/T/U	Custodian Office	American Standard Inc.	CE-6-AS 120V-1500W	C10-002417	2010	1007218	
8	3946336	D2010	Water Heater	Electric, Residential	10 GAL	Pasadena High / B/C	Backstage - Utility closet	Bradford White	LE110U3-1NAL	WL46950411	2019	1007083	
9	3937831	D2010	Water Heater	Electric, Residential	40 GAL	Pasadena High / F/G/H/I/K/L	Utility closet K	American Standard Inc.	G-40T1-3-6 NAT	B10-000419	2010	1007019	
10	3938914	D2010	Water Heater	Gas, Residential	75 GAL	Pasadena High / E/J	Utility closet	Bradford White	U175S6RN	LB34016711	2014	1007036	
11	3951999	D2010	Water Heater	Gas, Residential	75 GAL	Pasadena High / V	Water Heater Room	Bradford White	URG275H6N	SM42652943	2018	1007247	
12	3937833	D2010	Water Heater	Gas, Residential	50 GAL	Pasadena High / F/G/H/I/K/L	Utility closet L	Bradford White	MI5036EN10	YK2281003	2002	1007001	
13	3951835	D2010	Water Heater	Gas, Residential	30 GAL	Pasadena High / D	Penthouse	Bradford White	MI30T6FBN	DB8744754	2011	1007239	
14	3952025	D2010	Water Heater	Gas, Residential	100 GAL	Pasadena High / V	Water Heater Room	American Standard Inc.	ULN 100-76 AS	L13-5883	2014	1007248	
15	3946600	D2010	Water Heater	Gas, Residential	50 GAL	Pasadena High / W	Mechanical room	American Standard Inc.	G-50T1-3-6 NAT	B10-001690	2010	1007122	
16	3945092	D2010	Water Heater	Gas, Residential	40 GAL	Pasadena High / A (ADMIN)	Utility closet	Bradford White	URG240T6N	WK46676931	2021	1007098	
17	3951936	D2010	Backflow Preventer	Domestic Water	6 IN	Pasadena High / Site	Site	Watts Regulator	606	1257255	2002	1007189	
18	3937840	D2010	Backflow Preventer	Domestic Water	2 IN	Pasadena High / F/G/H/I/K/L	Electrical Room L	Febco	LF825Y	J011772	2020	1007024	
19	3951811	D2010	Backflow Preventer	Domestic Water	6 IN	Pasadena High / Site	Site	Wilkins Zurn	375ASTR	Illegible	2018	1007279	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3951866	D3020	Boiler [B-U1]	Gas, HVAC	6300 MBH	Pasadena High / R/S/T/U	Boiler room	Parker Boiler Co.	T6800L	53242	2001	1007206	
2	3951927	D3020	Boiler [B-U2]	Gas, HVAC	6300 MBH	Pasadena High / R/S/T/U	Boiler room	Parker Boiler Co.	T6800L	53241	2001	1007205	
3	3946578	D3020	Furnace [A]	Gas	105 MBH	Pasadena High / W	Mechanical room	Janitrol	CVC120-85	0358F0013	1958	1007120	
4	3946574	D3020	Furnace [B]	Gas	105 MBH	Pasadena High / W	Mechanical room	Janitrol	CVC120-85	0358F0032	1958	1007121	
5	3937859	D3020	Unit Heater	Hydronic	8 MBH	Pasadena High / F/G/H/I/K/L	Restrooms	Modine Manufacturing	No tag/plate found	No tag/plate found			
6	3938900	D3020	Unit Heater	Hydronic	18 MBH	Pasadena High / E/J	Restrooms	Modine Manufacturing	HC 18L01				4
7	3951935	D3030	Chiller [CH-1]	Water-Cooled	1000 TON	Pasadena High / R/S/T/U	Chiller Room	Daikin Industries	WME106CSCSNA	STNU210200054	2021	1007198	

8	3951853	D3030	Chiller [CH-2]	Water-Cooled	1000 TON	Pasadena High / R/S/T/U	Chiller Room	Daikin Industries	WME106CSCSNA	STNU210200053	2021	1007197
9	3951871	D3030	Cooling Tower [Cooling Tower]	(Typical) Open Circuit	1350 TON	Pasadena High / R/S/T/U	Cooling Tower Enclosure	Evapco	AT 224-3N18	21P107242	2021	1007190
10	3946599	D3030	Evaporative Cooler	0.33 to 0.5 HP		Pasadena High / W	Roof	Adobe Air	ED430D	A 00090207A		1007070
11	3960513	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Pasadena High / Portables	Police Portable	Bard Manufacturing Company	WH421-A10VX4XXX	126H961010043-02		1007280
12	3945130	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Pasadena High / A (ADMIN)	Building exterior	International Comfort Products	N4A360GHC300	E150402708	2015	1007117
13	3945091	D3030	Split System	Fan Coil Unit, DX	6 TON	Pasadena High / A (ADMIN)	Electrical room	CAC/BDP	FX4DNF061	4114483718	2014	1007108
14	3938906	D3050	Fan Coil Unit	Hydronic Terminal	2083 CFM	Pasadena High / E/J	Throughout building	McQuay	F.HZH.1.S16.F.J.71.M.00.AX.17.A.Z.C.1		2001	20
15	3951832	D3050	Fan Coil Unit	Hydronic Terminal	2084 CFM	Pasadena High / D	Penthouse	McQuay			2002	2
16	3945096	D3050	Fan Coil Unit	Hydronic Terminal	2083 CFM	Pasadena High / A (ADMIN)	Throughout building	McQuay	E.HZH.1.S16.F.J.71.K.00.AX.17.A.Z.C.1		2001	8
17	3946334	D3050	Fan Coil Unit	Hydronic Terminal	2250 CFM	Pasadena High / B/C	Throughout building	McQuay			2001	12
18	3937863	D3050	Fan Coil Unit	Hydronic Terminal	2500 CFM	Pasadena High / F/G/H/I/K/L	Classrooms	McQuay	F.HZH.1.S16.F.J.71.M.00.AX.17.A.Z.C.1		2001	60
19	3951977	D3050	Fan Coil Unit	Hydronic Terminal	2084 CFM	Pasadena High / V	Throughout building	McQuay			2002	2
20	3937871	D3050	Fan Coil Unit [FC-F2]	Hydronic Terminal	2778 CFM	Pasadena High / F/G/H/I/K/L	Mechanical room F	McQuay	F.HZH.1.S16.F.J.70.K.00.AX.17.A.Z.C.1	E723746280	2001	1007033
21	3951943	D3050	Pump [CHWP-1]	Distribution, HVAC Chilled or Condenser Water	100 HP	Pasadena High / R/S/T/U	Chiller Room	WEG	T100180T3E404TC-W40	Z1057967152	2021	1007199
22	3951884	D3050	Pump [CHWP-2]	Distribution, HVAC Chilled or Condenser Water	100 HP	Pasadena High / R/S/T/U	Chiller Room	WEG	T100180T3E404TC-W40	Z1058225501	2021	1007200
23	3951922	D3050	Pump [CWP-1]	Distribution, HVAC Chilled or Condenser Water	75 HP	Pasadena High / R/S/T/U	Cooling Tower Enclosure	Armstrong Air	IVS 4030-10x8x15-6p-75hp	1021117114	2021	1007192
24	3951949	D3050	Pump [CWP-2]	Distribution, HVAC Chilled or Condenser Water	75 HP	Pasadena High / R/S/T/U	Cooling Tower Enclosure	Armstrong Air	IVS 4030-10x8x15-6p-75hp	1021117113	2021	1007193
25	3951915	D3050	Pump [FS-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Pasadena High / R/S/T/U	Cooling Tower Enclosure	Lakos	TCI-0400-ABV	1023652-001	2021	1007191
26	3951872	D3050	Pump [HWP-U7]	Distribution, HVAC Heating Water	20 HP	Pasadena High / R/S/T/U	Boiler room	Aurora Pumps	344A BF	01-349582-1	2001	1007211
27	3951869	D3050	Pump [HWP-U8]	Distribution, HVAC Heating Water	20 HP	Pasadena High / R/S/T/U	Boiler room	Aurora Pumps	344A BF	01-349582-2	2001	1007209
28	3951925	D3050	Pump [HWP-U9]	Distribution, HVAC Heating Water	20 HP	Pasadena High / R/S/T/U	Boiler room	Aurora Pumps	344A BF	01-349582-3	2001	1007207
29	3946353	D3050	Air Handler [AH-B1]	Interior AHU, Easy/Moderate Access	25000 CFM	Pasadena High / B/C	Mechanical Mezzanine B	McQuay	Illegible	Illegible	2001	1007074
30	3946374	D3050	Air Handler [AH-B2]	Interior AHU, Easy/Moderate Access	25000 CFM	Pasadena High / B/C	Mechanical Mezzanine B	McQuay	Illegible	Illegible	2001	1007075
31	3946338	D3050	Air Handler [AH-B3]	Exterior AHU	10000 CFM	Pasadena High / B/C	Roof	McQuay	RDS708BY	FBOU010900987 03	2001	1007079
32	3946357	D3050	Air Handler [AH-B4]	Exterior AHU	10000 CFM	Pasadena High / B/C	Roof	McQuay	RDS708BY	FBOU010900985 03	2001	1007080
33	3951829	D3050	Air Handler [AH-D1]	Interior AHU, Easy/Moderate Access	9000 CFM	Pasadena High / D	Penthouse	McQuay	Illegible	Illegible	2002	1007237
34	3951830	D3050	Air Handler [AH-D2]	Interior AHU, Easy/Moderate Access	5000 CFM	Pasadena High / D	Penthouse	McQuay	No tag/plate found	No tag/plate found	2002	1007238
35	3937883	D3050	Air Handler [AH-F1]	Interior AHU, Easy/Moderate Access	6000 CFM	Pasadena High / F/G/H/I/K/L	Mechanical room F	McQuay	CAH010FDAC	FBOU010800294	2001	
36	3951878	D3050	Air Handler [AH-T1]	Interior AHU, Easy/Moderate Access	10000 CFM	Pasadena High / R/S/T/U	Mechanical room	Energy Labs Inc	C5270 - FCH-L	1708-10264-T-1	2017	1007172
37	3951951	D3050	Air Handler [AH-T2]	Interior AHU, Easy/Moderate Access	15000 CFM	Pasadena High / R/S/T/U	Mechanical room	Energy Labs Inc	C6486 - FCH-L	1708-10264-T-2	2017	1007176
38	3945135	D3050	Air Handler [AHU-A1]	Interior AHU, Easy/Moderate Access	3000 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH004FDAC	F80U010901043	2001	1007118
39	3945138	D3050	Air Handler [AHU-A2]	Interior AHU, Easy/Moderate Access	2778 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH003FDAC	F80U010901054	2001	1007096
40	3945125	D3050	Air Handler [AHU-A3]	Interior AHU, Easy/Moderate Access	2778 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH003FDAC	F80U010901045	2001	1007113
41	3945106	D3050	Air Handler [AHU-A4]	Interior AHU, Easy/Moderate Access	2778 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH003FDAC	F80U010901044	2001	1007114
42	3945102	D3050	Air Handler [AHU-A5]	Interior AHU, Easy/Moderate Access	2500 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH003FDAC	F80U010901052	2001	1007107
43	3945131	D3050	Air Handler [AHU-A6]	Interior AHU, Easy/Moderate Access	3333 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH006FDAC	F80U010901046	2001	1007103
44	3945098	D3050	Air Handler [AHU-A7]	Interior AHU, Easy/Moderate Access	2222 CFM	Pasadena High / A (ADMIN)	Mechanical room	McQuay	CAH003FDAC	F80U010901053	2001	1007099

45	3951854	D3050	Air Handler [AHU-R1]	Interior AHU, Easy/Moderate Access	36000 CFM	Pasadena High / R/S/T/U	Roof	Energy Labs Inc	C114108-FCH-L	1708-10264-R-1	2017	1007156
46	3951893	D3050	Air Handler [AHU-R2]	Interior AHU, Easy/Moderate Access	10000 CFM	Pasadena High / R/S/T/U	Mechanical room R202	Energy Labs Inc	C7160-FCH-L	1708-10264-R-2	2017	1007152
47	3951911	D3050	Air Handler [AHU-S1]	Exterior AHU	12000 CFM	Pasadena High / R/S/T/U	Roof	Energy Labs Inc	C5290-FCH-L	1708-10264-S-1	2017	1007230
48	3951938	D3050	Air Handler [AHU-S2]	Exterior AHU	12000 CFM	Pasadena High / R/S/T/U	Roof	Energy Labs Inc	C5290-FCH-L	1708-10264-S-2	2017	1007227
49	3952005	D3050	Air Handler [AH-V1]	Interior AHU, Easy/Moderate Access	9000 CFM	Pasadena High / V	Mechanical room	McQuay	CAH014FDAC	FBOU010901050	2002	1007245
50	3951947	D3050	Packaged Unit [AC-U1]	RTU, Pad or Roof-Mounted	5 TON	Pasadena High / R/S/T/U	Roof	Carrier	48TFD005-M-501	3901G22624	2001	1007187
51	3945108	D3060	Exhaust Fan	Propeller, 0.5 HP Motor	5000 CFM	Pasadena High / A (ADMIN)	Mechanical room	American Blower Company	1G24	24MG1		1007097
52	3951968	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Pasadena High / V	Roof	Breidert	Illegible	Illegible		1007058
53	3952021	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	414 CFM	Pasadena High / V	Roof	Fantech	5DDD085A	Illegible		1007061
54	3946576	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Pasadena High / W	Roof	Breidert	BW-201 B	No tag/plate found		1007073
55	3952000	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Pasadena High / V	Roof	CentriMaster	PR110-2	PJE339507		1007059
56	3938915	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	750 CFM	Pasadena High / E/J	Roof	Breidert	BW-210 B	No tag/plate found		1007039
57	3952015	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	800 CFM	Pasadena High / V	Roof	Breidert	BW-307 B	No tag/plate found		1007060
58	3938898	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Pasadena High / E/J	Roof	Breidert	BW-307 B	No tag/plate found		1007040
59	3946581	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1400 CFM	Pasadena High / W	Roof	Breidert	BW-309 B	No tag/plate found		1007071
60	3945099	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Pasadena High / A (ADMIN)	Roof	Illegible	Illegible	No tag/plate found		1007102
61	3951974	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	4000 CFM	Pasadena High / V	Roof	Breidert	BW-305-B	No tag/plate found	1958	1007063
62	3946582	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2500 CFM	Pasadena High / W	Roof	Breidert	BW-406 B	No tag/plate found		1007072
63	3951985	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	15000 CFM	Pasadena High / V	Roof	Penn Ventilator Company	QB330	No tag/plate found		1007066
64	3952001	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	15000 CFM	Pasadena High / V	Roof	Penn Ventilator Company	QB330	No tag/plate found		1007067
65	3952018	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	15000 CFM	Pasadena High / V	Roof	Penn Ventilator Company	QB330	No tag/plate found		1007065
66	3937853	D3060	Exhaust Fan [DD]	Roof or Wall-Mounted, 12" Damper	750 CFM	Pasadena High / F/G/H/I/K/L	Roof	Fantech	5DDD006A	Illegible	2001	1007013
67	3945111	D3060	Exhaust Fan [EF-A1]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / A (ADMIN)	Roof	Greenheck	GB-070-6-X	01113328	2001	1007069
68	3945103	D3060	Exhaust Fan [EF-A4]	Roof or Wall-Mounted, 16" Damper	1994 CFM	Pasadena High / A (ADMIN)	Roof	Greenheck	GB-141-4-X	01113535	2001	1007101
69	3945093	D3060	Exhaust Fan [EF-A5]	Roof or Wall-Mounted, 16" Damper	1692 CFM	Pasadena High / A (ADMIN)	Roof	Greenheck	GB-121-4-X	01113526	2001	1007100
70	3946327	D3060	Exhaust Fan [EF-B10]	Roof or Wall-Mounted, 16" Damper	1407 CFM	Pasadena High / B/C	Roof	Greenheck	GB-101-4-X	01113493	2001	1007078
71	3946370	D3060	Exhaust Fan [EF-B11]	Roof or Wall-Mounted, 16" Damper	1407 CFM	Pasadena High / B/C	Roof	Greenheck	GB-101-4-X	01113494	2001	1007077
72	3946325	D3060	Exhaust Fan [EF-B3]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / B/C	Roof	Greenheck	GB-070-6-X	01113329	2001	1007051
73	3946323	D3060	Exhaust Fan [EF-B4]	Roof or Wall-Mounted, 24" Damper	2114 CFM	Pasadena High / B/C	Roof	Greenheck	GB-180-3-X	01113565	2001	1007052
74	3946355	D3060	Exhaust Fan [EF-B5]	Centrifugal, 16" Damper	1600 CFM	Pasadena High / B/C	Mechanical Mezzanine B	Greenheck	SWB-212-3-CCW-UB-X	01111146	2001	1007057
75	3946322	D3060	Exhaust Fan [EF-B6]	Centrifugal, 16" Damper	1600 CFM	Pasadena High / B/C	Mechanical Mezzanine B	Greenheck	SWB-212-3-CW-UB-X	01111147	2001	1007076
76	3946349	D3060	Exhaust Fan [EF-B7]	Roof or Wall-Mounted, 24" Damper	4261 CFM	Pasadena High / B/C	Roof	Greenheck	GB-200-5-X	01113580	2001	1007053
77	3946345	D3060	Exhaust Fan [EF-B8]	Roof or Wall-Mounted, 28" Damper	6060 CFM	Pasadena High / B/C	Roof	Greenheck	GB-240-7-X	01113599	2001	1007082
78	3946358	D3060	Exhaust Fan [EF-B9]	Roof or Wall-Mounted, 28" Damper	6060 CFM	Pasadena High / B/C	Roof	Greenheck	GB-240-7-X	01113600	2001	1007081
79	3946350	D3060	Exhaust Fan [EF-C10]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / B/C	Roof	Greenheck	GB-070-6-X	01113330	2001	1007050

80	3946342	D3060	Exhaust Fan [EF-C2]	Centrifugal, 16" Damper	2000 CFM	Pasadena High / B/C	Roof	Greenheck	GB-141-4X-QD	01113544	2001	1007042
81	3946356	D3060	Exhaust Fan [EF-C3]	Centrifugal, 16" Damper	2000 CFM	Pasadena High / B/C	Roof	Greenheck	GB-141-4X-QD	01113543	2001	1007043
82	3946367	D3060	Exhaust Fan [EF-C4]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / B/C	Roof	Greenheck	GB-070-6-X	01113331	2001	1007044
83	3946369	D3060	Exhaust Fan [EF-C5]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / B/C	Roof	Greenheck	GB-070-6-X	01113332	2001	1007045
84	3946365	D3060	Exhaust Fan [EF-C6]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / B/C	Roof	Greenheck	GB-070-6-X	01113333	2001	1007046
85	3946331	D3060	Exhaust Fan [EF-C7]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / B/C	Roof	Greenheck	GB-070-6-X	01113334	2001	1007047
86	3946362	D3060	Exhaust Fan [EF-C8]	Centrifugal, 16" Damper	2000 CFM	Pasadena High / B/C	Roof	Greenheck	GB-141-4-X	01113536	2001	1007049
87	3946361	D3060	Exhaust Fan [EF-C9]	Roof or Wall-Mounted, 12" Damper	939 CFM	Pasadena High / B/C	Roof	Greenheck	GB-101-4-X	01113495	2001	1007048
88	3951831	D3060	Exhaust Fan [EF-D4]	Roof or Wall-Mounted, 24" Damper	3249 CFM	Pasadena High / D	Roof	Greenheck	GB-161-5X-QD	01110401	2001	1007241
89	3951840	D3060	Exhaust Fan [EF-D5]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / D	Roof	Greenheck	GB-070-6-X	01113335	2001	1007240
90	3938903	D3060	Exhaust Fan [EF-E1]	Centrifugal, 16" Damper	1600 CFM	Pasadena High / E/J	Roof	Greenheck	SWB-212-3-CCW-TH-X	01111149	2001	1007041
91	3937835	D3060	Exhaust Fan [EF-F2]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	GB-101-4-X	01113496	2001	1007003
92	3937865	D3060	Exhaust Fan [EF-G1]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	GB-141-4-X	01113537	2001	1007002
93	3937877	D3060	Exhaust Fan [EF-H1]	Centrifugal, 16" Damper	1150 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	SWB-210-4-CCW-TH-X	01111141	2001	1007008
94	3937844	D3060	Exhaust Fan [EF-H2]	Centrifugal, 16" Damper	1325 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	SWB-210-3-CCW-TH-X	01111140	2001	1007010
95	3937856	D3060	Exhaust Fan [EF-H3]	Centrifugal, 16" Damper	1150 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	SWB-210-4-CW-UB-X	01111142	2001	1007011
96	3937843	D3060	Exhaust Fan [EF-H4]	Centrifugal, 16" Damper	1150 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	SWB-210-4-CW-UB-X	01111143	2001	1007007
97	3937876	D3060	Exhaust Fan [EF-I1]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	GB-141-4-X	01113538	2001	1007014
98	3938901	D3060	Exhaust Fan [EF-J1]	Roof or Wall-Mounted, 24" Damper	4102 CFM	Pasadena High / E/J	Roof	Greenheck	GB-180-7-X	01113566	2001	1007037
99	3938918	D3060	Exhaust Fan [EF-J2]	Roof or Wall-Mounted, 16" Damper	1866 CFM	Pasadena High / E/J	Roof	Greenheck	GB-131-4X-QD	01H10389	2001	1007038
100	3937842	D3060	Exhaust Fan [EF-K1]	Roof or Wall-Mounted, 24" Damper	4102 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	GB-180-7-X	01113567	2001	1007012
101	3937846	D3060	Exhaust Fan [EF-L1]	Roof or Wall-Mounted, 16" Damper	1866 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	GB-131-4X-QD	01114854	2001	1007005
102	3937870	D3060	Exhaust Fan [EF-L 1]	Roof or Wall-Mounted, 24" Damper	4102 CFM	Pasadena High / F/G/H/I/K/L	Roof	Greenheck	GB-180-7-X	01113568	2001	1007004
103	3951860	D3060	Exhaust Fan [EF-R3]	Roof or Wall-Mounted, 10" Damper	490 CFM	Pasadena High / R/S/T/U	Roof	Cook	100ACRUB	138SH5627000/003-0519	2017	1007159
104	3951875	D3060	Exhaust Fan [EF-S1]	Roof or Wall-Mounted, 12" Damper	800 CFM	Pasadena High / R/S/T/U	Roof	Cook	150ACRU B	438SH42046-00/003405	2018	1007220
105	3951882	D3060	Exhaust Fan [EF-S2]	Roof or Wall-Mounted, 12" Damper	630 CFM	Pasadena High / R/S/T/U	Roof	Cook	100ACRU B	138SH562700 0/0030508	2018	1007222
106	3951844	D3060	Exhaust Fan [EF-S3]	Roof or Wall-Mounted, 24" Damper	3530 CFM	Pasadena High / R/S/T/U	Roof	Cook	180ACRU B	138SH30120-00/0030801	2018	1007223
107	3951868	D3060	Exhaust Fan [EF-S4]	Roof or Wall-Mounted, 24" Damper	2640 CFM	Pasadena High / R/S/T/U	Roof	Cook	195ACRU B	138SG78502-00/0028704	2018	1007224
108	3951897	D3060	Exhaust Fan [EF-S5]	Roof or Wall-Mounted, 16" Damper	1360 CFM	Pasadena High / R/S/T/U	Roof	Cook	135ACRU B	138SH61913-00/0039501	2018	1007225
109	3951845	D3060	Exhaust Fan [EF-S6]	Roof or Wall-Mounted, 10" Damper	250 CFM	Pasadena High / R/S/T/U	Roof	Cook	100ACRU B	138SF39625-00/0012715	2015	1007226
110	3951851	D3060	Exhaust Fan [EF-S7]	Roof or Wall-Mounted, 24" Damper	2650 CFM	Pasadena High / R/S/T/U	Roof	Cook	195ACRU B	138SG66214-00/0039401	2018	1007221
111	3951899	D3060	Exhaust Fan [EF-T1]	Roof or Wall-Mounted, 12" Damper	600 CFM	Pasadena High / R/S/T/U	Roof	Cook	150RH4B	138SH58010-00/0000701	2017	1007178
112	3951920	D3060	Exhaust Fan [EF-U1]	Roof or Wall-Mounted, 16" Damper	2839 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-180-4-X	01113571	2001	1007186
113	3951909	D3060	Exhaust Fan [EF-U2]	Roof or Wall-Mounted, 16" Damper	2839 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-180-4-X	01113572	2001	1007184
114	3951921	D3060	Exhaust Fan [EF-U3]	Roof or Wall-Mounted, 10" Damper	416 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-070-4-X	01113337	2001	1007185

115	3951852	D3060	Exhaust Fan [EF-U5]	Roof or Wall-Mounted, 16" Damper	1994 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-141-4-X	01113539	2001	1007183	
116	3951861	D3060	Exhaust Fan [EF-U6]	Roof or Wall-Mounted, 28" Damper	7694 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-300-7-X	01113304	2001	1007181	
117	3951923	D3060	Exhaust Fan [EF-U7]	Roof or Wall-Mounted, 28" Damper	7694 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-300-7-X	01113305	2001	1007180	
118	3951864	D3060	Exhaust Fan [EF-U8]	Roof or Wall-Mounted, 28" Damper	7694 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-300-7-X	01113306	2001	1007182	
119	3951933	D3060	Exhaust Fan [EF-U9]	Roof or Wall-Mounted, 28" Damper	7491 CFM	Pasadena High / R/S/T/U	Roof	Greenheck	GB-260-VGD-10-VGD-1-40-X	17983896	2017	1007179	
120	3951960	D3060	Exhaust Fan [EF-V1]	Roof or Wall-Mounted, 24" Damper	3320 CFM	Pasadena High / V	Roof	Greenheck	GB-200-4-X	01113586	2001	1007068	
121	3952023	D3060	Exhaust Fan [EF-V2]	Roof or Wall-Mounted, 24" Damper	3320 CFM	Pasadena High / V	Roof	Greenheck	GB-200-4-X	01113587	2001	1007062	
122	3937867	D3060	Exhaust Fan [EF-X1]	Propeller, 0.5 HP Motor	4886 CFM	Pasadena High / F/G/H/I/K/L	Elevator X	Greenheck	SE1-18-436-B3	01111187	2002	1007028	
123	3937860	D3060	Exhaust Fan [EF-Y1]	Propeller, 0.5 HP Motor	4886 CFM	Pasadena High / F/G/H/I/K/L	Elevator Y	Greenheck	SE1-18-436-B3	01111186		1007027	
124	3946335	D3060	Exhaust Fan [RF-B1]	Centrifugal, 10 to 15 HP Motor	15 HP	Pasadena High / B/C	Mechanical Mezzanine B	American Standard Inc.	657	657-45		1007056	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3951858	D4010	Backflow Preventer	Fire Suppression	6 IN	Pasadena High / Site	Site	Zurn Wilkins	350ADA	V52256	2017	1007188	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3951892	D5010	Uninterruptible Power Supply [Inverter Pnl RA Ckt 30]	UPS	3 KVA	Pasadena High / R/S/T/U	R201	Online Power	Inaccessible	PV1481	2017	1007155	
2	3951806	D5010	Solar Power [INV-A1]	Inverter	50 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1013792027058	2020	1007291	
3	3951796	D5010	Solar Power [INV-A2]	Inverter	50 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1071212002056	2020	1007292	
4	3951816	D5010	Solar Power [INV-A3]	Inverter	50 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1071212002020	2020	1007293	
5	3951804	D5010	Solar Power [INV-B1]	Inverter	50 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1013792027067	2020	1007290	
6	3951813	D5010	Solar Power [INV-B2]	Inverter	50 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1013792027064	2020	1007289	
7	3951793	D5010	Solar Power [INV-B3]	Inverter	50 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1013792027062	2020	1007288	
8	3951799	D5010	Solar Power [INV-C1]	Inverter	60 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851097	2020	1007285	
9	3951803	D5010	Solar Power [INV-C2]	Inverter	60 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA50KTL-DO/US-480	1013792027069	2020	1007286	
10	3951817	D5010	Solar Power [INV-C3]	Inverter	60 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851102	2020	1007287	
11	3951808	D5010	Solar Power [INV-D1]	Inverter	60 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851087	2020	1007284	
12	3951800	D5010	Solar Power [INV-D2]	Inverter	60 KW	Pasadena High / Site	Parking lot	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851069	2020	1007092	
13	3951944	D5020	Primary Transformer	Dry, Property-Owned	1500 KVA	Pasadena High / R/S/T/U	Cooling Tower Enclosure	MGM Transformer Company	AC374-X0134	02-07-10329A	2002	1007196	
14	3951807	D5020	Primary Transformer	Liquid Filled, Property-Owned	750 KVA	Pasadena High / Site	Parking lot	Inaccessible	Inaccessible	Inaccessible	2020	1007091	
15	3937887	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Pasadena High / F/G/H/I/K/L	Electrical Room L	Inaccessible	Inaccessible	Inaccessible		1009973	
16	3946364	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Pasadena High / B/C	Electrical room	Jeffries Transformer Co.	303-812-2-0	14716-2		1007089	
17	3937828	D5020	Secondary Transformer [T K]	Dry, Stepdown	225 KVA	Pasadena High / F/G/H/I/K/L	Electrical Room K	Square D	No tag/plate found	No tag/plate found		1007016	
18	3951950	D5020	Secondary Transformer [Transformer A-X 500kVA]	Dry, Stepdown	500 KVA	Pasadena High / R/S/T/U	S115	MGM Transformer Company	AC374-U0273	02-3-10316A-3	2002	1007165	
19	3951885	D5020	Secondary Transformer [Transformer B-X 500kVA]	Dry, Stepdown	500 KVA	Pasadena High / R/S/T/U	Switchboard room	MGM Transformer Company	AC374-U0273	02-3-10316A-2	2002	1007214	
20	3951820	D5020	Secondary Transformer [Transformer D-X]	Dry, Stepdown	225 KVA	Pasadena High / D	Electrical room	Square D	No tag/plate found	No tag/plate found		1007243	
21	3937864	D5020	Secondary Transformer [Transformer H-X]	Dry, Stepdown	500 KVA	Pasadena High / F/G/H/I/K/L	Electrical Room L	MGM Transformer Company	AC374-U0273	02-3-10316A-1	2002	1007021	
22	3937850	D5020	Switchboard	120/208 V	400 AMP	Pasadena High / F/G/H/I/K/L	Stage	No tag/plate found	No tag/plate found	No tag/plate found		1007031	
23	3946351	D5020	Switchboard [CX]	120/208 V	400 AMP	Pasadena High / B/C	Electrical room	Siemens	SB3 REV A	17-58614-A000A0	2002	1007086	
24	3951814	D5020	Switchboard [DPV-D]	277/480 V	1000 AMP	Pasadena High / Site	Parking lot	Z Power and Distribution	No tag/plate found	2010-3-13922B	2020	1007090	
25	3951842	D5020	Switchboard [D-X]	120/208 V	1000 AMP	Pasadena High / D	Electrical room	Siemens	No tag/plate found	No tag/plate found	2002	1007242	
26	3945104	D5020	Switchboard [EX]	120/208 V	600 AMP	Pasadena High / A (ADMIN)	Electrical room	Siemens	S4C75LX600ETS	17-13542-F00	2002	1007111	
27	3937852	D5020	Switchboard [MSB K]	120/208 V	600 AMP	Pasadena High / F/G/H/I/K/L	Electrical Room K	Siemens	No tag/plate found	No tag/plate found	2001	1007015	
28	3937832	D5020	Switchboard [Station HX]	120/208 V	1600 AMP	Pasadena High / F/G/H/I/K/L	Electrical Room L	Siemens	SB	60 58614 D00020	2001	1007020	

29	3951919	D5020	Switchboard [SWBD BX]	120/208 V	1600 AMP	Pasadena High / R/S/T/U	Switchboard room	Siemens	SB	6-13542-B00010	2002	1007213
30	3938919	D5020	Switchboard [SWBD FX]	120/208 V	600 AMP	Pasadena High / E/J	Mechanical room	Siemens	SB	17-58614-A000B0	2001	1007035
31	3951912	D5020	Switchboard [SWBD R]	120/208 V	400 AMP	Pasadena High / R/S/T/U	Electrical room R118	Siemens	SB3 Rev. A	17-58614-A00090-01	2017	1007160
32	3951902	D5020	Switchboard [SWBD S]	120/208 V	400 AMP	Pasadena High / Site	Pool	Siemens	SB3 REV A	17-13542-H00010	2002	1007234
33	3951928	D5020	Switchboard [Switchboard S]	120/208 V	1600 AMP	Pasadena High / R/S/T/U	S115	Siemens	SB	60-58614-D00010	2002	1007166
34	3946377	D5020	Switchboard [Switchboard U]	120/208 V	1000 AMP	Pasadena High / B/C	Electrical room	Siemens	SB3 Rev. A	17-58614-A00060-01	2002	1007087
35	3951904	D5030	Variable Frequency Drive [AH-S1-RF]	VFD, by HP of Motor	5 HP	Pasadena High / R/S/T/U	Roof	ABB	Inaccessible	Inaccessible	2017	1007231
36	3951887	D5030	Variable Frequency Drive [AH-S1-SF]	VFD, by HP of Motor	15 HP	Pasadena High / R/S/T/U	Roof	ABB	Inaccessible	Inaccessible	2017	1007232
37	3951929	D5030	Variable Frequency Drive [AH-S2-RF]	VFD, by HP of Motor	5 HP	Pasadena High / R/S/T/U	Roof	ABB	Inaccessible	Inaccessible	2017	1007229
38	3951847	D5030	Variable Frequency Drive [AH-S2-SF]	VFD, by HP of Motor	15 HP	Pasadena High / R/S/T/U	Roof	ABB	Inaccessible	Inaccessible	2017	1007228
39	3951917	D5030	Variable Frequency Drive [AH-T1-RF]	VFD, by HP of Motor	5 HP	Pasadena High / R/S/T/U	Mechanical room	ABB	ACH550-UH-017A-2	2174106161	2017	1007177
40	3951889	D5030	Variable Frequency Drive [AH-T1-SF]	VFD, by HP of Motor	10 HP	Pasadena High / R/S/T/U	Mechanical room	ABB	ACH550-UH-031A-2	2174106122	2017	1007173
41	3951907	D5030	Variable Frequency Drive [AH-T2-RF]	VFD, by HP of Motor	7.5 HP	Pasadena High / R/S/T/U	Mechanical room	ABB	ACH550-UH-024A-2	2174106177	2017	1007174
42	3951874	D5030	Variable Frequency Drive [AH-T2-SF]	VFD, by HP of Motor	20 HP	Pasadena High / R/S/T/U	Mechanical room	ABB	ACH550-UH-059A-2	2174106140	2017	1007175
43	3945113	D5030	Variable Frequency Drive [AHU-A1]	VFD, by HP of Motor	5 HP	Pasadena High / A (ADMIN)	Mechanical room	Safetronics	CIMR-P5U20P7	No tag/plate found		1007119
44	3945123	D5030	Variable Frequency Drive [AHU-A2]	VFD, by HP of Motor	1 HP	Pasadena High / A (ADMIN)	Mechanical room	ABB	ACH550-VCR-04A6-2	2182602288	2018	1007095
45	3945141	D5030	Variable Frequency Drive [AHU-A3]	VFD, by HP of Motor	5 HP	Pasadena High / A (ADMIN)	Mechanical room	Safetronics	CIMR-P5U21P5	No tag/plate found		1007115
46	3945127	D5030	Variable Frequency Drive [AHU-A4]	VFD, by HP of Motor	5 HP	Pasadena High / A (ADMIN)	Mechanical room	Safetronics	CIMR-P5U20P7	No tag/plate found		1007116
47	3945137	D5030	Variable Frequency Drive [AHU-A5]	VFD, by HP of Motor	5 HP	Pasadena High / A (ADMIN)	Mechanical room	Delta	VFD037B23A	037B23A6W1300015		1007106
48	3945100	D5030	Variable Frequency Drive [AHU-A6]	VFD, by HP of Motor	1.5 HP	Pasadena High / A (ADMIN)	Mechanical room	ABB	ACH550-VCR-06A6-2	2182602283	2018	1007104
49	3945134	D5030	Variable Frequency Drive [AHU-A7]	VFD, by HP of Motor	1 HP	Pasadena High / A (ADMIN)	Mechanical room	ABB	ACH550-VCR-04A6-2	5180403008	2018	1007105
50	3951948	D5030	Variable Frequency Drive [AHU-R1-RF]	VFD, by HP of Motor	15 HP	Pasadena High / R/S/T/U	Roof	ABB	Inaccessible	Inaccessible	2017	1007158
51	3951906	D5030	Variable Frequency Drive [AHU-R1-SF]	VFD, by HP of Motor	20 HP	Pasadena High / R/S/T/U	Roof	ABB	Inaccessible	Inaccessible	2017	1007157
52	3951941	D5030	Variable Frequency Drive [AHU-R2-RF]	VFD, by HP of Motor	5 HP	Pasadena High / R/S/T/U	Mechanical room R202	ABB	ACH550-UH-017A-2	2174106167	2017	1007153
53	3951879	D5030	Variable Frequency Drive [AHU-R2-SF]	VFD, by HP of Motor	15 HP	Pasadena High / R/S/T/U	Mechanical room R202	ABB	ACH550-UH-046A-2	2174106136	2017	1007154
54	3951857	D5030	Variable Frequency Drive [CHWP-1]	VFD, by HP of Motor	100 HP	Pasadena High / R/S/T/U	Chiller Room	Armstrong Air	131U2371	009003H151	2021	1007204
55	3951883	D5030	Variable Frequency Drive [CHWP-2]	VFD, by HP of Motor	100 HP	Pasadena High / R/S/T/U	Chiller Room	Armstrong Air	131U2371	010034H321	2021	1007203
56	3951867	D5030	Variable Frequency Drive [CWP-1]	VFD, by HP of Motor	75 HP	Pasadena High / R/S/T/U	Chiller Room	Armstrong Air	131U2370	015903H151	2021	1007201
57	3951940	D5030	Variable Frequency Drive [CWP-2]	VFD, by HP of Motor	75 HP	Pasadena High / R/S/T/U	Chiller Room	Armstrong Air	131U2370	015803H151	2021	1007202
58	3951954	D5030	Variable Frequency Drive [HWP-U7]	VFD, by HP of Motor	20 HP	Pasadena High / R/S/T/U	Boiler room	Toshiba	VT130E3U2220	011102379	2001	1007212
59	3951859	D5030	Variable Frequency Drive [HWP-U8]	VFD, by HP of Motor	20 HP	Pasadena High / R/S/T/U	Boiler room	Delta	VFD185C23A	185C23A7W14430004	2018	1007210
60	3951894	D5030	Variable Frequency Drive [HWP-U9]	VFD, by HP of Motor	20 HP	Pasadena High / R/S/T/U	Boiler room	Delta	VFD185C23A	185C23A7W17460021	2018	1007208
61	3951939	D5030	Variable Frequency Drive [Tower Fan 1]	VFD, by HP of Motor	40 HP	Pasadena High / R/S/T/U	Cooling Tower Enclosure	Toshiba	VT130Q9+4400	210101118	2021	1007194
62	3951873	D5030	Variable Frequency Drive [Tower Fan 2]	VFD, by HP of Motor	40 HP	Pasadena High / R/S/T/U	Cooling Tower Enclosure	Toshiba	VT130Q9+4400	210100955	2021	1007195
63	3951986	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / V	Throughout building					6

64	3951827	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / D	Throughout building						3
65	3946590	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / W	Throughout building						
66	3945129	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / A (ADMIN)	Throughout building						5
67	3951953	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / R/S/T/U	Throughout building			2017			
68	3937875	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / F/G/H/I/K/L	Throughout building						10
69	3946363	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / B/C	Throughout building						10
70	3938913	D5040	Emergency & Exit Lighting	Exit Sign, LED		Pasadena High / E/J	Throughout building						4
71	3937861	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Pasadena High / F/G/H/I/K/L	Building exterior						20
72	3937874	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Pasadena High / F/G/H/I/K/L	Roof						4
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3951914	D7050	Fire Alarm Panel	Fully Addressable		Pasadena High / R/S/T/U	S116	Honeywell	ONYX® NFS2-3030D	No tag/plate found	2018	1007163	
2	3945112	D7050	Fire Alarm Panel	Fully Addressable		Pasadena High / A (ADMIN)	Electrical room	Notifier	AM-2020	No tag/plate found		1007109	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3946604	E1030	Foodservice Equipment	Broiler		Pasadena High / W	Kitchen	MagiCater	LPAGA 60	G05AC001451		1007135	
2	3951815	E1030	Foodservice Equipment	Coffee Machine		Pasadena High / V	Kitchen	Bunn	VPR BLACK	VPR0144440		1007274	
3	3946602	E1030	Foodservice Equipment	Convection Oven, Double		Pasadena High / W	Kitchen	Blodgett	FA-100	0978E1989101		1007134	
4	3951988	E1030	Foodservice Equipment	Convection Oven, Double		Pasadena High / V	Kitchen	Blodgett	SH1G/AB	121812EA133B		1007268	
5	3952002	E1030	Foodservice Equipment	Convection Oven, Double		Pasadena High / V	Kitchen	Blodgett	ZEPHAIRE-200-G-ES	040218CH024T		1007267	
6	3952011	E1030	Foodservice Equipment	Convection Oven, Double		Pasadena High / V	Kitchen	Blodgett	SH1G/AB	101706XG003T		1007269	
7	3952007	E1030	Foodservice Equipment	Convection Oven, Double		Pasadena High / V	Kitchen	Montague	2-115A/G/	H4-D-54034E		1007266	
8	3946611	E1030	Foodservice Equipment	Convection Oven, Single		Pasadena High / W	Kitchen	Garland	TG4	148482		1007133	
9	3951982	E1030	Foodservice Equipment	Exhaust Hood, 24 LF		Pasadena High / V	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1007257	
10	3946608	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Pasadena High / W	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1007131	
11	3946601	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Pasadena High / W	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1007130	
12	3951979	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Pasadena High / V	Kitchen	FWE	UHS-12	133739106	2013	1007259	
13	3951991	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Pasadena High / V	Kitchen	FWE	UHST-13	123245201	2012	1007275	
14	3951978	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Pasadena High / V	Kitchen	FWE	TS-1826-15	08203914	2008	1007260	
15	3946588	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 3)		Pasadena High / W	Kitchen	Toastmaster	No tag/plate found	No tag/plate found		1007125	
16	3946580	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 3)		Pasadena High / W	Kitchen	Toastmaster	No tag/plate found	No tag/plate found		1007124	
17	3946585	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 3)		Pasadena High / W	Kitchen	Toastmaster	No tag/plate found	No tag/plate found		1007127	
18	3946596	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 3)		Pasadena High / W	Kitchen	Toastmaster	3C8XD	3347479		1007126	
19	3946594	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 3)		Pasadena High / W	Kitchen	Toastmaster	No tag/plate found	No tag/plate found		1007123	
20	3946577	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 3)		Pasadena High / W	Kitchen	Toastmaster	No tag/plate found	No tag/plate found		1007128	
21	3954227	E1030	Foodservice Equipment	Freezer, Chest		Pasadena High / V	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found*		1009958	
22	3951970	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Pasadena High / V	Kitchen	Waste King	750 3	840400075		1007256	
23	3952020	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Pasadena High / V	Kitchen						
24	3951969	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Pasadena High / V	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1007255	
25	3946593	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Pasadena High / W	Kitchen	Waste King	HC-3	016661			
26	3946612	E1030	Foodservice Equipment	Griddle		Pasadena High / W	Kitchen	Hotpoint	401HGG47	997395		1007132	
27	3952014	E1030	Foodservice Equipment	Icemaker, Freestanding		Pasadena High / V	Kitchen	Scotsman	C0530SA-1C	12111320013209	2012	1007271	
28	3951855	E1030	Foodservice Equipment	Icemaker, Freestanding		Pasadena High / R/S/T/U	Office S104	Manitowoc	IY0504A-161	1101040572	2011	1007162	
29	3951903	E1030	Foodservice Equipment	Icemaker, Freestanding		Pasadena High / R/S/T/U	Office	Scotsman	N0622A-1E	17081320013039	2017	1007219	
30	3951998	E1030	Foodservice Equipment	Mixer, Freestanding		Pasadena High / V	Kitchen	Hobart	L-800	1941720		1007265	
31	3952022	E1030	Foodservice Equipment	Mixer, Freestanding		Pasadena High / V	Kitchen	Hobart	H-600	1590036		1007254	

32	3946610	E1030	Foodservice Equipment	Range, 2-Burner	Pasadena High / W	Kitchen	Spring USA	SM-181R*	181R* 48 1800551	2018	1007129
33	3951996	E1030	Foodservice Equipment	Range/Oven, 4-Burner	Pasadena High / V	Kitchen	Wolf	C24S-1L	658090052		1007261
34	3951971	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Pasadena High / V	Kitchen	Traulsen	ARI132HUT-FHS	T42000G13		1007277
35	3951983	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Pasadena High / V	Kitchen	Traulsen	ARI132LRIFHS	T490930K96		1007272
36	3951964	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Pasadena High / V	Kitchen	Traulsen	G11010	T96197108		1007246
37	3952024	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Pasadena High / V	Kitchen	Utility Refrigerator	RIR-30-SS-1S-D	3046 A		1007276
38	3951992	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Pasadena High / V	Kitchen	Traulsen	G10010	T89152G08		1007273
39	3951987	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Pasadena High / V	Kitchen	Victory	RIS-1D-S7	M0061041		1007278
40	3952016	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Pasadena High / V	Kitchen	True Manufacturing Co	TG2RRI89-2S	3943376		1007270
41	3951994	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In	Pasadena High / V	Kitchen	Koch	M2	55 27 33		1007258
42	3952003	E1030	Foodservice Equipment	Steam Kettle	Pasadena High / V	Kitchen	Groen	AH/1-40	601D		1007263
43	3951963	E1030	Foodservice Equipment	Steam Kettle	Pasadena High / V	Kitchen	Groen	AH/1-40	599D		1007262
44	3951980	E1030	Foodservice Equipment	Steam Kettle	Pasadena High / V	Kitchen	Groen	AH/1-40	605D		1007264
45	3960509	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Pasadena High / V	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found		1007283
46	3960515	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Pasadena High / V	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found		1007281
47	3951967	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Pasadena High / V	Roof	Turbo Air	TH025LR404A2	LC25286 055		1007064
48	3946579	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Pasadena High / W	Mechanical room	Copeland	RS70C1-TF -101	11C85344H	2011	1007137
49	3960510	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Pasadena High / V	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found		1007282
50	3946575	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Pasadena High / W	Kitchen	Illegible	Illegible	Illegible		1007139
51	3952004	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Pasadena High / V	Kitchen	Turbo Air	LED094BE	EDE09486 054		1007253
52	3951973	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Pasadena High / V	Kitchen	Bally	BF-300A-2	52392-85		1007250
53	3954274	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Pasadena High / V	Kitchen	Heatcraft	ADT090AK	D05E07959		1009972
54	3954291	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Pasadena High / V	Kitchen	Heatcraft	LSC070AHK	T17K21276		1009970
55	3952010	E1030	Foodservice Equipment	Walk-In, Freezer	Pasadena High / V	Kitchen	Bally	3478-2	DX85327801		1007249
56	3951989	E1030	Foodservice Equipment	Walk-In, Refrigerator	Pasadena High / V	Kitchen	Nor-Lake	FTR1377696/73735	13071345		1007251
57	3946591	E1030	Foodservice Equipment	Walk-In, Refrigerator	Pasadena High / W	Kitchen	Jamison Cold Storage Door Co.	No tag/plate found	No tag/plate found	1958	1007138
58	3954248	E1030	Foodservice Equipment [00001]	Freezer, Chest	Pasadena High / V	Kitchen	Kelvinator	No tag/plate found	No tag/plate found		1009959
59	3954220	E1030	Foodservice Equipment [00002]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009962
60	3954269	E1030	Foodservice Equipment [00003]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009963
61	3954242	E1030	Foodservice Equipment [00008]	Dairy Cooler/Wells	Pasadena High / V	Kitchen	Kelvinator	No tag/plate found	No tag/plate found		1009957
62	3954277	E1030	Foodservice Equipment [00009]	Dairy Cooler/Wells	Pasadena High / V	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1009956
63	3954262	E1030	Foodservice Equipment [00011]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009961
64	3954279	E1030	Foodservice Equipment [00012]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009960
65	3954303	E1030	Foodservice Equipment [00020]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009965
66	3954215	E1030	Foodservice Equipment [00021]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009964
67	3954288	E1030	Foodservice Equipment [00023]	Dairy Cooler/Wells	Pasadena High / V	Kitchen	Kelvinator	No tag/plate found	No tag/plate found		1009954
68	3954287	E1030	Foodservice Equipment [00024]	Dairy Cooler/Wells	Pasadena High / V	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1009955
69	3954230	E1030	Foodservice Equipment [00031]	Food Warmer, Proofing Cabinet on Wheels	Pasadena High / V	Kitchen	Dohrman	665	No tag/plate found		1009967
70	3954260	E1030	Foodservice Equipment [00032]	Dairy Cooler/Wells	Pasadena High / V	Kitchen	Atlas Metal Industries	WCMD-5	6359-92		1009966
71	3954239	E1030	Foodservice Equipment [00034]	Dairy Cooler/Wells	Pasadena High / V	Kitchen	Kelvinator	No tag/plate found	No tag/plate found		1009953

72	3954285	E1030	Foodservice Equipment [00061]	Walk-In, Refrigerator		Pasadena High / V	Kitchen	Jamison	No tag/plate found	No tag/plate found		1009969
73	3954301	E1030	Foodservice Equipment [13306]	Refrigerator, 1-Door Reach-In		Pasadena High / V	Kitchen	Victory	RTS-1D-S7	K0060536		1009951
74	3954221	E1030	Foodservice Equipment [20950]	Walk-In, Refrigerator		Pasadena High / V	Kitchen	Jamison	No tag/plate found	No tag/plate found		1009971
75	3954299	E1030	Foodservice Equipment [39655]	Food Warmer, Proofing Cabinet on Wheels		Pasadena High / V	Kitchen	Food Warming Equipment	UHS-12	123472303		1009952
76	3945094	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet- Mounted		Pasadena High / A (ADMIN)	Nurse Office					

F10 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	4005548	F1050	Pool Equipment	Filtration System		Pasadena High / Site	Throughout pool						
2	3951876	F1050	Pool Equipment	Gas Heater	1999 MBH	Pasadena High / Site	Pool	Raypak	P-2005A	1807471383	2018	1007235	
3	3951956	F1050	Pool Equipment	Gas Heater		Pasadena High / Site	Pool	Raypak	No tag/plate found	No tag/plate found		1007236	
4	3951924	F1050	Pool Equipment	Pool Lift, Accessible Transfer Device		Pasadena High / Site	Pool	SR Smith	390-2000	S8078	2015	1007233	