



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Webster Elementary
2101 East Washington Boulevard
Pasadena, California 91104

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Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies 2

 Facility Condition Index (FCI) 3

 Immediate Needs..... 4

 Key Findings 5

 Plan Types..... 6

2. Building A..... 7

3. Building B..... 10

4. Building C..... 13

5. Site Summary..... 16

6. Property Space Use and Observed Areas 18

7. ADA Accessibility 19

8. Purpose and Scope 21

9. Opinions of Probable Costs 23

10. Certification..... 25

11. Appendices 26

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	5
Main Address	2101 East Washington Boulevard, Pasadena, California 91104
Site Developed	1925
Site Area	4.7 acres (estimated)
Parking Spaces	55 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 19, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Joel Garnica
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	James Bryant, Technical Report Reviewer for Anselmo Martinez Program Manager Anselmo.Martinez@bureauveritas.com 800.733.0660 x7298031
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Webster Elementary was originally constructed in 1927 with structural reinforcements added in 1935. Building modifications have been completed throughout the years, adding four additional classrooms in 1949. An additional building was added to the campus in the early 2000's. This new building includes five classrooms and a library.

Architectural

The main building consists of wood framed construction and formed concrete walls over a concrete slab foundation and basement foundation. The original building was constructed in 1927 with renovations and facility modifications completed over the years. The flat roof of the main building is showing aging. Multiple leaks were reported. Lifecycle replacement of the roof is anticipated for the main building. In addition, the wood framed windows of the main building are weathered and are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems generally consist of rooftop packaged units and split systems, with auxiliary systems that include rooftop exhaust fans. These RTU's are reportedly still functioning well but are nearing the end of their lifecycle. Lifecycle replacement of HVAC components is anticipated within the older facilities. The solar panel shade structure was installed in 2020. The main facility's electrical infrastructure is considered somewhat aged but still functional, with the most significant limitation being the lack of emergency power and emergency lighting. In addition, building C was found to be absent of luminated exit signs. Building C was also found without a fire sprinkler system.

Site

Majority of the site is covered in asphalt with some concrete aprons and sidewalks. The asphalt and concrete show some cracking due to age. The play area is covered with a pour in place rubber play surface with play structures that appear to be relatively new. The site is sounded by a chain link fence. The fence does show to be weathered but still intact.

Recommended Additional Studies

No additional studies recommended at this time.

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.

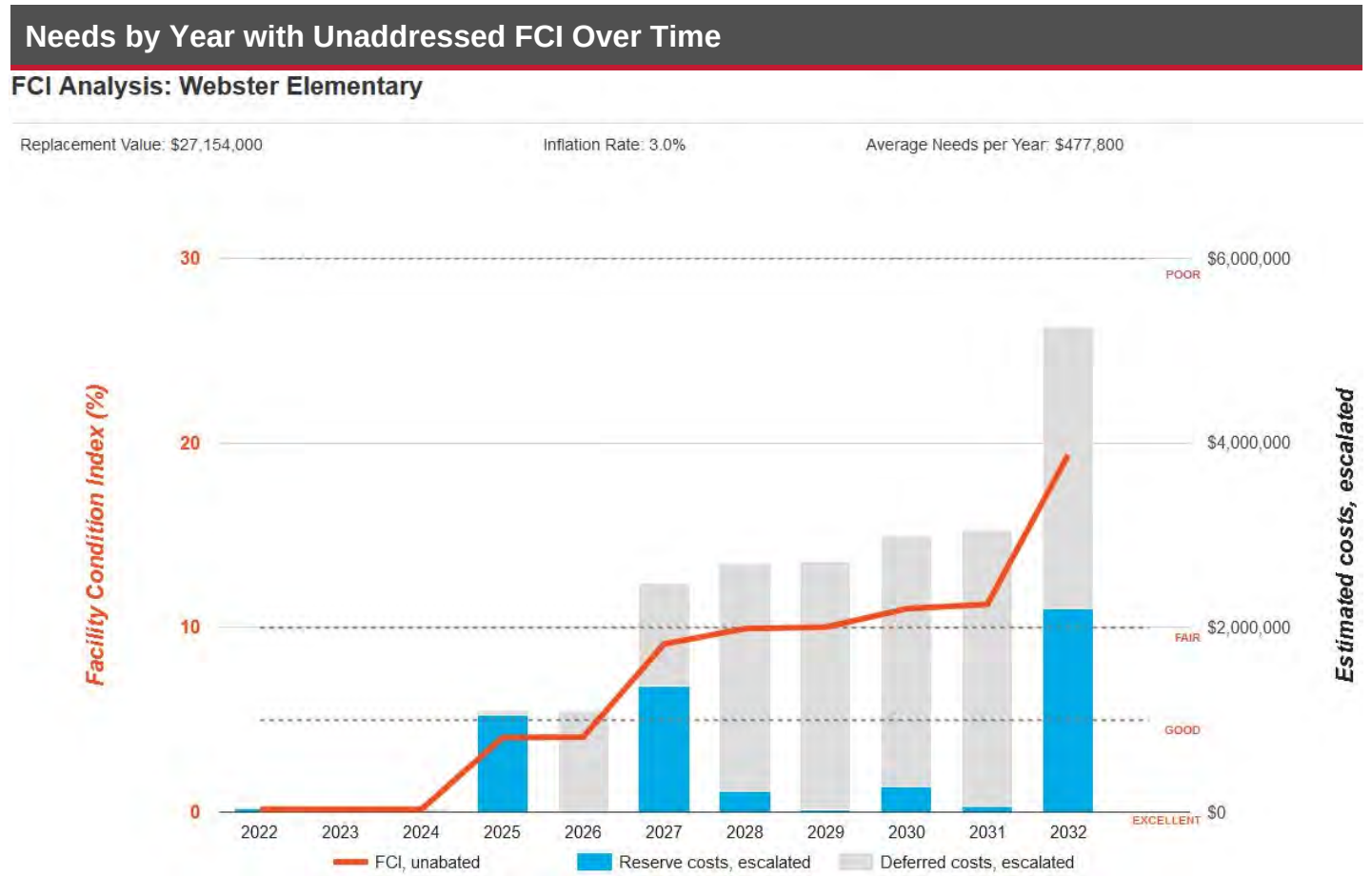
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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:

FCI Analysis | Webster Elementary(1927)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 27,153,300	63,890	\$ 425
	Est Reserve Cost	FCI
Current	\$ 42,800	0.2 %
3-Year	\$ 1,096,500	4.0 %
5-Year	\$ 2,474,100	9.1 %
10-Year	\$ 5,255,800	19.4 %

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

No Immediate Needs were observed at this time.

Key Findings



Emergency and Exit Lighting

Exit Sign/Emergency Combo, LED
C Webster Elementary Throughout building

Uniformat Code: D5040

Recommendation: **Replace in 2022**

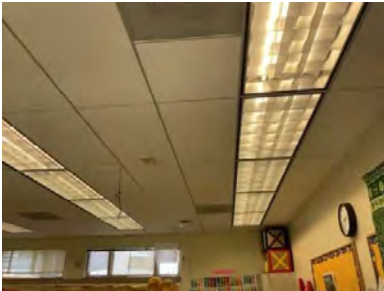
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$5,900

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Emergency lighting and exit signs were not found in Building C. Recommend installing exit signs and emergency lighting.
- AssetCALC ID: 3788569



Fire Suppression System

Full System Install, Medium
Density/Complexity
C Webster Elementary Throughout building

Uniformat Code: D4010

Recommendation: **Install in 2022**

Priority Score: **60.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$36,800

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No sprinkler system found in building C. Recommend installing new fire sprinkler system. - AssetCALC ID: 3788610

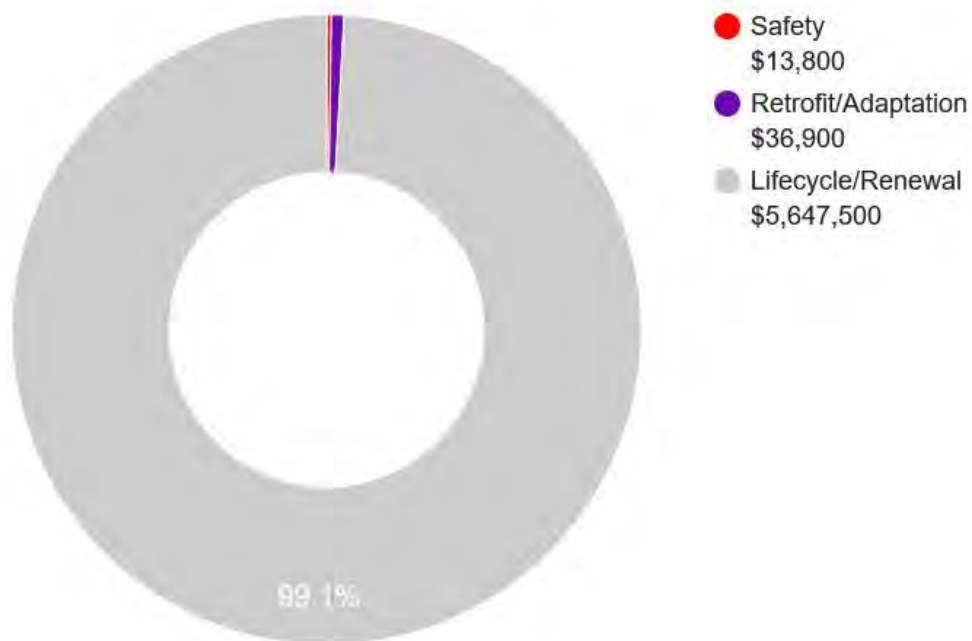
Plan Types

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: \$5,698,200

2. Building A



Building A: Systems Summary

Address	2101 East Washington Boulevard, Pasadena, California 91104	
Constructed/Renovated	1925	
Building Size	54,240 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation and basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish and built-up finish	Fair
Interiors	Walls: Painted lath and plaster, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors and basement	Fair
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and Split-system heat pumps	Fair

Building A: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke 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	Roof leaks were reported in multiple locations.	

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	-	-	\$340,909	-	\$189,419	\$530,328
Roofing	-	-	\$311,290	-	-	\$311,290
Interiors	-	-	\$257,432	\$836,083	\$719,440	\$1,812,955
Conveying	-	-	\$64,323	-	\$118,654	\$182,977
Plumbing	-	-	\$772,945	\$98,089	\$66,006	\$937,040
HVAC	-	-	\$283,823	\$11,908	\$539,916	\$835,647
Fire Protection	-	-	-	\$112,133	-	\$112,133
Electrical	-	-	\$4,740	\$267,407	\$143,085	\$415,232
Fire Alarm & Electronic Systems	-	-	\$5,045	\$112,133	\$7,860	\$125,038
Equipment & Furnishings	-	-	\$211,002	\$68,706	\$105,449	\$385,157
Site Development	-	-	-	\$19,019	-	\$19,019
TOTALS (3% inflation)	-	-	\$2,251,600	\$1,525,500	\$1,889,900	\$5,667,000

3. Building B



Building B: Systems Summary

Address	2101 East Washington Boulevard Pasadena, California 91104	
Constructed/Renovated	Early 2000's	
Building Size	2,880 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged unit	Fair
Fire Suppression	Fire extinguishers only	Fair

Building B: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring //// Fed from building A with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building B: 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	-	-	\$11,127	-	\$37,824	\$48,951
Roofing	-	-	-	-	\$73,570	\$73,570
Interiors	-	-	\$31,831	-	\$59,863	\$91,694
Plumbing	-	-	\$1,545	-	\$2,407	\$3,952
HVAC	-	-	\$36,853	-	\$9,762	\$46,615
Fire Protection	-	-	\$2,647	-	\$3,558	\$6,205
Electrical	-	-	\$29,059	\$10,646	\$23,469	\$63,174
Fire Alarm & Electronic Systems	-	-	-	\$6,316	-	\$6,316
TOTALS (3% inflation)	-	-	\$113,100	\$17,000	\$210,500	\$340,600

4. Building C



Building C: Systems Summary

Address	2101 East Washington Boulevard Pasadena, California 91104	
Constructed/Renovated	Early 2000's	
Building Size	6,770 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: 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	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair

Building C: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring //// Fed from A building with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations	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	Building C is lacking a fire suppression system and exit signs in the classrooms.	

Building 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	-	-	-	\$26,891	\$87,666	\$114,557
Roofing	-	-	-	\$37,614	-	\$37,614
Interiors	-	-	\$17,341	\$38,778	\$120,469	\$176,588
Plumbing	-	-	-	\$8,186	\$29,079	\$37,265
HVAC	-	-	\$49,448	\$9,504	\$122,942	\$181,894
Fire Protection	\$36,828	-	-	-	-	\$36,828
Electrical	\$5,875	-	-	\$33,861	\$94,624	\$134,360
Fire Alarm & Electronic Systems	-	-	-	\$29,694	-	\$29,694
Equipment & Furnishings	-	-	-	\$30,705	\$25,937	\$56,642
TOTALS (3% inflation)	\$42,800	-	\$66,800	\$215,300	\$480,800	\$805,700

5. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing Heavily furnished with picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes 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	Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

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
Plumbing	-	-	-	\$4,678	-	\$4,678
Electrical	-	-	-	-	\$82,387	\$82,387
Special Construction & Demo	-	-	-	\$7,310	-	\$7,310
Site Development	-	-	\$17,782	\$395,200	\$4,908,733	\$5,081,715
Site Pavement	-	-	\$4,771	\$5,531	\$611,792	\$622,094
TOTALS (3% inflation)	-	-	\$22,600	\$412,800	\$5,363,000	\$5,798,400

6. 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

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Elevator cab and mechanical room; Elevator was shut down, no key for the elevator or elevator mechanical room

7. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 1925 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1925	No	No
Building 1	1925	No	No
Building 2	Early 2000's	No	No
Building 3	Early 2000's	No	No

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.

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall 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.

10. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Webster Elementary, 2101 East Washington Boulevard, Pasadena, California 91104, 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.

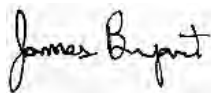
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



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11. 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 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL FRAME



6 - FAÇADE

Photographic Overview



7 - ROOF OVERVIEW



8 - PARAPET WALL EDGE AND FLASHINGS



9 - SECONDARY ROOF



10 - GABLE ROOF



11 - FRONT OFFICE



12 - AUDITORIUM

Photographic Overview



13 - CLASSROOM



14 - LIBRARY



15 - HALLWAY



16 - MUSIC ROOM



17 - KINDERGARTEN CLASSROOM



18 - RESTROOM

Photographic Overview



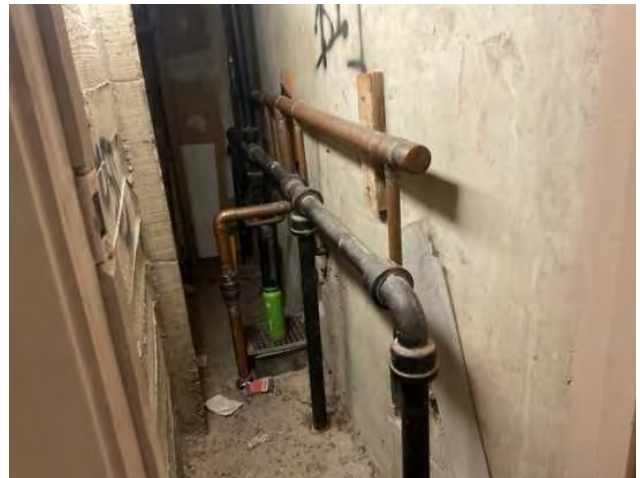
19 - ELEVATOR



20 - WHEELCHAIR LIFT



21 - GAS WATER HEATER



22 - PLUMBING SYSTEM



23 - ROOF TOP UNITS



24 - CONDENSING UNITS

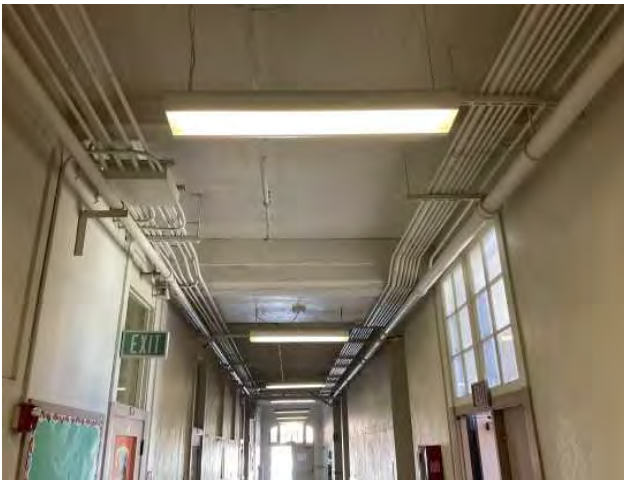
Photographic Overview



25 - ELECTRICAL SYSTEM



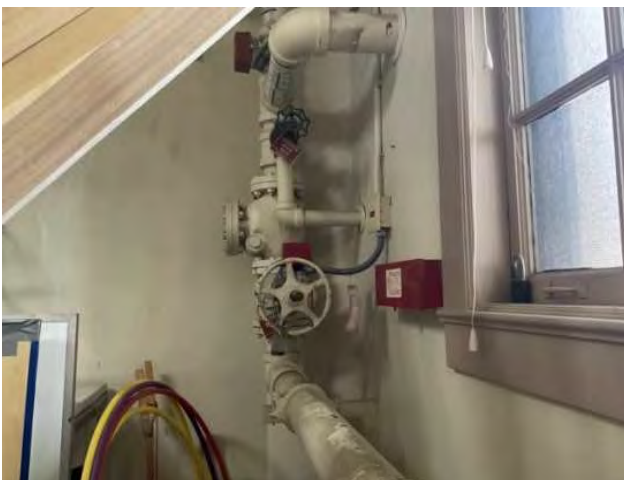
26 - SOLAR PANELS



27 - INTERIOR LIGHTING SYSTEM



28 - FIRE ALARM PANEL



29 - FIRE SUPPRESSION SYSTEM



30 - PARKING LOT

Photographic Overview



31 – PLAYGROUND EQUIPMENT



32 - SOCCER FIELD



33 - LANDSCAPE



34 - SIGNAGE



35 - SWING SET



36 - STORAGE SHED

Appendix B:

Site Plan

Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	154554.22R000-012.354	Webster Elementary	
	Source	On-Site Date	
	Google	April 19, 2022	

Appendix C:

Pre-Survey Questionnaire

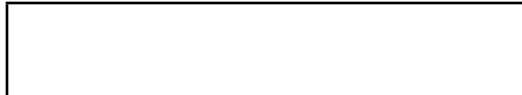
BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Webster Elementary
Name of person completing form:	N/A
Title / Association w/ property:	N/A
Length of time associated w/ property:	N/A
Date Completed:	4/19/2022
Phone Number:	N/A
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

A handwritten signature in black ink, appearing to be 'M', enclosed within a black rectangular box.

Signature of Assessor

An empty black rectangular box intended for the signature of the Person of Charge (POC).

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Webster Elementary

BV Project Number: 154554.22R000 - 012.354

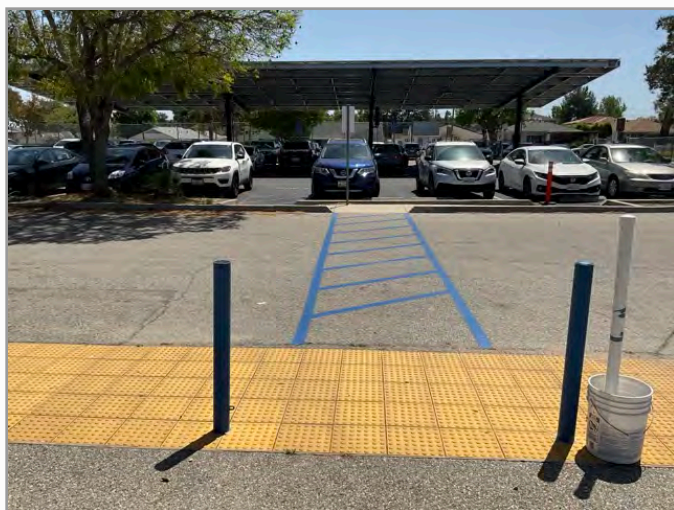
Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?			✗	
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			✗	
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			✗	

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area

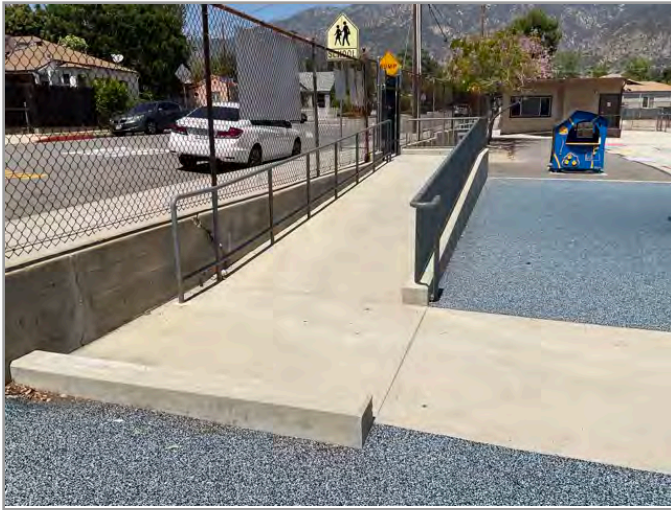


Close-up of stall

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 ramp



Curb cut

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

Question		Yes	No	NA	Comments
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

Abbreviated Accessibility Checklist

Building Entrances



Accessible entrance



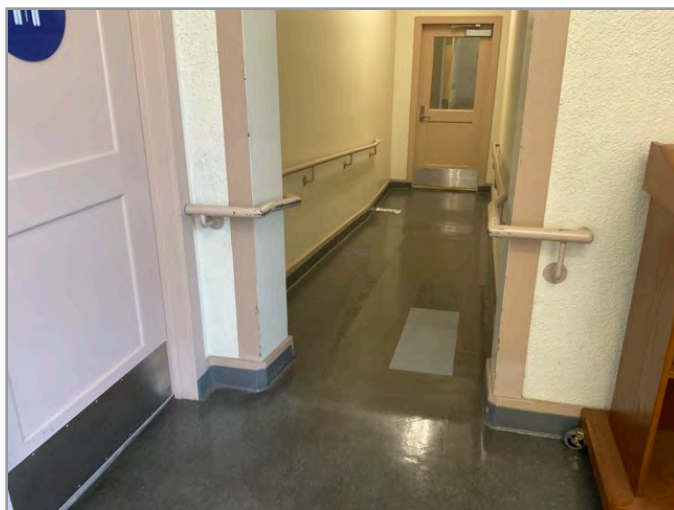
Additional entrance

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?	✗			2 alternative accessible entrances total.
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 ?	✗			

Question		Yes	No	NA	Comments
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



Door hardware

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 ?	✗			

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

Abbreviated Accessibility Checklist

Elevators



Lobby looking at car



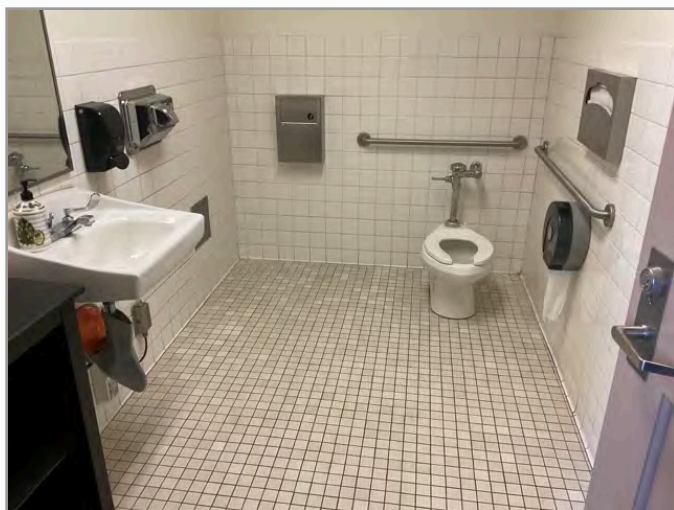
Wheelchair lift

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?			✗	Elevator was shut down at time of visit. Unable to confirm.
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?			✗	Elevator was shut down at time of visit. Unable to confirm.
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✗	Elevator was shut down at time of visit. Unable to confirm.
6	Do elevator car control buttons appear to be mounted at a compliant height ?			✗	Elevator was shut down at time of visit. Unable to confirm.

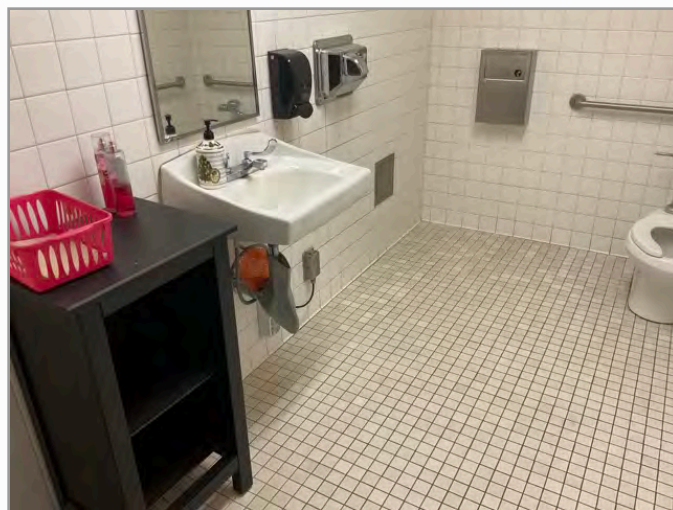
Question		Yes	No	NA	Comments
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			✗	Elevator was shut down at time of visit. Unable to confirm.
8	Are audible and visual floor position indicators provided in the elevator car?			✗	Elevator was shut down at time of visit. Unable to confirm.
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			✗	Elevator was shut down at time of visit. Unable to confirm.

Abbreviated Accessibility Checklist

Public Restrooms



Toilet overview



Sink and faucet handles

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 ?			✗	

Question		Yes	No	NA	Comments
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			✗	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✗	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✗			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

Appendix E:

Component Condition Report

Component Condition Report | Webster Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	33,540 SF	5	3788532
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	150	3	3788506
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	3788519
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,940 SF	3	3788480
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	10,090 SF	5	3788592
B3010	Roof	Fair	Roofing, Modified Bitumen	8,630 SF	3	3788623
B3010	Roof	Fair	Roofing, Modified Bitumen	3,380 SF	3	3788565
B3060	Roof	Fair	Roof Hatch, Metal	1	3	3788466
B3060	Roof	Fair	Roof Hatch, Metal	1	3	3788473
B3060	Roof	Fair	Roof Hatch, Metal	1	3	3788465
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	84	12	3788640
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	28,000 SF	3	3788596
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	22	8	3788622
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	73,200 SF	6	3788606
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	8,100 SF	15	3788527
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	22,500 SF	5	3788635
C2030	Throughout building	Fair	Flooring, Wood, Strip	25,540 SF	10	3788603
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	3788558
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,200 SF	10	3788468
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	21,000 SF	5	3788496
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,240 SF	5	3788540
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	5	3788479
D1010	Hallway	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate [Inaccessible]	1	15	3788542
D1010	Hallway 1st floor	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	5	3788467
D1010	Hallway 2nd floor	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	5	3788507
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	6	10	3788626
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	3	3788461
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	8	3788630

Component Condition Report | Webster Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	54,240 SF	5	3788539
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	32	10	3788470
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	10	3788464
D2010	Room B008	Fair	Sink/Lavatory, Service Sink, Floor	1	4	3788503
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3788645
D2010	Room 103	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	3788538
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	21	12	3788624
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	3788607
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	3788613
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU20]	1	3	3788563
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU13]	1	3	3788577
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	4	3788583
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU11]	1	3	3788475
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU9]	1	3	3788598
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU19]	1	3	3788478
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU17]	1	3	3788554
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU16]	1	3	3788576
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	6	3788587
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	4	3788487
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU15]	1	3	3788482
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU18]	1	3	3788608
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	3788562
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3788594
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU10]	1	3	3788600
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU12]	1	3	3788567
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU14]	1	3	3788575
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC9]	1	3	3788579
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC8]	1	3	3788631
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC5]	1	3	3788559
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC11]	1	3	3788535
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC13]	1	3	3788597
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC14]	1	3	3788618
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC12]	1	3	3788555

Component Condition Report | Webster Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC1]	1	3	3788547
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Inaccessible]	1	3	3788501
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AU4]	1	3	3788561
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC10]	1	3	3788605
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	54,240 SF	15	3788553
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC7]	1	3	3788604
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC2]	1	3	3788508
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC15]	1	3	3788591
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF6]	1	5	3788505
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	12	3788625
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF4]	1	5	3788534
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [No tag/plate found]	1	7	3788486
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	54,240 SF	8	3788494
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [T1]	1	9	3788615
D5020	Building exterior	Fair	Distribution Panel, 277/480 V	1	10	3788520
D5020	Electrical room	Fair	Switchboard, 277/480 V [No tag/plate found]	1	19	3788492
D5020	Office	Fair	Distribution Panel, 120/208 V	1	5	3788570
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	19	3788589
D5020	Office	Fair	Distribution Panel, 120/208 V	1	10	3788513
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	54,240 SF	10	3788522
D5040	Auditorium	Fair	Lighting Controls, Dimming Panel, Standard [No tag/plate found]	1	5	3788481
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	26	8	3788581
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	54,240 SF	8	3788557
D7050	A room 111	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	5	3788469
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	54,240 SF	2	4164723
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	3788531
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	3788521
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	7	3788460
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner [No tag/plate found]	1	3	3788526
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	3788612

Component Condition Report | Webster Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3788564
E1030	Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding [No tag/plate found]	1	3	3788643
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [No tag/plate found]	1	3	3788472
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	3788641
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3788551
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3788525
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3788550
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	10	3788541
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	336	5	3788515
E2010	Kitchen	Good	Casework, Cabinetry, Hardwood Standard	70 LF	15	3788586
E2010	Breakroom	Fair	Casework, Cabinetry Economy	80 LF	10	3788629
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	30 LF	25	3788633
E2010	Breakroom	Fair	Casework, Countertop, Solid Surface	60 LF	15	3788493
Sitework						
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	23	8	3788533

Component Condition Report | Webster Elementary / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,120 SF	3	3788621
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	6	15	3788642
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	20	3788611
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	3788574
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,880 SF	20	3788509
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,880 SF	15	3788484
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,450 SF	3	3788537
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,880 SF	3	3788483
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3788502
HVAC						
D3050	B	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3788512
D3050	B	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3788582
D3050	B	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3788544

Component Condition Report Webster Elementary / B						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,880 SF	15	3788528
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	7	5	3788552
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V [PP]	1	9	3788463
D5020	Electrical room	Fair	Distribution Panel, 120/240 V [HA]	1	15	3788601
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	3788498
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,880 SF	20	3788530
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,880 SF	5	3788462
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,880 SF	10	3788499
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	2,880 SF	2	4164724
Component Condition Report Webster Elementary / C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,900 SF	6	3788495
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	16	15	3788497
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	16	15	3788489
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	6,770 SF	10	3788627
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,170 SF	12	3788584
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	20	3788636
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,100 SF	5	3788500
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	20	3788516
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,970 SF	6	3788536
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	50 SF	5	3788517
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,770 SF	30	3788599
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	20	3788490
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	20	3788571
D2010	Class room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	3788514
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	3788549

Component Condition Report | Webster Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	10	3788590
HVAC						
D3020	Attic	Fair	Furnace, Electric [Fau 4]	1	10	3788609
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC4]	1	3	3788572
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC1]	1	3	3788628
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC8]	1	3	3788578
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC7]	1	3	3788644
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC5]	1	3	3788580
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC3]	1	3	3788616
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC2]	1	3	3788471
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [AC6]	1	3	3788637
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,770 SF	15	3788632
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install, Medium Density/Complexity, Install	6,770 SF	0	3788610
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3788529
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,770 SF	30	3788488
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	10	3788593
D5040	Throughout building	NA	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	18	0	3788569
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,770 SF	12	3788588
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,770 SF	10	3788524
D7050	Electrical room	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,770 SF	10	3788634
Equipment & Furnishings						
E2010	Class room	Fair	Casework, Countertop, Solid Surface	120 LF	20	3788476
E2010	Class room	Fair	Casework, Cabinetry Economy	120 LF	10	3788614

Component Condition Report | Webster Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	10	3788617
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	1	13	3788620
D5040	Parking lot	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	3	18	3788595

Component Condition Report | Webster Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	10	3788511
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	89,200 SF	12	3788639
G2020	Site	Fair	Parking Lots, Pavement, Concrete	7,450 SF	15	3788556
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,920 SF	3	3788602
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	3788585
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	3788573
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3788638
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3788474
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3788560
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	6,410 SF	10	3788491
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	3788543
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3788548
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	20,520 SF	15	3788545
G2060	Site	Fair	Flagpole, Metal	1	10	3788485
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,245 LF	10	3788518
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	12	3788619
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	13	5	3788523
G2080	Site	Fair	Irrigation System, Control Panel [No tag/plate found]	1	5	3788566
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	42,650 SF	12	3788546

Component Condition Report | Webster Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040		NA	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	20	10	4164725
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	54,240 SF	10	3788477

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/8/2022

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
Webster Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,790	\$417,107
Webster Elementary / A	\$0	\$0	\$156,518	\$923,004	\$10,776	\$1,317,786	\$159,403	\$20,874	\$259,933	\$53,945	\$1,000,278	\$0	\$148,763	\$0	\$0	\$1,143,849	\$208,288	\$243,849	\$165,591	\$158,349	\$65,043	\$6,036,249
Webster Elementary / B	\$0	\$0	\$8,311	\$81,361	\$0	\$18,995	\$0	\$0	\$0	\$10,647	\$6,317	\$0	\$0	\$57,735	\$0	\$47,869	\$0	\$12,948	\$2,408	\$0	\$102,458	\$349,048
Webster Elementary / C	\$42,704	\$0	\$0	\$49,458	\$0	\$17,343	\$65,671	\$0	\$0	\$0	\$149,926	\$0	\$80,757	\$0	\$0	\$120,740	\$36,141	\$0	\$77,053	\$0	\$129,300	\$769,093
Webster Elementary / Site	\$0	\$0	\$0	\$4,772	\$0	\$17,784	\$0	\$0	\$5,532	\$0	\$407,195	\$0	\$589,234	\$87,580	\$0	\$4,667,626	\$0	\$0	\$8,824	\$0	\$9,825	\$5,798,373
Grand Total	\$42,704	\$0	\$164,828	\$1,058,596	\$10,776	\$1,371,908	\$225,074	\$20,874	\$265,465	\$64,591	\$1,969,033	\$0	\$818,754	\$145,315	\$0	\$5,980,083	\$244,429	\$256,797	\$253,876	\$158,349	\$318,417	\$13,369,869

[illegible]

Webster Elementary / A

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
B2010	Building Exterior	3788532	Exterior Walls, any painted surface, Prep & Paint	10	5	5	33540	SF	\$3.26	\$109,475						\$109,475										\$109,475						\$218,949
B2020	Building Exterior	3788506	Window, Wood, 16-25 SF, Replace	30	27	3	150	EA	\$1,305.60	\$195,840				\$195,840																		\$195,840
B2050	Building Exterior	3788519	Exterior Door, Steel, Standard, Replace	40	20	20	16	EA	\$652.80	\$10,445																				\$10,445	\$10,445	
B3010	Roof	3788592	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	10090	SF	\$4.13	\$41,716						\$41,716																\$41,716
B3010	Roof	3788480	Roofing, Built-Up, Replace	25	22	3	6940	SF	\$15.23	\$105,710					\$105,710																	\$105,710
B3010	Roof	3788623	Roofing, Modified Bitumen, Replace	20	17	3	8630	SF	\$10.88	\$93,894					\$93,894																	\$93,894
B3010	Roof	3788565	Roofing, Modified Bitumen, Replace	20	17	3	3380	SF	\$10.88	\$36,774					\$36,774																	\$36,774
B3060	Roof	3788466	Roof Hatch, Metal, Replace	30	27	3	1	EA	\$1,414.40	\$1,414					\$1,414																	\$1,414
B3060	Roof	3788473	Roof Hatch, Metal, Replace	30	27	3	1	EA	\$1,414.40	\$1,414					\$1,414																	\$1,414
B3060	Roof	3788465	Roof Hatch, Metal, Replace	30	27	3	1	EA	\$1,414.40	\$1,414					\$1,414																	\$1,414
C1030	Throughout building	3788640	Interior Door, Wood, Solid-Core, Replace	40	28	12	84	EA	\$761.60	\$63,974												\$63,974										\$63,974
C1070	Throughout building	3788596	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	28000	SF	\$3.81	\$106,624				\$106,624																		\$106,624
C1090	Restrooms	3788622	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	22	EA	\$816.00	\$17,952									\$17,952													\$17,952
C2010	Restrooms	3788527	Wall Finishes, Ceramic Tile, Replace	40	25	15	8100	SF	\$19.58	\$158,630																\$158,630						\$158,630
C2010	Throughout building	3788606	Wall Finishes, any surface, Prep & Paint	10	4	6	73200	SF	\$1.63	\$119,462							\$119,462										\$119,462					\$238,925
C2030	Throughout building	3788635	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	22500	SF	\$1.63	\$36,720						\$36,720											\$36,720					\$73,440
C2030	Restrooms	3788468	Flooring, Ceramic Tile, Replace	40	30	10	4200	SF	\$19.58	\$82,253											\$82,253											\$82,253
C2030	Throughout building	3788603	Flooring, Wood, Strip, Replace	30	20	10	25540	SF	\$16.32	\$416,813											\$416,813											\$416,813
C2030	Throughout building	3788558	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2000	SF	\$8.16	\$16,320						\$16,320											\$16,320					\$32,640
C2050	Throughout building	3788496	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	21000	SF	\$2.72	\$57,120						\$57,120											\$57,120					\$114,240
C2050	Throughout building	3788540	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	5240	SF	\$2.18	\$11,402						\$11,402											\$11,402					\$22,804
D1010	Hallway	3788542	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	15	15	1	EA	\$76,160.00	\$76,160																\$76,160						\$76,160
D1010	Auditorium	3788479	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	20	5	1	EA	\$18,496.00	\$18,496						\$18,496																\$18,496
D1010	Hallway 1st floor	3788467	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	20	5	1	EA	\$18,496.00	\$18,496						\$18,496																\$18,496
D1010	Hallway 2nd floor	3788507	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	20	5	1	EA	\$18,496.00	\$18,496						\$18,496																\$18,496
D2010	Utility closet	3788461	Water Heater, Electric, Commercial (12 kW), Replace	20	17	3	1	EA	\$13,491.20	\$13,491				\$13,491																		\$13,491
D2010	Utility closet	3788630	Water Heater, Gas, Commercial (125 MBH), Replace	20	12	8	1	EA	\$13,491.20	\$13,491									\$13,491													\$13,491
D2010	Throughout building	3788539	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	54240	SF	\$11.97	\$649,144						\$649,144																\$649,144
D2010	Room 103	3788538	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523
D2010	Room B008	3788503	Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	1	EA	\$870.40	\$870					\$870																	\$870
D2010	Building exterior	3788613	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,305.60	\$2,611						\$2,611														\$2,611	\$2,611	\$5,222
D2010	Restrooms	3788626	Urinal, Standard, Replace	30	20	10	6	EA	\$1,196.80	\$7,181											\$7,181											\$7,181
D2010	Restrooms	3788470	Toilet, Commercial Water Closet, Replace	30	20	10	32	EA	\$1,414.40	\$45,261											\$45,261											\$45,261

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	
D2010	Hallway	3788464	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	6	EA	\$1,305.60	\$7,834											\$7,834											\$7,834	
D2010	Restrooms	3788624	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	18	12	21	EA	\$1,849.60	\$38,842												\$38,842										\$38,842	
D2010	Kitchen	3788607	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,284.80	\$2,285															\$2,285							\$2,285	
D2010	Kitchen	3788645	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,305.60	\$1,306																				\$1,306		\$1,306	
D3030	Roof	3788563	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,699.20	\$3,699				\$3,699															\$3,699			\$7,398	
D3030	Roof	3788577	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788475	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,699.20	\$3,699				\$3,699															\$3,699			\$7,398	
D3030	Roof	3788598	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788478	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788554	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$3,699.20	\$3,699				\$3,699															\$3,699			\$7,398	
D3030	Roof	3788576	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788482	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788608	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788594	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$5,657.60	\$5,658				\$5,658															\$5,658			\$11,315	
D3030	Roof	3788600	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788567	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Roof	3788575	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$7,724.80	\$7,725				\$7,725															\$7,725			\$15,450	
D3030	Building exterior	3788583	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,352.00	\$4,352					\$4,352																\$4,352		\$8,704
D3030	Building exterior	3788487	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,352.00	\$4,352					\$4,352																\$4,352		\$8,704
D3030	Building exterior	3788562	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352		\$8,704
D3030	Roof	3788587	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$3,699.20	\$3,699							\$3,699																\$3,699
D3050	Roof	3788579	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792
D3050	Roof	3788631	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																			\$11,968
D3050	Roof	3788559	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																			\$11,968
D3050	Roof	3788535	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792
D3050	Roof	3788597	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792
D3050	Roof	3788618	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792
D3050	Roof	3788555	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792
D3050	Roof	3788547	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																			\$11,968
D3050	Roof	3788501	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$16,320.00	\$16,320				\$16,320																			\$16,320
D3050	Roof	3788561	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																			\$11,968
D3050	Roof	3788605	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792
D3050	Roof	3788604	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																			\$11,968
D3050	Roof	3788508	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																			

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	3788531	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699	
E1030	Kitchen	3788526	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699	
E1030	Kitchen	3788643	Foodservice Equipment, Icemaker, Freestanding, Replace	15	12	3	1	EA	\$7,289.60	\$7,290				\$7,290															\$7,290			\$14,579	
E1030	Kitchen	3788472	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$32,640.00	\$32,640				\$32,640																		\$32,640	
E1030	Kitchen	3788612	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	3788551	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,004.80	\$5,005						\$5,005															\$5,005	\$10,010	
E1030	Kitchen	3788550	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,004.80	\$5,005						\$5,005															\$5,005	\$10,010	
E1030	Kitchen	3788564	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$10,336.00	\$10,336							\$10,336										\$10,336						\$20,672
E1030	Kitchen	3788521	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,937.60	\$2,938								\$2,938															\$2,938
E1030	Kitchen	3788460	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$5,004.80	\$5,005								\$5,005															\$5,005
E1030	Kitchen	3788641	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	8	7	1	EA	\$2,937.60	\$2,938								\$2,938															\$2,938
E1030	Kitchen	3788525	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$3,699.20	\$3,699											\$3,699												\$3,699
E1070	Auditorium	3788541	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	800	SF	\$16.32	\$13,056											\$13,056												\$13,056
E2010	Breakroom	3788629	Casework, Cabinetry Economy, Replace	20	10	10	80	LF	\$190.40	\$15,232											\$15,232												\$15,232
E2010	Kitchen	3788586	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	70	LF	\$326.40	\$22,848																	\$22,848						\$22,848
E2010	Breakroom	3788493	Casework, Countertop, Solid Surface, Replace	40	25	15	60	LF	\$119.68	\$7,181																	\$7,181						\$7,181
E2010	Auditorium	3788515	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	15	5	336	EA	\$380.80	\$127,949						\$127,949																	\$127,949
G2060	Cafeteria	3788533	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	23	EA	\$652.80	\$15,014										\$15,014													\$15,014
Totals, Unescalated											\$0	\$0	\$147,533	\$844,680	\$9,574	\$1,136,734	\$133,498	\$16,973	\$205,193	\$41,344	\$744,301	\$0	\$104,339	\$0	\$0	\$734,193	\$129,798	\$147,533	\$97,267	\$90,304	\$36,013	\$4,619,277	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$156,518	\$923,004	\$10,776	\$1,317,786	\$159,403	\$20,874	\$259,933	\$53,945	\$1,000,278	\$0	\$148,763	\$0	\$0	\$1,143,849	\$208,288	\$243,849	\$165,591	\$158,349	\$65,043	\$6,036,249	

Webster Elementary / B																																	
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	
B2010	Building Exterior	3788621	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3120	SF	\$3.26	\$10,184				\$10,184										\$10,184								\$20,367	
B2020	Building Exterior	3788642	Window, Wood, up to 15 SF, Replace	30	15	15	6	EA	\$870.40	\$5,222																\$5,222						\$5,222	
B2020	Building Exterior	3788611	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	6	EA	\$1,033.60	\$6,202																				\$6,202		\$6,202	
B2050	Building Exterior	3788574	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$652.80	\$1,958																				\$1,958		\$1,958	
B3010	Roof	3788509	Roofing, Metal, Replace	40	20	20	2880	SF	\$14.14	\$40,735																				\$40,735		\$40,735	
C1070	Throughout building	3788484	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	2880	SF	\$3.81	\$10,967																\$10,967						\$10,967	
C2010	Throughout building	3788537	Wall Finishes, any surface, Prep & Paint	10	7	3	3450	SF	\$1.63	\$5,630				\$5,630										\$5,630								\$11,261	
C2030	Throughout building	3788483	Flooring, Carpet, Commercial Standard, Replace	10	7	3	2880	SF	\$8.16	\$23,501				\$23,501										\$23,501								\$47,002	
D2010	Utility closet	3788502	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$1,414.40	\$1,414				\$1,414																\$1,414		\$2,829	
D3050	B	3788512	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$9,792.00	\$9,792				\$9,792																		\$9,792	
D3050	B	3788582	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																		\$11,968	
D3050	B	3788544	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$11,968.00	\$11,968				\$11,968																		\$11,968	
D3050	Throughout building	3788528	HVAC System, Ductwork, Low Density, Replace	30	15	15	2880	SF	\$2.18	\$6,267																\$6,267						\$6,267	
D4030	Throughout building	3788552	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	7	EA	\$326.40	\$2,285						\$2,285										\$2,285						\$4,570	
D5020	Electrical room	3788463	Distribution Panel, 120/240 V, Replace	30	21	9	1	EA	\$5,984.00	\$5,984										\$5,984												\$5,984	
D5020	Electrical room	3788498	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,176.00	\$2,176										\$2,176												\$2,176	
D5020	Electrical room	3788601	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	\$5,984.00	\$5,984																\$5,984						\$5,984	
D5030	Throughout building	3788530	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2880	SF	\$2.72	\$7,834																				\$7,834		\$7,834	
D5040	Throughout building	3788462	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	2880	SF	\$4.90	\$14,100						\$14,100																\$14,100	
D7050	Throughout building	3788499	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	2880	SF	\$1.63	\$4,700											\$4,700											\$4,700	
D8010	B	4164724	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	2880	SF	\$2.72	\$7,834			\$7,834															\$7,834				\$15,667	
Totals, Unescalated											\$0	\$0	\$7,834	\$74,457	\$0	\$16,385	\$0	\$0	\$0	\$8,160	\$4,700	\$0	\$0	\$39,315	\$0	\$30,725	\$0	\$7,834	\$1,414	\$0	\$56,728	\$247,553	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$8,311	\$81,361	\$0	\$18,995	\$0	\$0	\$0	\$10,647	\$6,317	\$0	\$0	\$57,735	\$0	\$47,869	\$0	\$12,948	\$2,408	\$0	\$102,458	\$349,048	

Webster Elementary / C																																	
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	
B2010	Building Exterior	3788495	Exterior Walls, any painted surface, Prep & Paint	10	4	6	6900	SF	\$3.26	\$22,522							\$22,522										\$22,522						\$45,043
B2020	Building Exterior	3788497	Window, Wood, 16-25 SF, Replace	30	15	15	16	EA	\$1,305.60	\$20,890																\$20,890							\$20,890
B2050	Building Exterior	3788489	Exterior Door, Wood, Solid-Core, Replace	25	10	15	16	EA	\$761.60	\$12,186																\$12,186							\$12,186

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	
G2060	Site	3788485	Flagpole, Metal, Replace	30	20	10	1	EA	\$2,720.00	\$2,720										\$2,720											\$2,720	
G2060	Site	3788619	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	8	12	1	EA	\$27,200.00	\$27,200											\$27,200										\$27,200	
G2060	Site	3788545	Retaining Wall, Concrete Cast-in-Place, Replace	50	35	15	20520	SF	\$141.44	\$2,902,349														\$2,902,349							\$2,902,349	
G2080	Site	3788566	Irrigation System, Control Panel, Replace	15	10	5	1	EA	\$5,440.00	\$5,440					\$5,440														\$5,440		\$10,880	
G2080	Site	3788546	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	42650	SF	\$1.09	\$46,403											\$46,403										\$46,403	
Totals, Unescalated											\$0	\$0	\$0	\$4,367	\$0	\$15,341	\$0	\$0	\$4,367	\$0	\$302,992	\$0	\$413,277	\$59,638	\$0	\$2,995,971	\$0	\$0	\$5,183	\$0	\$5,440	\$3,806,576
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$4,772	\$0	\$17,784	\$0	\$0	\$5,532	\$0	\$407,195	\$0	\$589,234	\$87,580	\$0	\$4,667,626	\$0	\$0	\$8,824	\$0	\$9,825	\$5,798,373

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	3788542	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Webster Elementary / A	Hallway	Inaccessible	Inaccessible	Inaccessible			
2	3788479	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Webster Elementary / A	Auditorium	Access Industries Inc.	No tag/plate found	0702WLSTK361206	2002	19038855	
3	3788467	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Webster Elementary / A	Hallway 1st floor	Access Industries Inc.	No tag/plate found	0702WLSTK50120697LW	2002	19038892	
4	3788507	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Webster Elementary / A	Hallway 2nd floor	Access Industries Inc.	No tag/plate found	0702WLSB502120728LW	2002	19038890	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3788461	D2010	Water Heater	Electric, Commercial (12 kW)	28 GAL	Webster Elementary / A	Utility closet	American Water Heater Co.	LDCE3130L030DV	0224712557		19038845	
2	3788630	D2010	Water Heater	Gas, Commercial (125 MBH)	75 GAL	Webster Elementary / A	Utility closet	Bradford White	URG275H6N	MM37085199 D/N:		19038807	
3	3788502	D2010	Water Heater	Gas, Residential	30 GAL	Webster Elementary / B	Utility closet	American Standard Inc.	G- 30T1-3-6 NAT	G12-002285		19038904	
4	3788617	D2010	Backflow Preventer	Domestic Water	2 IN	Webster Elementary / Site	Site	American Meter Company	No tag/plate found	No tag/plate found		19038853	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3788609	D3020	Furnace [Fau 4]	Electric	30 KW	Webster Elementary / C	Attic	Carrier	No tag/plate found	No tag/plate found		19038905	
2	3788628	D3030	Split System [AC1]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	3701E07443	2001	19038880	
3	3788471	D3030	Split System [AC2]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	3901E11727	2001	19038879	
4	3788616	D3030	Split System [AC3]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	3901E1 1722	2001	19038895	
5	3788572	D3030	Split System [AC4]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38C048560	3901E1 1728	2001	19038897	
6	3788580	D3030	Split System [AC5]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	3801E15054	2001	19038878	
7	3788637	D3030	Split System [AC6]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	3901E11729	2001	19038877	
8	3788644	D3030	Split System [AC7]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	Illegible	2003	19038894	
9	3788578	D3030	Split System [AC8]	Condensing Unit/Heat Pump	4 TON	Webster Elementary / C	Site	Carrier	38CKC048560	4501E12445	2001	19038893	
10	3788600	D3030	Split System [CU10]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E02745	2001	19038856	
11	3788475	D3030	Split System [CU11]	Condensing Unit/Heat Pump	2 TON	Webster Elementary / A	Roof	Carrier	38CKC024330	3701E08127	2001	19038882	
12	3788567	D3030	Split System [CU12]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E00173	2001	19038865	
13	3788577	D3030	Split System [CU13]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	460IE02744	2001	19038861	
14	3788575	D3030	Split System [CU14]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E00166	2001	19038864	
15	3788482	D3030	Split System [CU15]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E00170	2001	19038866	

16	3788576	D3030	Split System [CU16]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E00176	2001	19038862
17	3788554	D3030	Split System [CU17]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E00163	2001	19038867
18	3788608	D3030	Split System [CU18]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E02776	2001	19038870
19	3788478	D3030	Split System [CU19]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E00172	2001	19038869
20	3788563	D3030	Split System [CU20]	Condensing Unit/Heat Pump	2 TON	Webster Elementary / A	Roof	Carrier	38CKC024330	3701E08130	2001	19038887
21	3788598	D3030	Split System [CU9]	Condensing Unit/Heat Pump	5 TON	Webster Elementary / A	Roof	Carrier	38CKC060570	4601E02763	2001	19038872
22	3788583	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Webster Elementary / A	Building exterior	Carrier	25HBC360A600	4911E07248	2011	19038821
23	3788587	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Webster Elementary / A	Roof	Carrier	24ABB324W310	3113E26582	2013	19038888
24	3788487	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Webster Elementary / A	Building exterior	Carrier	25HBC360A600	4211E13350	2011	19038805
25	3788562	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Webster Elementary / A	Building exterior	Carrier	25HBC360A600	0112E04443	2012	19038804
26	3788594	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Webster Elementary / A	Roof	Mitsubishi	PUMY-P48NHMU	24U02663C	2002	19038868
27	3788547	D3050	Packaged Unit [AC1]	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / A	Roof	Carrier	48GSN060090601--	3001G12205	2001	19038871
28	3788605	D3050	Packaged Unit [AC10]	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / A	Roof	Carrier	48GSN060090601--	3101G13420	2001	19038899
29	3788535	D3050	Packaged Unit [AC11]	RTU, Pad or Roof-Mounted	4 TON	Webster Elementary / A	Roof	Carrier	48GSN048090601--	3101G11486	2001	19038884
30	3788555	D3050	Packaged Unit [AC12]	RTU, Pad or Roof-Mounted	2 TON	Webster Elementary / A	Roof	Carrier	48GSN024040301--	3101G13019	2003	19038860
31	3788597	D3050	Packaged Unit [AC13]	RTU, Pad or Roof-Mounted	4 TON	Webster Elementary / A	Roof	Carrier	48GSN048090601--	3101G11479	2001	19038883
32	3788618	D3050	Packaged Unit [AC14]	RTU, Pad or Roof-Mounted	4 TON	Webster Elementary / A	Roof	Carrier	48GSN048090601--	3101G11481	2001	19038859
33	3788591	D3050	Packaged Unit [AC15]	RTU, Pad or Roof-Mounted	4 TON	Webster Elementary / A	Roof	Carrier	48GSN048090601--	3101G11483	2001	19038858
34	3788508	D3050	Packaged Unit [AC2]	RTU, Pad or Roof-Mounted	4 TON	Webster Elementary / A	Roof	Carrier	48GSN048090601--	3101G11478	2001	19038885
35	3788559	D3050	Packaged Unit [AC5]	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / A	Roof	Carrier	48GSN060090601--	3101G11482	2001	19038889
36	3788604	D3050	Packaged Unit [AC7]	RTU, Pad or Roof-Mounted	2 TON	Webster Elementary / A	Roof	Carrier	48GSN024090601--	3101G13024	2001	19038896
37	3788631	D3050	Packaged Unit [AC8]	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / A	Roof	Carrier	48GSN060090601--	3101G11246	2001	19038891
38	3788579	D3050	Packaged Unit [AC9]	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / A	Roof	Carrier	48GSN060090601--	3001G12199	2001	19038876
39	3788561	D3050	Packaged Unit [AU4]	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / A	Roof	Carrier	48GSN060090601--	3101G13421	2001	19038886
40	3788501	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7 TON	Webster Elementary / A	Roof	Inaccessible	Inaccessible	Inaccessible		
41	3788512	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Webster Elementary / B	B	Marvair	AVP60HPA10NB	AL35493		19038842
42	3788582	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / B	B	Marvair	Inaccessible	Inaccessible		19038840
43	3788544	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Webster Elementary / B	B	Illegible	Inaccessible	Inaccessible		19038839
44	3788534	D3060	Exhaust Fan [EF4]	Centrifugal, 12" Damper	1000 CFM	Webster Elementary / A	Roof	Loren Cook Company	120 Aceb	No tag/plate found		19038863

45	3788505	D3060	Exhaust Fan [EF6]	Centrifugal, 12" Damper	1000 CFM	Webster Elementary / A	Roof	Loren Cook Company	100 ACEB		No tag/plate found		19038898	
46	3788625	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Webster Elementary / A	Roof	Cook	90 ACEE 90C15DM		1385C0908	2009	19038875	
47	3788486	D3060	Exhaust Fan	Centrifugal, 36"Damper	9000 CFM	Webster Elementary / A	Roof	Loren Cook Company	30PR		No tag/plate found		19038881	
D40 Fire Protection														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	3788552	D4030	Fire Extinguisher	Wet Chemical/CO2		Webster Elementary / B	Throughout building							7
D50 Electrical														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	3788529	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Webster Elementary / C	Electrical room	Cutler-Hammer	V48M28F12R		J01E3705		19038902	
2	3788615	D5020	Secondary Transformer [T1]	Dry, Stepdown	500 KVA	Webster Elementary / A	Electrical room	Cutler-Hammer	J01F00109		V55080	2001	19038844	
3	3788589	D5020	Switchboard	120/208 V	240 AMP	Webster Elementary / A	Electrical room					2001	19038843	
4	3788492	D5020	Switchboard	277/480 V	480 AMP	Webster Elementary / A	Electrical room	Cutler-Hammer	HLA3935		No tag/plate found	2001	19038848	
5	3788498	D5020	Distribution Panel	120/208 V	100 AMP	Webster Elementary / B	Electrical room					2001	19038901	
6	3788570	D5020	Distribution Panel	120/208 V	200 AMP	Webster Elementary / A	Office						19038873	
7	3788513	D5020	Distribution Panel	120/208 V	200 AMP	Webster Elementary / A	Office						19038857	
8	3788520	D5020	Distribution Panel	277/480 V	225 AMP	Webster Elementary / A	Building exterior						19038806	
9	3788601	D5020	Distribution Panel [HA]	120/240 V	400 AMP	Webster Elementary / B	Electrical room	Cutler-Hammer	YS2060		HLAZ9067 035		19038874	
10	3788463	D5020	Distribution Panel [PP]	120/240 V	400 AMP	Webster Elementary / B	Electrical room	Cutler-Hammer	YS2072		HLAZ9067 036	2001	19038900	
11	4164725	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Webster Elementary								20
12	3788569	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Webster Elementary / C	Throughout building							18
13	3788593	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Webster Elementary / C	Building exterior							8
14	3788581	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Webster Elementary / A	Building exterior							26
15	3788595	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Webster Elementary / Site	Parking lot					2020		3
D70 Electronic Safety & Security														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	3788469	D7050	Fire Alarm Panel	Multiplex		Webster Elementary / A	A room 111	Inaccessible	Inaccessible		Inaccessible		19038851	
E10 Equipment														
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
1	3788612	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Webster Elementary / A	Kitchen	Beverage-Air Corporation	SM58N-S		12702196		19038824	
2	3788564	E1030	Foodservice Equipment	Convection Oven, Double		Webster Elementary / A	Kitchen	Cres Cor	No tag/plate found		No tag/plate found		19038828	

3	3788531	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Webster Elementary / A	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		
4	3788525	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	Webster Elementary / A	Kitchen	Cres Cor	http://www.crescor.com/qrcode/H-135-UA-11	No tag/plate found	19038831	
5	3788643	E1030	Foodservice Equipment	Icemaker, Freestanding	Webster Elementary / A	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found	19038825	
6	3788526	E1030	Foodservice Equipment	Range, 2-Burner	22000 BTU	Webster Elementary / A	Kitchen	Delux Range Co.	1632	No tag/plate found	19038823
7	3788521	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Webster Elementary / A	Kitchen	Traulsen	G10010	T165412G11	19038829
8	3788641	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Webster Elementary / A	Kitchen	Traulsen	ARI132HUT-FHS	T42002G13	19038833
9	3788460	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Webster Elementary / A	Kitchen	Traulsen	AHT232WUT	V309720A92	19038822
10	3788551	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Webster Elementary / A	Kitchen	Delfield	No tag/plate found	No tag/plate found	19038834
11	3788550	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Webster Elementary / A	Kitchen	McCall	4045	M23763	19038835
12	3788472	E1030	Foodservice Equipment	Steam Kettle		Webster Elementary / A	Kitchen	Groen	HH-40	7656	19038827