



**BUREAU  
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# FACILITY CONDITION ASSESSMENT

*prepared for*

## **DLR Group**

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Edison Elementary School  
119 West Palm Street  
Pasadena, California 91117

### **PREPARED BY:**

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Bureau Veritas

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# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information               |                                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | School campus                                                                                                                                                                                             |
| Number of Buildings               | Five                                                                                                                                                                                                      |
| Main Address                      | 119 West Palm Street, Pasadena, California 91117                                                                                                                                                          |
| Site Developed                    | 1960<br>Renovated 2002                                                                                                                                                                                    |
| Site Area                         | 2.0 acres                                                                                                                                                                                                 |
| Parking Spaces                    | 8 total marked spaces in open lot; 2 accessible (included in total); large additional gated lot with no marked spaces                                                                                     |
| Outside Occupants / Leased Spaces | None                                                                                                                                                                                                      |
| Date(s) of Visit                  | June 15, 2022                                                                                                                                                                                             |
| Management Point of Contact       | Kevin Fleming / DLR Group<br>951.682.0470<br><a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>                                                                                             |
| On-site Point of Contact (POC)    | Don Cristobal                                                                                                                                                                                             |
| Assessment and Report Prepared By | Jordon Osborne                                                                                                                                                                                            |
| Reviewed By                       | James Bryant, Technical Report Reviewer for<br>Anselmo Martinez<br>Program Manager<br><a href="mailto:Anselmo.Martinez@bureauveritas.com">Anselmo.Martinez@bureauveritas.com</a><br>800.733.0660 x7298031 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                                                  |

## Campus Findings and Deficiencies

### Historical Summary

The Edison Elementary School site was originally constructed 1960. A major renovation took place in 2002. The Pasadena Unified School District has had possession of the buildings since they were erected.

### Architectural

The structures consist of wood, concrete, and masonry weight bearing materials. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The structures have not experienced a major renovation but has been maintained and updated as needed.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Main mechanical equipment is centralized with chillers and distribution pumps in the site's mechanical space. Each building has its own air handler and additional equipment such as roof top units, boiler, or split system components. Regular maintenance is performed, and replacement of parts of systems are completed as needed.

Electrical equipment, such as wiring and panels, are well maintained. Light fixtures and other components are replaced and updated, for better energy efficiency, when available/needed.

Main plumbing is original to the site and well maintained. Plumbing is seen in multiple places outside of buildings in the playground areas. Fixtures such as sinks, toilets, urinals, and water heaters are well maintained and replaced when needed.

Fire alarm systems are present, throughout the whole building, in the form of an alarm panel, smoke detectors, alarms, pull stations, back-up emergency lights, and exit signs. As well as sprinkler heads present in both buildings. Systems are inspected regularly and maintained as needed.

### Site

The site has proper lighting, and no major issues were observed. Walkways and the parking lots has been maintained and replaced as needed. However, some updates are needed soon, such as an updated play structure and asphalt overlay.

Three portables are present on the west side of the campus. Information on these portables is combined into section 4. This is because most of their assets, finishes, and components are the same. The main differences between these portables is their size/layout and the South Portable classroom has a restroom while the others do not.

### Recommended Additional Studies

No additional studies recommended at this time. However, elevator cab door is not working and needs to be replaced.

## 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

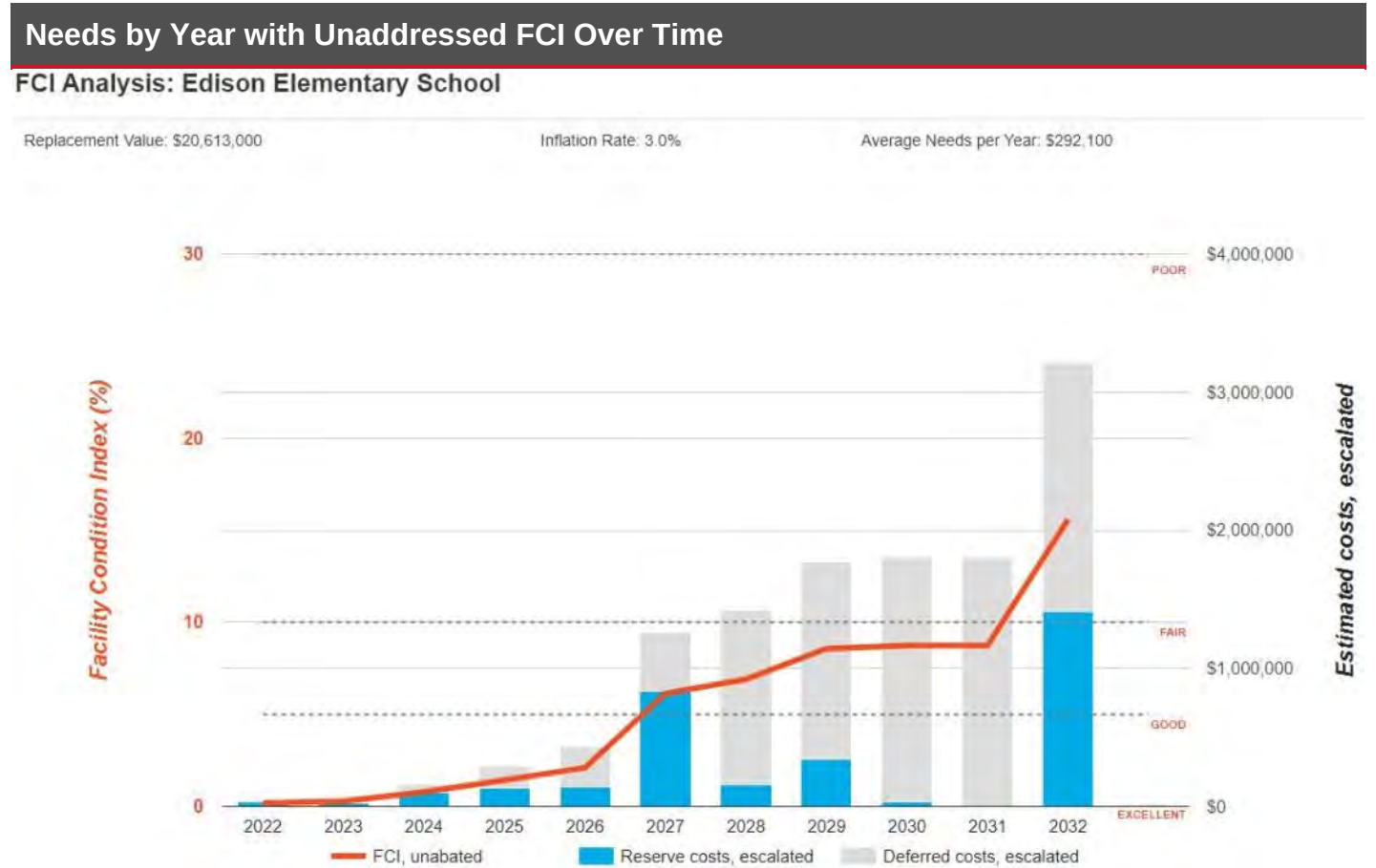
|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| <b>0 – 5%</b>        | In new or well-maintained condition,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

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

| Facility (year built) | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|-----------------------|---------|----------|-------------------|---------|--------|--------|---------|
| Alma Fuerte (1960)    | \$425   | 33,000   | \$14,025,000      | 0.3%    | 0.9%   | 4.1%   | 10.5%   |
| Focus Point (1960)    | \$425   | 11,000   | \$4,675,000       | 0.0%    | 2.2%   | 3.7%   | 12.1%   |
| Portables (3)         | \$275   | 5,200    | \$1,430,000       | 0.0%    | 4.2%   | 15.4%  | 39.6%   |

Campus Level FCI:

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



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



## Immediate Needs

| Facility/Building        | Total Items | Total Cost      |
|--------------------------|-------------|-----------------|
| Alma Fuerte              | 2           | \$37,000        |
| South Portable Classroom | 1           | \$200           |
| <b>Total</b>             | <b>3</b>    | <b>\$37,200</b> |

## Alma Fuerte

| ID                     | Location<br>Description | UF Code | Description                                                    | Condition | Plan Type | Cost            |
|------------------------|-------------------------|---------|----------------------------------------------------------------|-----------|-----------|-----------------|
| 3966050                | Lobby                   | D1010   | Elevator Cab<br>Finishes, Standard,<br>Replace                 | Failed    | Safety    | \$9,800         |
| 3966074                | Multipurpose Room       | Y1040   | ADA Elevators,<br>Wheelchair Lift, Up<br>to One Floor, Install | Failed    | Safety    | \$27,200        |
| <b>Total (2 items)</b> |                         |         |                                                                |           |           | <b>\$37,000</b> |

## South Portable Classroom

| ID                     | Location<br>Description | UF Code | Description                                                              | Condition | Plan Type             | Cost         |
|------------------------|-------------------------|---------|--------------------------------------------------------------------------|-----------|-----------------------|--------------|
| 4103153                | Building exterior       | D5040   | Standard Fixture w/<br>Lamp, any type, w/<br>LED Replacement,<br>Replace | Failed    | Performance/Integrity | \$200        |
| <b>Total (1 items)</b> |                         |         |                                                                          |           |                       | <b>\$200</b> |

## Key Findings

**Elevator Cab Finishes in Failed condition.**

Standard  
Alma Fuerte Edison Elementary School Lobby

Uniformat Code: D1010  
Recommendation: **Replace in 2022**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$9,800

\$\$\$\$

Doors do not open. - AssetCALC ID: 3966050

**ADA Elevators in Failed condition.**

Wheelchair Lift, Up to One Floor  
Alma Fuerte Edison Elementary School  
Multipurpose Room

Uniformat Code: Y1040  
Recommendation: **Install in 2022**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$27,200

\$\$\$\$

No barriers to prevent object from going under elevator when it is lifted. Also, controls are not locked and apart from elevator cab. - AssetCALC ID: 3966074

N/A

**Roofing in Poor condition.**

Metal  
North Portable Classrooms Portables (3) Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2023**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$21,200

\$\$\$\$

Roof is leaking. - AssetCALC ID: 4014924

**Window in Poor condition.**

Wood, 28-40 SF  
Alma Fuerte Edison Elementary School  
Building Exterior

Uniformat Code: B2020  
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$41,800

\$\$\$\$

Very old and worn. - AssetCALC ID: 3966109



### Boiler Supplemental Components in Poor condition.

Expansion Tank  
Alma Fuerte Edison Elementary School Boiler room

Unimat Code: D3020  
Recommendation: **Replace in 2024**

Priority Score: **86.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Old and rusting. - AssetCALC ID: 3966100



### Pump in Poor condition.

Distribution, HVAC Heating Water  
Alma Fuerte Edison Elementary School Boiler room

Unimat Code: D3050  
Recommendation: **Replace in 2024**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Well past its remaining useful life. - AssetCALC ID: 3966103



### Pump in Poor condition.

Distribution, HVAC Heating Water  
Alma Fuerte Edison Elementary School Boiler room

Unimat Code: D3050  
Recommendation: **Replace in 2024**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Well past its remaining useful life. - AssetCALC ID: 3966083



### Water Heater in Poor condition.

Electric, Residential  
Alma Fuerte Edison Elementary School Janitor

Unimat Code: D2010  
Recommendation: **Replace in 2024**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Older than expected useful life and rusting. - AssetCALC ID: 3966062

**Standard Fixture w/ Lamp in Failed condition.**

any type, w/ LED Replacement  
South Portable Classroom Portables (3)  
Building exterior

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200

\$\$\$\$

Out of service - AssetCALC ID: 4103153

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Focus Point Edison Elementary School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Well past its estimated useful life. - AssetCALC ID: 3963900

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Focus Point Edison Elementary School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Well past its estimated useful life. - AssetCALC ID: 3963884

N/A

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Focus Point Edison Elementary School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Well past its estimated useful life. - AssetCALC ID: 3963879

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Focus Point Edison Elementary School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Well past its estimated useful life. - AssetCALC ID: 3963862

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Focus Point Edison Elementary School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Well past its estimated useful life. - AssetCALC ID: 3963876

N/A

**Split System in Poor condition.**

Condensing Unit/Heat Pump  
Focus Point Edison Elementary School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2024**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,700

\$\$\$\$

Well past its estimated useful life. - AssetCALC ID: 3963888

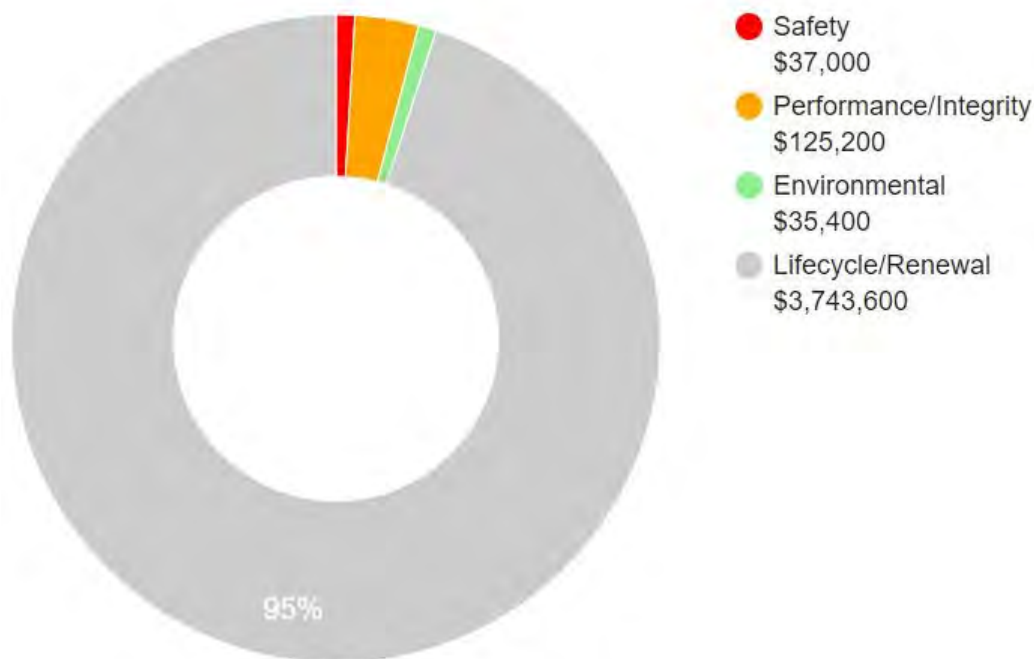
## Plan Types

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

|                              |   |                                                                                                                                                         |
|------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | ■ | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | ■ | Does not meet ADA, UFAS, and/or other handicap accessibility requirements.                                                                              |
| <b>Environmental</b>         | ■ | Improvements to air or water quality, including removal of hazardous materials from the building or site.                                               |
| <b>Retrofit/Adaptation</b>   | ■ | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | ■ | 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: \$3,941,200

## 2. Alma Fuerte



### Alma Fuerte: Systems Summary

| <b>Address</b>               | 119 West Palm Street, Pasadena, California 91117                                                                                                          |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1960                                                                                                                                                      |                  |
| <b>Building Size</b>         | 33,000 SF                                                                                                                                                 |                  |
| <b>Number of Stories</b>     | 2                                                                                                                                                         |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                        | <i>Condition</i> |
| <b>Structure</b>             | Concrete beams and columns with cast-in-place floors                                                                                                      | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Secondary Wall Finish: Brick<br>Windows: Aluminum and wood                                                                 | Fair             |
| <b>Roof</b>                  | Primary: Hip construction with clay/concrete tiles                                                                                                        | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: Carpet, VCT<br>Ceilings: Painted gypsum board and ACT                                                              | Fair             |
| <b>Elevators</b>             | Passenger: 1 hydraulic car serving both floors<br>ADA: 1 hydraulic car serving the stage                                                                  | Failed           |
| <b>Plumbing</b>              | Distribution: Copper supply and cast-iron waste and venting<br>Hot Water: Electric water heater<br>Fixtures: Toilets, urinals, and sinks in all restrooms | --               |
| <b>HVAC</b>                  | Central System: Boiler and air handler                                                                                                                    | Fair             |

## Alma Fuerte: Systems Summary

|                                |                                                                                                                                                                                                                                                                                                                         |      |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Wet-pipe sprinkler and fire extinguishers, and kitchen hood system                                                                                                                                                                                                                                                      | Fair |
| <b>Electrical</b>              | Source and Distribution: Main switchboard fed from site mechanical space building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None                                                                                                                                             | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                                                                                                                                                                              | Fair |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                                                                                                                                                                                                            | Good |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. However, the elevator cab needs to be fixed/replaced immediately.                                                                                                                                                                      |      |
| <b>Key Issues and Findings</b> | Elevator cab door is broken<br>ADA wheelchair elevator is not protected while in the air<br>Original building windows are wood and need to be replaced<br>Original building wood exterior doors need to be replaced<br>Janitor water heater needs to be replaced<br>HVAC distribution pumps need to be updated/replaced |      |

**Alma Fuerte: Systems Expenditure Forecast**

| System                          | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade                          | -               | \$44,323               | \$3,328               | -                     | \$79,601                | \$127,252          |
| Roofing                         | -               | -                      | -                     | -                     | -                       | -                  |
| Interiors                       | -               | -                      | \$426,694             | \$154,948             | \$866,526               | \$1,448,168        |
| Conveying                       | \$9,792         | -                      | \$6,306               | \$109,663             | \$15,255                | \$141,016          |
| Plumbing                        | -               | \$1,038                | \$8,559               | \$63,455              | \$97,931                | \$170,983          |
| HVAC                            | -               | \$12,924               | \$24,960              | \$172,243             | \$120,042               | \$330,169          |
| Fire Protection                 | -               | -                      | -                     | -                     | \$432,310               | \$432,310          |
| Electrical                      | -               | -                      | \$5,117               | \$64,622              | -                       | \$69,739           |
| Fire Alarm & Electronic Systems | -               | -                      | -                     | \$219,032             | -                       | \$219,032          |
| Equipment & Furnishings         | -               | -                      | \$9,206               | \$109,545             | \$14,344                | \$133,095          |
| Accessibility                   | \$27,200        | -                      | -                     | -                     | -                       | \$27,200           |
| <b>TOTALS (3% inflation)</b>    | <b>\$37,000</b> | <b>\$58,300</b>        | <b>\$484,200</b>      | <b>\$893,600</b>      | <b>\$1,626,100</b>      | <b>\$3,099,200</b> |

### 3. Focus Point



#### Focus Point: Systems Summary

| <b>Address</b>               | 119 West Palm Street, Pasadena, California 91117                                                                                                           |                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1960                                                                                                                                                       |                  |
| <b>Building Size</b>         | 11,000 SF                                                                                                                                                  |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                                          |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                         | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                                            | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Secondary Wall Finish: Brick<br>Windows: Aluminum                                                                           | Fair             |
| <b>Roof</b>                  | Primary: Flat construction with modified bituminous finish<br>Secondary: Gable construction with asphalt shingles                                          | Good             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: VCT<br>Ceilings: ACT                                                                                                | Fair             |
| <b>Elevators</b>             | None                                                                                                                                                       | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast-iron waste and venting<br>Hot Water: Electric water heaters<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |

**Focus Point: Systems Summary**

|                                |                                                                                                                                                                             |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | Central System: Air handler<br>Non-Central System: Packaged units, Split-system heat pumps                                                                                  | Fair |
| <b>Fire Suppression</b>        | Wet-pipe sprinkler and fire extinguishers                                                                                                                                   | Fair |
| <b>Electrical</b>              | Source and Distribution: Main switchboard fed from site mechanical space building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                                  | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                        | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                            |      |
| <b>Key Issues and Findings</b> | All six split system heat pump/condensers are past their useful life                                                                                                        |      |

**Focus Point: Systems Expenditure Forecast**

| <b>System</b>                | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>       |
|------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| Facade                       | -                | -                              | -                             | -                             | \$29,867                        | \$29,867           |
| Roofing                      | -                | -                              | \$3,278                       | \$116,856                     | \$15,423                        | \$135,557          |
| Interiors                    | -                | -                              | \$52,028                      | \$142,399                     | \$305,312                       | \$499,739          |
| Plumbing                     | -                | -                              | \$5,608                       | \$13,522                      | \$79,496                        | \$98,626           |
| HVAC                         | -                | \$44,778                       | \$68,024                      | -                             | \$132,819                       | \$245,621          |
| Fire Protection              | -                | -                              | -                             | -                             | \$25,545                        | \$25,545           |
| Electrical                   | -                | -                              | -                             | \$83,018                      | -                               | \$83,018           |
| Equipment & Furnishings      | -                | -                              | -                             | \$35,125                      | -                               | \$35,125           |
| <b>TOTALS (3% inflation)</b> | <b>-</b>         | <b>\$44,800</b>                | <b>\$129,000</b>              | <b>\$391,000</b>              | <b>\$588,500</b>                | <b>\$1,153,300</b> |

## 4. Portables (3)



### Portables (3): Systems Summary

|                              |                                                                                                                                                                             |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Address</b>               | 1919 Pinecrest Drive, Pasadena, California 91117                                                                                                                            |                  |
| <b>Constructed/Renovated</b> | 1960 and 1997 (South Portable Classroom)                                                                                                                                    |                  |
| <b>Building Size</b>         | 5,200 Total SF                                                                                                                                                              |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                                                           |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                          | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over steel chassis                                                                                                                        | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Vinyl Siding, stucco<br>Windows: Aluminum                                                                                                              | Fair             |
| <b>Roof</b>                  | North Portable: Saltbox construction with metal roof<br>Central Portable: Flat construction with modified bitumen roof<br>South Portable: Flat construction with metal roof | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: VCT<br>Ceilings: ACT                                                                                                                 | Fair             |
| <b>Elevators</b>             | None                                                                                                                                                                        | --               |
| <b>Plumbing</b>              | <i>South Portable Classroom only</i><br>Distribution: Copper supply and cast-iron waste and venting<br>Fixtures: Toilet and sink in the restroom                            | Fair             |
| <b>HVAC</b>                  | North and South Portables: Thru-wall AC units<br>Central Portable: Packaged units                                                                                           | Fair             |

|                                |                                                                                                                                            |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers only                                                                                                                    | Fair |
| <b>Electrical</b>              | Source and Distribution: Fed from Site Electrical Room with copper wiring<br>Interior Lighting: LED, incandescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Smoke detectors with exit signs                                                                                                            | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                       | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                           |      |
| <b>Key Issues and Findings</b> | North Portable Classrooms roof is leaking.                                                                                                 |      |

### Portables (3): Systems Summary

| System                          | Immediate    | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|---------------------------------|--------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Structure                       | -            | -                      | -                     | -                     | \$9,077                 | \$9,077            |
| Facade                          | -            | -                      | \$27,614              | \$71,743              | \$201,899               | \$301,256          |
| Roofing                         | -            | \$21,852               | \$3,114               | \$93,844              | \$54,540                | \$173,350          |
| Interiors                       | -            | -                      | \$107,855             | \$92,542              | \$141,536               | \$341,933          |
| Plumbing                        | -            | -                      | \$5,318               | \$8,770               | \$1,018                 | \$15,106           |
| HVAC                            | -            | -                      | \$34,631              | -                     | \$21,298                | \$55,929           |
| Electrical                      | \$239        | -                      | \$277                 | \$60,837              | \$141,049               | \$202,402          |
| Fire Alarm & Electronic Systems | -            | -                      | -                     | \$15,570              | -                       | \$15,570           |
| Equipment & Furnishings         | -            | -                      | \$19,422              | \$3,211               | \$2,750                 | \$25,383           |
| <b>TOTALS (3% inflation)</b>    | <b>\$300</b> | <b>\$21,900</b>        | <b>\$198,300</b>      | <b>\$346,600</b>      | <b>\$573,200</b>        | <b>\$1,140,300</b> |

## 5. Site Summary



| Site Information                  |                                                                                                                                                                                  |           |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| System                            | Description                                                                                                                                                                      | Condition |
| <b>Pavement/Flatwork</b>          | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs                                                        | Fair      |
| <b>Site Development</b>           | Building-mounted signage; chain link and wrought iron fencing<br>Playgrounds and play areas<br>Limited benches and picnic tables                                                 | Fair      |
| <b>Landscaping and Topography</b> | Limited landscaping features including lawns, trees, bushes, and planters<br>Irrigation present<br>Concrete retaining walls<br>Severe site slopes throughout, east to west slope | Fair      |
| <b>Utilities</b>                  | Municipal water and sewer                                                                                                                                                        | Fair      |
| <b>Site Lighting</b>              | Pole-mounted: LED and metal halide<br>Building-mounted: LED and metal halide<br>Pedestrian walkway and landscape accent lighting                                                 | Fair      |
| <b>Ancillary Structures</b>       | Sheds                                                                                                                                                                            | Fair      |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.                                                                       |           |
| <b>Key Issues and Findings</b>    | None observed at time of assessment.                                                                                                                                             |           |

| Site: Systems Expenditure Forecast |           |                        |                       |                       |                         |                    |
|------------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                             | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Structure                          | -         | -                      | -                     | -                     | \$48,634                | \$48,634           |
| Interiors                          | -         | -                      | \$87,029              | \$124,105             | \$310,275               | \$521,409          |
| Plumbing                           | -         | -                      | -                     | -                     | \$819,577               | \$819,577          |
| HVAC                               | -         | -                      | \$87,784              | \$1,462               | \$8,564                 | \$97,810           |
| Electrical                         | -         | -                      | \$25,225              | \$190,873             | \$1,239,018             | \$1,455,116        |
| Fire Alarm & Electronic Systems    | -         | -                      | \$91,568              | -                     | -                       | \$91,568           |
| Special Construction & Demo        | -         | -                      | -                     | -                     | \$294,757               | \$294,757          |
| Site Development                   | -         | -                      | \$102,639             | \$111,562             | \$1,684,446             | \$1,898,647        |
| Site Utilities                     | -         | -                      | \$85,767              | -                     | -                       | \$85,767           |
| Site Pavement                      | -         | -                      | \$428,593             | -                     | -                       | \$428,593          |
| <b>TOTALS (3% inflation)</b>       | <b>-</b>  | <b>-</b>               | <b>\$908,700</b>      | <b>\$428,100</b>      | <b>\$4,405,300</b>      | <b>\$5,742,100</b> |

## 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

All key areas of the property were accessible and observed

## 7. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the 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 1960 and substantially renovated in 2002.

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     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | 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.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | 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.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | 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.                                                                                                                                                                      |
| <b>Poor</b>           | 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. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

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

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

## 9. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 10. Certification

DLR Group – Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Edison Elementary School, 119 West Palm Street, Pasadena, California 91117, 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.

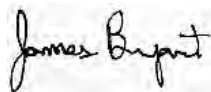
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design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

**Reviewed by:**



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Technical Report Reviewer for  
Anselmo Martinez  
Program Manager  
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## 11. Appendices

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- 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

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## Photographic Overview



1 – MAIN ELEVATION



2 – ALMA FUERTE



3 – FOCUS POINT



4 – FRONT DESK



5 - OFFICE



6 - CLASSROOM

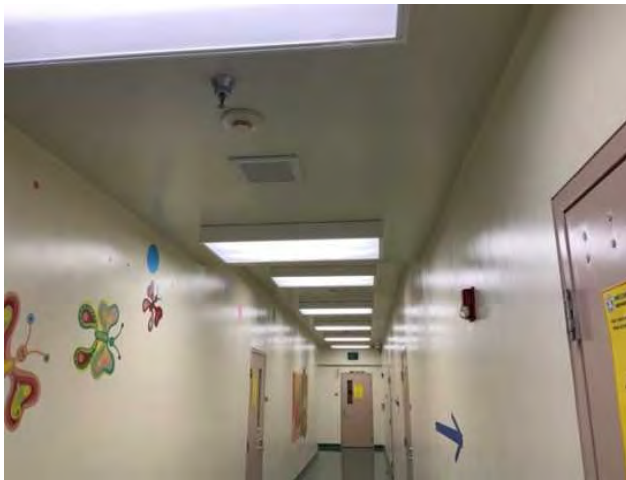
## Photographic Overview



7 - HALLWAY



8 - RESTROOM OVERVIEW



9 - INTERIOR LIGHTING SYSTEM



10 - ELECTRICAL SYSTEM



11 - SITE GRASS SPACE



12 - ASPHALT PAVING

## Photographic Overview



13 – SITE STAIRS/FENCING



14 - PLAY STRUCTURE



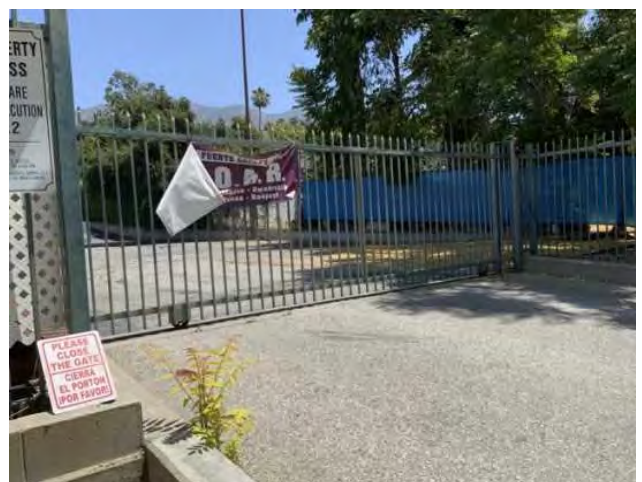
15 – PORTABLE CLASSROOM/BUILDING



16 - SITE MECHANICAL SPACE



17 – STORAGE SHEDS



18 - VEHICLE ENTRANCE GATE

## Appendix B:

### Site Plan

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## Site Plan



**Project Number**

154554.22R000-025.354

**Source**

Google

**Project Name**

Edison Elementary School

**On-Site Date**

June 15, 2022



## Appendix C:

### Pre-Survey Questionnaire

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| PRE-SURVEY QUESTIONNAIRE                        |                          |
|-------------------------------------------------|--------------------------|
| <b>Name of Person Completing Questionnaire:</b> | N/A - Not returned to BV |
| <b>Association with Property:</b>               |                          |
| <b>Length of Association with Property:</b>     |                          |
| <b>Date Completed:</b>                          |                          |
| <b>Phone Number:</b>                            |                          |
| <b>Property Name:</b>                           |                          |
| <b>EMG Project Number:</b>                      |                          |

| Inspections |                                      | Date Last Inspected | List any Outstanding Repairs Required |
|-------------|--------------------------------------|---------------------|---------------------------------------|
| 1           | Elevators                            |                     |                                       |
| 2           | HVAC, Mechanical, Electric, Plumbing |                     |                                       |
| 3           | Life-Safety/Fire                     |                     |                                       |
| 4           | Roofs                                |                     |                                       |

| Question |                                                                                                                                              | Response |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 5        | List any major capital improvement within the last three years.                                                                              |          |
| 6        | List any major capital expenditures planned for the next year.                                                                               |          |
| 7        | What is the age of the roof(s)?                                                                                                              |          |
| 8        | What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace? |          |

| Question |                                                                                                | Yes | No | Unk | N/A | Comments |
|----------|------------------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
| 9        | Are there any unresolved building, fire, or zoning code issues?                                |     |    |     |     |          |
| 10       | Are there any "down" or unusable units?                                                        |     |    |     |     |          |
| 11       | Are there any problems with erosion, stormwater drainage or areas of paving that do not drain? |     |    |     |     |          |
| 12       | Is the property served by a private water well?                                                |     |    |     |     |          |
| 13       | Is the property served by a private septic system or other waste treatment systems?            |     |    |     |     |          |
| 14       | Are there any problems with foundations or structures?                                         |     |    |     |     |          |
| 15       | Is there any water infiltration in basements or crawl spaces?                                  |     |    |     |     |          |
| 16       | Are there any wall, or window leaks?                                                           |     |    |     |     |          |
| 17       | Are there any roof leaks?                                                                      |     |    |     |     |          |
| 18       | Is the roofing covered by a warranty or bond?                                                  |     |    |     |     |          |
| 19       | Are there any poorly insulated areas?                                                          |     |    |     |     |          |
| 20       | Is Fire Retardant Treated (FRT) plywood used?                                                  |     |    |     |     |          |

| PRE-SURVEY QUESTIONNAIRE |                                                                                    |     |    |     |     |          |
|--------------------------|------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                                    | Yes | No | Unk | N/A | Comments |
| 21                       | Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used? |     |    |     |     |          |
| 22                       | Are there any problems with the utilities, such as inadequate capacities?          |     |    |     |     |          |
| 23                       | Are there any problems with the landscape irrigation systems?                      |     |    |     |     |          |
| 24                       | Has a termite/wood boring insect inspection been performed within the last year?   |     |    |     |     |          |
| 25                       | Do any of the HVAC systems use R-11, 12, or 22 refrigerants?                       |     |    |     |     |          |
| 26                       | Has any part of the property ever contained visible suspect mold growth?           |     |    |     |     |          |
| 27                       | Is there a mold Operations and Maintenance Plan?                                   |     |    |     |     |          |
| 28                       | Have there been indoor air quality or mold related complaints from tenants?        |     |    |     |     |          |
| 29                       | Is polybutylene piping used?                                                       |     |    |     |     |          |
| 30                       | Are there any plumbing leaks or water pressure problems?                           |     |    |     |     |          |
| 31                       | Are there any leaks or pressure problems with natural gas service?                 |     |    |     |     |          |
| 32                       | Does any part of the electrical system use aluminum wiring?                        |     |    |     |     |          |
| 33                       | Do Residential units have a less than 60-Amp service?                              |     |    |     |     |          |
| 34                       | Do Commercial units have less than 200-Amp service?                                |     |    |     |     |          |
| 35                       | Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?           |     |    |     |     |          |
| 36                       | Is there any pending litigation concerning the property?                           |     |    |     |     |          |
| 37                       | Has the management previously completed an ADA review?                             |     |    |     |     |          |
| 38                       | Have any ADA improvements been made to the property?                               |     |    |     |     |          |
| 39                       | Does a Barrier Removal Plan exist for the property?                                |     |    |     |     |          |
| 40                       | Has the Barrier Removal Plan been approved by an arms-length third party?          |     |    |     |     |          |
| 41                       | Has building ownership or management received any ADA related complaints?          |     |    |     |     |          |
| 42                       | Does elevator equipment require upgrades to meet ADA standards?                    |     |    |     |     |          |
| 43                       | Are there any problems with exterior lighting?                                     |     |    |     |     |          |
| 44                       | Are there any other significant issues/hazards with the property?                  |     |    |     |     |          |

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Appendix D:

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Edison Elementary

BV Project Number: 154554.22R000 - 025.354

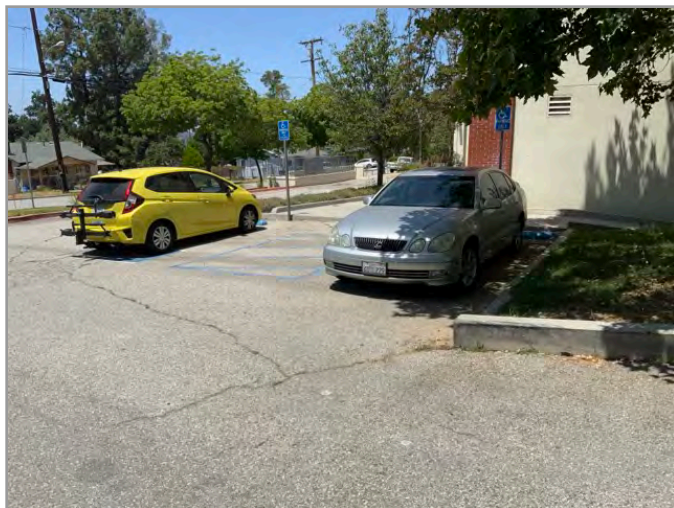
### Abbreviated Accessibility Checklist

#### Facility History & Interview

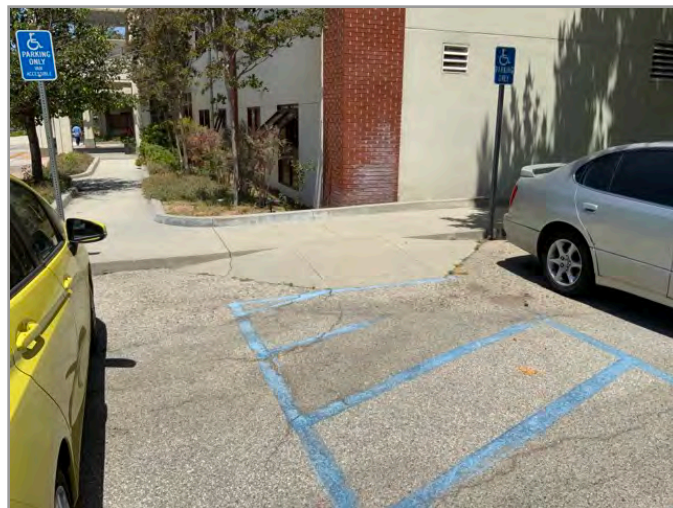
| Question |                                                                                            | Yes | No | Unk | Comments |
|----------|--------------------------------------------------------------------------------------------|-----|----|-----|----------|
| 1        | Has an accessibility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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE RAMP



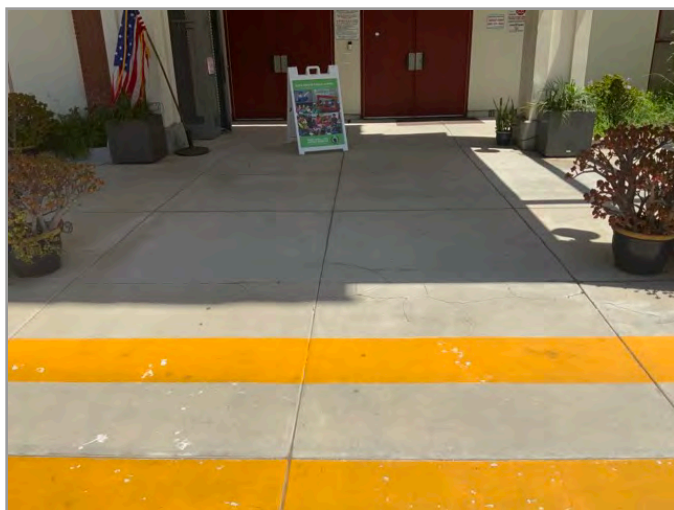
CURB CUT

| 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 ?                                                                                            | ✗   |    |    |          |

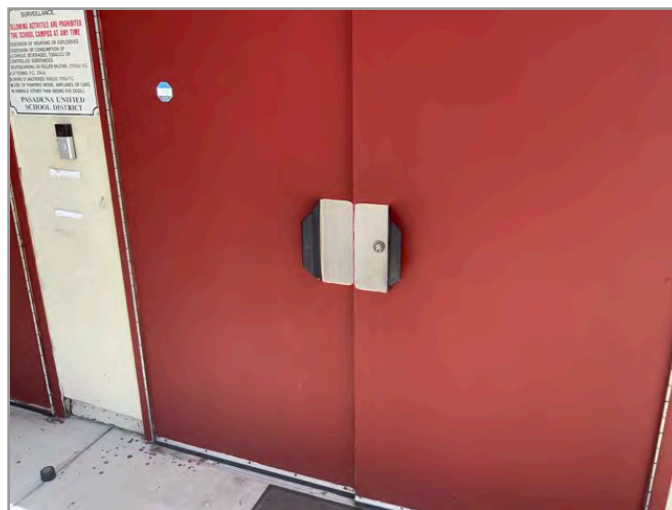
|          |                                                                                                           |          |  |  |  |
|----------|-----------------------------------------------------------------------------------------------------------|----------|--|--|--|
| <b>7</b> | Do ramps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

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



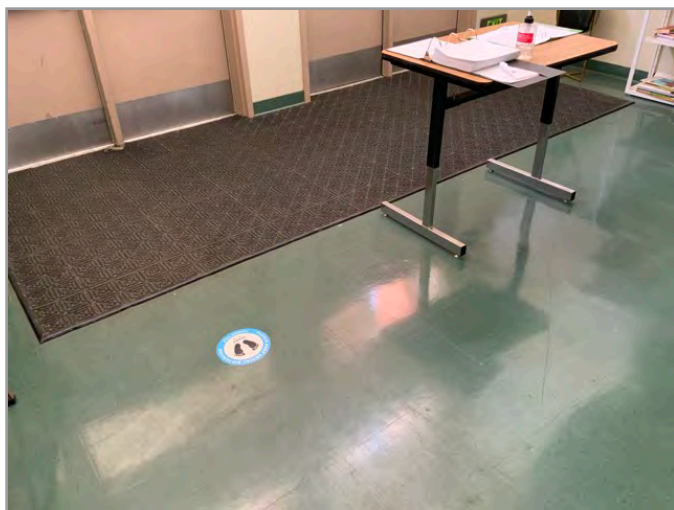
DOOR HARDWARE

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

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

## 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 ?                     |     |    | ✗  |          |

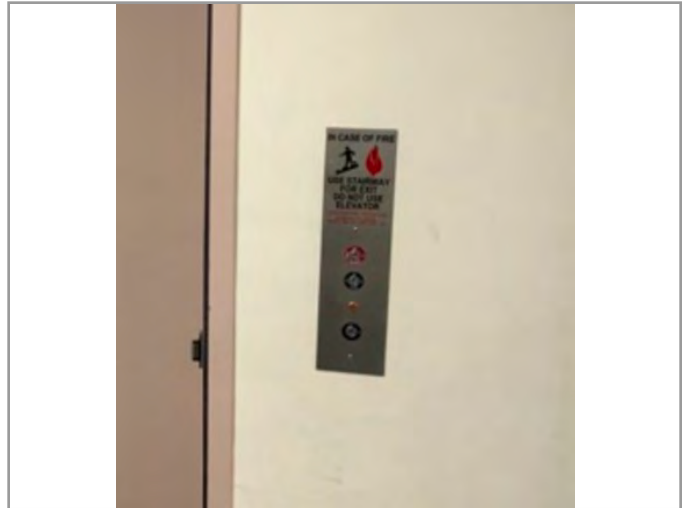
|           |                                                                                                                       |   |  |   |  |
|-----------|-----------------------------------------------------------------------------------------------------------------------|---|--|---|--|
| <b>7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

## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CAB



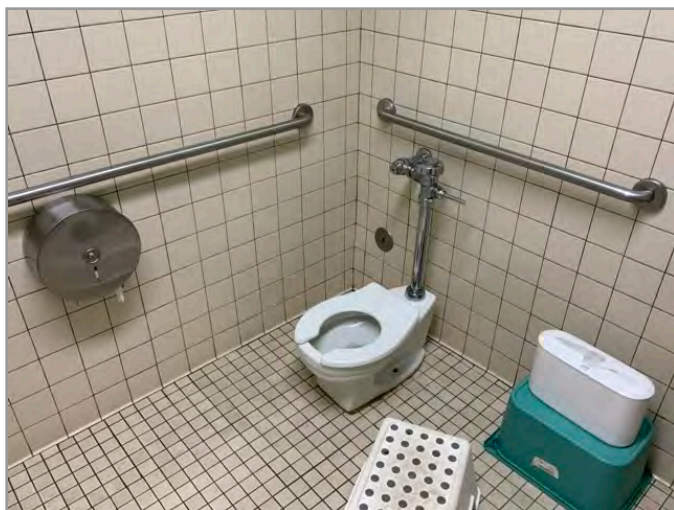
CONTROLS

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

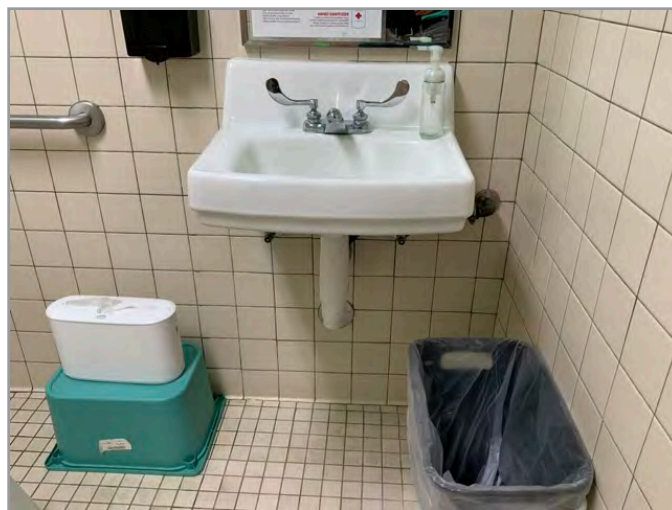
|          |                                                                                                                |   |  |  |  |
|----------|----------------------------------------------------------------------------------------------------------------|---|--|--|--|
| <b>7</b> | Are tactile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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



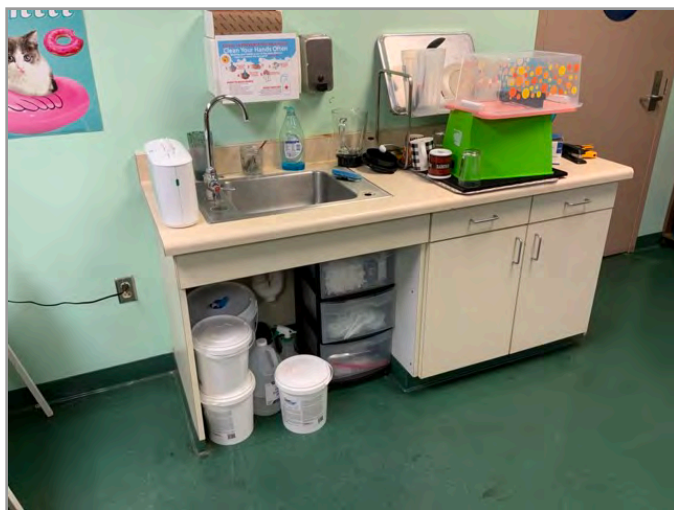
SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO 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

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Component Condition Report | Edison Elementary School / Portables (3) / North Portable Classrooms

| UF L3 Code | Location                  | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|------------|---------------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| Structure  |                           |           |                                                                            |          |     |         |
| B1010      | Site                      | Fair      | Structural Flooring/Decking, Wood                                          | 420 SF   | 20  | 3963924 |
| Facade     |                           |           |                                                                            |          |     |         |
| B2010      | Building exterior         | Fair      | Exterior Walls, Stucco                                                     | 2,000 SF | 20  | 4014923 |
| B2010      | Building Exterior         | Good      | Exterior Walls, Stucco, Prep & Fog Coat or Paint                           | 2,000 SF | 6   | 4103111 |
| B2020      | Building exterior         | Fair      | Window, Aluminum Double-Glazed, up to 15 SF                                | 4        | 5   | 4014925 |
| B2020      | Building Exterior         | Fair      | Window, Wood, up to 15 SF                                                  | 29       | 10  | 4103162 |
| B2050      | Building Exterior         | Fair      | Exterior Door, Wood, Solid-Core                                            | 4        | 15  | 4103115 |
| B2050      | Building exterior         | Fair      | Exterior Door, Wood, Solid-Core                                            | 3        | 5   | 4014922 |
| Roofing    |                           |           |                                                                            |          |     |         |
| B3010      | Roof                      | Fair      | Roofing, Asphalt Shingle, 20-Year Standard                                 | 650 SF   | 5   | 4103157 |
| B3010      | Roof                      | Poor      | Roofing, Metal                                                             | 1,500 SF | 1   | 4014924 |
| B3010      | Roof                      | Fair      | Roofing, Modified Bitumen                                                  | 2,000 SF | 7   | 4103114 |
| Interiors  |                           |           |                                                                            |          |     |         |
| C1030      | Throughout building       | Fair      | Interior Door, Wood, Solid-Core                                            | 3        | 20  | 4103105 |
| C1030      | Throughout building       | Fair      | Door Hardware, School, per Door                                            | 4        | 10  | 4103116 |
| C1070      | Throughout Building       | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                                  | 2,100 SF | 10  | 4019038 |
| C1070      | Throughout building       | Fair      | Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT          | 2,000 SF | 5   | 4103109 |
| C2010      | Interior                  | Fair      | Wall Finishes, any surface, Prep & Paint                                   | 3,500 SF | 5   | 4015007 |
| C2010      | Throughout building       | Good      | Wall Finishes, any surface, Prep & Paint                                   | 4,000 SF | 6   | 4103128 |
| C2030      | Interior                  | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 2,100 SF | 5   | 4014926 |
| C2030      | Throughout building       | Fair      | Flooring, Vinyl Sheeting                                                   | 2,000 SF | 7   | 4103133 |
| HVAC       |                           |           |                                                                            |          |     |         |
| D3030      | Interior                  | Fair      | Air Conditioner, Window/Thru-Wall, 1 TON [Inaccessible]                    | 3        | 5   | 4015005 |
| D3030      | Building exterior         | Fair      | Air Conditioner, Window/Thru-Wall, Residential                             | 1        | 3   | 4103119 |
| D3030      | Building exterior         | Fair      | Air Conditioner, Window/Thru-Wall, Residential                             | 1        | 3   | 4103134 |
| D3030      | Building exterior         | Fair      | Air Conditioner, Window/Thru-Wall, Residential                             | 1        | 3   | 4103100 |
| D3030      | Building exterior         | Fair      | Air Conditioner, Window/Thru-Wall, Residential                             | 1        | 3   | 4103107 |
| Electrical |                           |           |                                                                            |          |     |         |
| D5020      | Throughout building       | Fair      | Distribution Panel, 120/208 V                                              | 1        | 10  | 4103137 |
| D5020      | North Portable Classrooms | Fair      | Distribution Panel, 120/208 V                                              | 1        | 10  | 4103135 |
| D5020      | Throughout Building       | Fair      | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity  | 2,100 SF | 15  | 4015062 |
| D5030      | Throughout building       | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 2,000 SF | 20  | 4103099 |
| D5040      | Throughout building       | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 2,000 SF | 10  | 4103129 |
| D5040      | Throughout Building       | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures    | 1,500 SF | 10  | 4015161 |
| D5040      | North Portable Classrooms | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 4        | 7   | 4103140 |

Component Condition Report | Edison Elementary School / Portables (3) / North Portable Classrooms

| UF L3 Code                      | Location                  | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|---------------------------------|---------------------------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| Fire Alarm & Electronic Systems |                           |           |                                                                             |          |     |         |
| D7050                           | North Portable Classrooms | Fair      | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install | 2,000 SF | 10  | 4103124 |
| Equipment & Furnishings         |                           |           |                                                                             |          |     |         |
| E2010                           | Interior                  | Fair      | Casework, Cabinetry, Economy                                                | 30 LF    | 5   | 4014921 |

Component Condition Report | Edison Elementary School / Site

| UF L3 Code                      | Location               | Condition | Asset/Component/Repair                                                   | Quantity   | RUL | ID      |
|---------------------------------|------------------------|-----------|--------------------------------------------------------------------------|------------|-----|---------|
| Structure                       |                        |           |                                                                          |            |     |         |
| B1080                           | Site                   | Fair      | Stairs, Concrete, Exterior                                               | 450 SF     | 20  | 3963915 |
| Interiors                       |                        |           |                                                                          |            |     |         |
| C1030                           | Throughout building    | Fair      | Interior Door, Wood, Solid-Core                                          | 105        | 20  | 3963916 |
| C2010                           | Throughout building    | Fair      | Wall Finishes, any surface, Prep & Paint                                 | 46,000 SF  | 5   | 3963930 |
| C2030                           | Throughout building    | Good      | Flooring, Vinyl Tile (VCT)                                               | 12,000 SF  | 10  | 3963913 |
| C2050                           | Throughout building    | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                         | 14,000 SF  | 6   | 3963927 |
| Plumbing                        |                        |           |                                                                          |            |     |         |
| D2010                           | Site                   | Fair      | Backflow Preventer, Domestic Water                                       | 1          | 15  | 3963918 |
| D2010                           | Site                   | Fair      | Backflow Preventer, Domestic Water [Inaccessible]                        | 1          | 15  | 3963919 |
| D2010                           | Site                   | Fair      | Backflow Preventer, Domestic Water [Illegible]                           | 1          | 15  | 3963917 |
| D2010                           | Site                   | Fair      | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)      | 80,000 SF  | 20  | 3966136 |
| HVAC                            |                        |           |                                                                          |            |     |         |
| D3020                           | Site; Mechanical Space | Fair      | Boiler Supplemental Components, Expansion Tank                           | 1          | 20  | 3966080 |
| D3020                           | Site; Mechanical Space | Fair      | Boiler Supplemental Components, Expansion Tank                           | 1          | 20  | 3966051 |
| D3020                           | Site; Mechanical Space | Fair      | Boiler Supplemental Components, Expansion Tank                           | 1          | 10  | 3966104 |
| D3030                           | Site; Mechanical Space | Fair      | Chiller, Air-Cooled                                                      | 1          | 5   | 3966134 |
| D3030                           | Site; Mechanical Space | Fair      | Chiller, Air-Cooled                                                      | 1          | 5   | 3966061 |
| D3050                           | Site; Mechanical Space | Fair      | Pump, Distribution, HVAC Chilled or Condenser Water                      | 1          | 5   | 3966121 |
| D3050                           | Site; Mechanical Space | Fair      | Pump, Distribution, HVAC Chilled or Condenser Water                      | 1          | 5   | 3966055 |
| Electrical                      |                        |           |                                                                          |            |     |         |
| D5020                           | Site; Electrical Room  | Fair      | Switchboard, 120/208 V [DSLA]                                            | 1          | 7   | 3966137 |
| D5020                           | Site; Electrical Room  | Fair      | Secondary Transformer, Dry, Stepdown [T2]                                | 1          | 5   | 3966069 |
| D5020                           | Site; Electrical Room  | Fair      | Switchboard, 277/480 V [XFMR T1]                                         | 1          | 7   | 3966098 |
| D5020                           | Site; Electrical Room  | Fair      | Distribution Panel, 277/480 V [DP]                                       | 1          | 10  | 3966088 |
| D5020                           | Site; Electrical Room  | Fair      | Secondary Transformer, Dry, Stepdown                                     | 1          | 10  | 3966107 |
| D5030                           | Site                   | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity  | 190,000 SF | 20  | 3966095 |
| D5040                           | Throughout building    | Good      | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures | 33,000 SF  | 18  | 3963904 |
| Fire Alarm & Electronic Systems |                        |           |                                                                          |            |     |         |
| D6060                           | Site, Buildings        | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                | 44,000 SF  | 5   | 3966096 |

| Component Condition Report   Edison Elementary School / Site        |                   |           |                                                                                     |            |     |         |
|---------------------------------------------------------------------|-------------------|-----------|-------------------------------------------------------------------------------------|------------|-----|---------|
| UF L3 Code                                                          | Location          | Condition | Asset/Component/Repair                                                              | Quantity   | RUL | ID      |
| Special Construction & Demo                                         |                   |           |                                                                                     |            |     |         |
| F1020                                                               | Site              | Good      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal                    | 600 SF     | 25  | 3963920 |
| F1020                                                               | Site              | Fair      | Ancillary Building, Wood-Framed or CMU, Standard                                    | 1,500 SF   | 20  | 3963921 |
| Pedestrian Plazas & Walkways                                        |                   |           |                                                                                     |            |     |         |
| G2020                                                               | Site              | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 100,000 SF | 4   | 3963910 |
| Athletic, Recreational & Playfield Areas                            |                   |           |                                                                                     |            |     |         |
| G2050                                                               | Site              | Good      | Play Structure, Multipurpose, Medium                                                | 1          | 15  | 3963931 |
| G2050                                                               | Site              | Fair      | Playfield Surfaces, Sand, 6" Depth                                                  | 4,400 SF   | 5   | 3963907 |
| G2050                                                               | Site              | Fair      | Sports Apparatus, Baseball, Backstop Chain-Link                                     | 3          | 5   | 3963911 |
| G2050                                                               | Site              | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole                                    | 7          | 15  | 3963903 |
| G2050                                                               | Site              | Fair      | Play Structure, Multipurpose, Small                                                 | 5          | 3   | 3963925 |
| Sitework                                                            |                   |           |                                                                                     |            |     |         |
| G2060                                                               | Site              | Good      | Signage, Property, Monument, Replace/Install                                        | 1          | 15  | 3963905 |
| G2060                                                               | Site              | Fair      | Fences & Gates, Fence, Chain Link 6'                                                | 2,500 LF   | 10  | 3963909 |
| G2060                                                               | Site              | Fair      | Fences & Gates, Pedestrian Gate, Wrought Iron                                       | 15         | 10  | 3963908 |
| G2060                                                               | Site              | Fair      | Fences & Gates, Vehicle Gate, Chain Link Sliding Electric                           | 1          | 10  | 3963922 |
| G2060                                                               | Site              | Fair      | Fences & Gates, Vehicle Gate, Chain Link Manual                                     | 4          | 10  | 3963926 |
| G2060                                                               | Site              | Fair      | Fences & Gates, Fence, Metal Tube 6'                                                | 50 LF      | 25  | 3963912 |
| G2060                                                               | Site              | Fair      | Retaining Wall, Concrete Cast-in-Place                                              | 6,000 SF   | 20  | 3963923 |
| G2060                                                               | Site              | Fair      | Flagpole, Metal                                                                     | 1          | 5   | 3963929 |
| G2080                                                               | Site              | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                  | 10,000 SF  | 4   | 3963928 |
| G4050                                                               | Site              | Fair      | Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install | 10         | 5   | 3963914 |
| Component Condition Report   Edison Elementary School / Alma Fuerte |                   |           |                                                                                     |            |     |         |
| UF L3 Code                                                          | Location          | Condition | Asset/Component/Repair                                                              | Quantity   | RUL | ID      |
| Facade                                                              |                   |           |                                                                                     |            |     |         |
| B2010                                                               | Building Exterior | Fair      | Exterior Walls, Stucco                                                              | 20,000 SF  | 30  | 3966058 |
| B2010                                                               | Building Exterior | Fair      | Exterior Walls, Brick Veneer                                                        | 1,000 SF   | 30  | 3966077 |
| B2020                                                               | Building Exterior | Poor      | Window, Wood, 28-40 SF                                                              | 24         | 2   | 3966109 |
| B2020                                                               | Building Exterior | Good      | Window, Aluminum Double-Glazed, 28-40 SF                                            | 18         | 20  | 3966065 |
| B2050                                                               | Building Exterior | Fair      | Exterior Door, Wood, Solid-Core                                                     | 4          | 3   | 3966067 |
| B2050                                                               | Building Exterior | Fair      | Exterior Door, Steel, Standard                                                      | 9          | 20  | 3966053 |
| B2070                                                               | Building Exterior | Fair      | Louvers, Aluminum                                                                   | 13         | 20  | 3966127 |
| Roofing                                                             |                   |           |                                                                                     |            |     |         |
| B3010                                                               | Roof              | Fair      | Roofing, Clay/Concrete Tile                                                         | 18,000 SF  | 30  | 3966132 |
| Interiors                                                           |                   |           |                                                                                     |            |     |         |
| C1020                                                               | Kitchen           | Fair      | Interior Window, Fixed, 12 SF                                                       | 3          | 20  | 3966093 |

Component Condition Report | Edison Elementary School / Alma Fuerte

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                | Quantity  | RUL | ID      |
|------------|---------------------|-----------|-------------------------------------------------------|-----------|-----|---------|
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                       | 60        | 20  | 3966099 |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door                       | 105       | 10  | 3966138 |
| C1070      | Classrooms          | Fair      | Suspended Ceilings, Acoustical Tile (ACT)             | 32,000 SF | 15  | 3966133 |
| C1090      | Restrooms           | Good      | Toilet Partitions, Metal                              | 21        | 15  | 3966135 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                           | 2,500 SF  | 20  | 3966116 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint              | 50,000 SF | 5   | 3969000 |
| C2030      | Kitchen             | Fair      | Flooring, any surface, w/ Epoxy Coating, Prep & Paint | 6,000 SF  | 6   | 3966063 |
| C2030      | Classrooms          | Fair      | Flooring, Carpet, Commercial Standard                 | 13,500 SF | 4   | 3966079 |
| C2030      | Stage               | Fair      | Flooring, Wood, Strip                                 | 11,000 SF | 5   | 3966139 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                                | 1,500 SF  | 20  | 3966112 |
| Conveying  |                     |           |                                                       |           |     |         |
| D1010      | Machine Room        | Fair      | Elevator Controls, Automatic, 1 Car                   | 1         | 5   | 3966091 |
| D1010      | Machine Room        | Fair      | Passenger Elevator, Hydraulic, 3 Floors, Renovate     | 1         | 10  | 3966113 |
| D1010      | Lobby               | Failed    | Elevator Cab Finishes, Standard [No tag/plate found]  | 1         | 0   | 3966050 |
| Plumbing   |                     |           |                                                       |           |     |         |
| D2010      | Restrooms           | Fair      | Toilet, Child-Sized                                   | 2         | 10  | 3966101 |
| D2010      | Kitchen             | Good      | Sink/Lavatory, Commercial Kitchen, 1-Bowl             | 3         | 25  | 3966054 |
| D2010      | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China              | 20        | 10  | 3966131 |
| D2010      | Throughout building | Fair      | Drinking Fountain, Wall-Mounted, Single-Level         | 6         | 3   | 3966128 |
| D2010      | Boiler room         | Excellent | Water Heater, Gas, Commercial (125 MBH)               | 1         | 19  | 3966117 |
| D2010      | Restrooms           | Fair      | Toilet, Commercial Water Closet                       | 23        | 15  | 3966118 |
| D2010      | Restrooms           | Fair      | Urinal, Standard                                      | 8         | 10  | 3966073 |
| D2010      | Kitchen             | Good      | Sink/Lavatory, Commercial Kitchen, 3-Bowl             | 1         | 20  | 3966070 |
| D2010      | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel             | 2         | 15  | 3966084 |
| D2010      | Janitor             | Poor      | Water Heater, Electric, Residential                   | 1         | 2   | 3966062 |
| D2010      | Throughout building | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                | 2         | 10  | 3966125 |
| HVAC       |                     |           |                                                       |           |     |         |
| D3020      | Boiler room         | Poor      | Boiler Supplemental Components, Expansion Tank        | 1         | 2   | 3966100 |
| D3020      | Boiler room         | Fair      | Boiler, Gas, HVAC                                     | 1         | 10  | 3966078 |
| D3050      | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                 | 15,000 SF | 15  | 3966110 |
| D3050      | Air Handler Unit    | Fair      | Air Handler, Interior AHU, Easy/Moderate Access       | 1         | 10  | 3966049 |
| D3050      | Boiler room         | Poor      | Pump, Distribution, HVAC Heating Water [#2]           | 1         | 2   | 3966083 |
| D3050      | Boiler room         | Poor      | Pump, Distribution, HVAC Heating Water [#1]           | 1         | 2   | 3966103 |
| D3060      | Roof                | Fair      | Exhaust Fan, Centrifugal, 24" Damper                  | 1         | 10  | 3966056 |
| D3060      | Multipurpose Room   | Fair      | Supplemental Components, Air Curtain, 8' Wide Heated  | 1         | 3   | 3966108 |
| D3060      | Kitchen             | Fair      | Supplemental Components, Air Curtain, 8' Wide Heated  | 1         | 3   | 3966068 |
| D3060      | Multipurpose Room   | Fair      | Supplemental Components, Air Curtain, 8' Wide Heated  | 1         | 3   | 3966094 |

Component Condition Report | Edison Elementary School / Alma Fuerte

| UF L3 Code                      | Location                  | Condition | Asset/Component/Repair                                                                     | Quantity  | RUL | ID      |
|---------------------------------|---------------------------|-----------|--------------------------------------------------------------------------------------------|-----------|-----|---------|
| D3060                           | Multipurpose Room         | Fair      | Supplemental Components, Air Curtain, 8' Wide Heated                                       | 1         | 3   | 3966119 |
| D3060                           | Multipurpose Room         | Fair      | Supplemental Components, Air Curtain, 8' Wide Heated                                       | 1         | 3   | 3966081 |
| Fire Protection                 |                           |           |                                                                                            |           |     |         |
| D4010                           | Throughout building       | Fair      | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate | 44,000 SF | 20  | 3966060 |
| Electrical                      |                           |           |                                                                                            |           |     |         |
| D5020                           | Electrical room           | Fair      | Distribution Panel, 120/208 V [F]                                                          | 1         | 10  | 3966129 |
| D5020                           | Hallway                   | Fair      | Distribution Panel, 120/208 V                                                              | 1         | 10  | 3966115 |
| D5020                           | Electrical                | Fair      | Distribution Panel, 120/208 V [B]                                                          | 1         | 10  | 3966057 |
| D5020                           | Kitchen                   | Fair      | Distribution Panel, 120/208 V [K]                                                          | 1         | 10  | 3966085 |
| D5020                           | Hallway                   | Fair      | Distribution Panel, 120/208 V                                                              | 1         | 10  | 3966124 |
| D5020                           | Electrical                | Fair      | Distribution Panel, 120/208 V [LB2]                                                        | 1         | 10  | 3966071 |
| D5020                           | Electrical                | Fair      | Distribution Panel, 120/240 V, Residential Style [HB2]                                     | 1         | 10  | 3966076 |
| D5020                           | Electrical room           | Fair      | Distribution Panel, 120/208 V [J]                                                          | 1         | 10  | 3966090 |
| D5020                           | Kitchen                   | Fair      | Distribution Panel, 120/240 V, Residential Style [K2]                                      | 1         | 10  | 3966114 |
| D5020                           | Electrical room           | Fair      | Distribution Panel, 120/208 V [HB]                                                         | 1         | 10  | 3966111 |
| D5020                           | Electrical room           | Fair      | Distribution Panel, 120/208 V [DPB]                                                        | 1         | 10  | 3966126 |
| D5020                           | Electrical                | Fair      | Secondary Transformer, Dry, Stepdown [XFMR TB]                                             | 1         | 10  | 3966105 |
| D5040                           | Building exterior         | Fair      | Special Fixture w/ Lamp, Metal Halide                                                      | 19        | 4   | 3966066 |
| Fire Alarm & Electronic Systems |                           |           |                                                                                            |           |     |         |
| D7050                           | Lobby                     | Fair      | Fire Alarm Panel, Multiplex                                                                | 1         | 7   | 3966052 |
| D7050                           | Throughout both buildings | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install              | 44,000 SF | 10  | 3966123 |
| D7050                           | Electrical room           | Fair      | Fire Alarm Panel, Fully Addressable                                                        | 1         | 8   | 3966092 |
| Equipment & Furnishings         |                           |           |                                                                                            |           |     |         |
| E1030                           | Kitchen                   | Fair      | Foodservice Equipment, Refrigerator, 4-Door Reach-In                                       | 1         | 5   | 3966097 |
| E1030                           | Kitchen                   | Fair      | Foodservice Equipment, Range/Oven, 4-Burner                                                | 1         | 8   | 3966072 |
| E1030                           | Kitchen                   | Fair      | Foodservice Equipment, Garbage Disposal, 1 to 3 HP                                         | 1         | 7   | 3966082 |
| E1030                           | Kitchen                   | Good      | Foodservice Equipment, Freezer, 1-Door Reach-In                                            | 1         | 10  | 3966122 |
| E1030                           | Kitchen                   | Good      | Foodservice Equipment, Freezer, 1-Door Reach-In                                            | 1         | 10  | 3966075 |
| E1030                           | Kitchen                   | Good      | Foodservice Equipment, Freezer, Chest                                                      | 1         | 10  | 3966130 |
| E1030                           | Kitchen                   | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                             | 1         | 8   | 3966106 |
| E1030                           | Kitchen                   | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                             | 1         | 8   | 3966086 |
| E1030                           | Kitchen                   | Good      | Foodservice Equipment, Freezer, 1-Door Reach-In                                            | 1         | 10  | 3966059 |
| E2010                           | Throughout building       | Fair      | Casework, Countertop, Plastic Laminate                                                     | 200 LF    | 7   | 3966064 |
| E2010                           | Throughout building       | Fair      | Casework, Cabinetry Economy                                                                | 250 LF    | 10  | 3966087 |
| Accessibility                   |                           |           |                                                                                            |           |     |         |
| Y1040                           | Multipurpose Room         | Failed    | ADA Elevators, Wheelchair Lift, Up to One Floor, Install                                   | 1         | 0   | 3966074 |

Component Condition Report | Edison Elementary School / Focus Point

| UF L3 Code | Location            | Condition | Asset/Component/Repair                        | Quantity  | RUL | ID      |
|------------|---------------------|-----------|-----------------------------------------------|-----------|-----|---------|
| Facade     |                     |           |                                               |           |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, Stucco                        | 5,000 SF  | 30  | 3963897 |
| B2010      | Building Exterior   | Good      | Exterior Walls, Brick Veneer                  | 300 SF    | 35  | 3963869 |
| B2020      | Building Exterior   | Good      | Window, Aluminum Double-Glazed, 16-25 SF      | 16        | 20  | 3963874 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                | 11        | 25  | 3963863 |
| Roofing    |                     |           |                                               |           |     |         |
| B3010      | Roof                | Fair      | Roofing, Asphalt Shingle, 20-Year Standard    | 3,400 SF  | 10  | 3963871 |
| B3010      | Roof                | Fair      | Roofing, Built-Up                             | 650 SF    | 15  | 3963864 |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                     | 6,700 SF  | 10  | 3963901 |
| B3060      | Roof                | Good      | Roof Hatch, Metal                             | 1         | 25  | 3963896 |
| B3060      | Roof                | Fair      | Roof Skylight, per unit, up to 20 SF          | 2         | 5   | 3963859 |
| Interiors  |                     |           |                                               |           |     |         |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core               | 26        | 20  | 3963883 |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door               | 37        | 10  | 3963873 |
| C1070      | Site                | Fair      | Suspended Ceilings, Acoustical Tile (ACT)     | 11,000 SF | 10  | 3963882 |
| C1090      | Restrooms           | Fair      | Toilet Partitions, Metal                      | 10        | 10  | 3963885 |
| C2010      | Throughout building | Good      | Wall Finishes, any surface, Prep & Paint      | 15,000 SF | 7   | 3963893 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                   | 2,000 SF  | 20  | 3963891 |
| C2030      | Throughout building | Fair      | Flooring, Carpet, Commercial Standard         | 5,500 SF  | 5   | 3963858 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                        | 2,500 SF  | 20  | 3963878 |
| C2030      | Throughout building | Good      | Flooring, Vinyl Tile (VCT)                    | 3,000 SF  | 10  | 3963890 |
| Plumbing   |                     |           |                                               |           |     |         |
| D2010      | Utility Room        | Fair      | Water Heater, Electric, Residential           | 1         | 3   | 3963889 |
| D2010      | Restrooms           | Fair      | Toilet, Commercial Water Closet               | 9         | 15  | 3963867 |
| D2010      | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China      | 12        | 15  | 3963899 |
| D2010      | Utility Rooms       | Fair      | Sink/Lavatory, Service Sink, Wall-Hung        | 2         | 20  | 3963898 |
| D2010      | Classrooms          | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel    | 7         | 10  | 3963894 |
| D2010      | Restrooms           | Fair      | Urinal, Standard                              | 8         | 15  | 3963861 |
| D2010      | Throughout building | Fair      | Drinking Fountain, Wall-Mounted, Single-Level | 3         | 5   | 3963877 |
| D2010      | Utility Room/Office | Fair      | Water Heater, Electric, Residential           | 1         | 8   | 3963872 |
| HVAC       |                     |           |                                               |           |     |         |
| D3030      | Roof                | Poor      | Split System, Condensing Unit/Heat Pump [#1]  | 1         | 2   | 3963888 |
| D3030      | Roof                | Poor      | Split System, Condensing Unit/Heat Pump [#6]  | 1         | 2   | 3963876 |
| D3030      | Roof                | Poor      | Split System, Condensing Unit/Heat Pump [#4]  | 1         | 2   | 3963862 |
| D3030      | Roof                | Poor      | Split System, Condensing Unit/Heat Pump [#2]  | 1         | 2   | 3963879 |
| D3030      | Roof                | Poor      | Split System, Condensing Unit/Heat Pump [#3]  | 1         | 2   | 3963884 |
| D3030      | Roof                | Poor      | Split System, Condensing Unit/Heat Pump [#5]  | 1         | 2   | 3963900 |

Component Condition Report | Edison Elementary School / Focus Point

| UF L3 Code              | Location            | Condition | Asset/Component/Repair                                                     | Quantity  | RUL | ID      |
|-------------------------|---------------------|-----------|----------------------------------------------------------------------------|-----------|-----|---------|
| D3050                   | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                                    | 1         | 3   | 3963856 |
| D3050                   | Roof                | Fair      | Air Handler, Exterior AHU [1]                                              | 1         | 3   | 3963855 |
| D3050                   | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                                    | 1         | 3   | 3963866 |
| D3050                   | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 9,300 SF  | 15  | 3963895 |
| D3060                   | Roof                | Fair      | Exhaust Fan, Centrifugal, 16" Damper                                       | 1         | 5   | 3963881 |
| D3060                   | Roof                | Fair      | Exhaust Fan, Centrifugal, 12" Damper                                       | 1         | 5   | 3963870 |
| D3060                   | Roof                | Fair      | Exhaust Fan, Centrifugal, 28" Damper                                       | 1         | 5   | 3963865 |
| D3060                   | Roof                | Fair      | Exhaust Fan, Centrifugal, 16" Damper                                       | 1         | 5   | 3963857 |
| Fire Protection         |                     |           |                                                                            |           |     |         |
| D4010                   | Building exterior   | Fair      | Supplemental Components, Fire Riser, Dry                                   | 1         | 20  | 3963875 |
| Electrical              |                     |           |                                                                            |           |     |         |
| D5020                   | Utility Room        | Fair      | Distribution Panel, 120/208 V [LA3]                                        | 1         | 10  | 3963868 |
| D5020                   | Utility Room/Office | Fair      | Distribution Panel, 120/240 V, Residential Style [HA]                      | 1         | 10  | 3963886 |
| D5020                   | Utility Room/Office | Fair      | Distribution Panel, 120/240 V, Residential Style [LA]                      | 1         | 10  | 3963880 |
| D5040                   | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 11,000 SF | 10  | 3963892 |
| D5040                   | Building exterior   | Fair      | Special Fixture w/ Lamp, Metal Halide                                      | 14        | 10  | 3963887 |
| Equipment & Furnishings |                     |           |                                                                            |           |     |         |
| E2010                   | Classrooms          | Fair      | Casework, Cabinetry Economy                                                | 150 LF    | 7   | 3963860 |

Component Condition Report | Edison Elementary School / Portables (3) / Central Portable Classrooms

| UF L3 Code | Location            | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                   |          |     |         |
| B2010      | Building exterior   | Fair      | Exterior Walls, Stucco                            | 2,000 SF | 20  | 4014929 |
| B2010      | Building Exterior   | Good      | Exterior Walls, any painted surface, Prep & Paint | 2,200 SF | 6   | 4103110 |
| B2020      | Building exterior   | Fair      | Window, Aluminum Double-Glazed, up to 15 SF       | 4        | 5   | 4014931 |
| B2020      | Building Exterior   | Fair      | Window, Wood, up to 15 SF                         | 6        | 10  | 4103101 |
| B2050      | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core                   | 4        | 5   | 4014928 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Wood, Solid-Core                   | 4        | 15  | 4103158 |
| Roofing    |                     |           |                                                   |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                         | 2,300 SF | 10  | 4014930 |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                         | 2,500 SF | 7   | 4103161 |
| Interiors  |                     |           |                                                   |          |     |         |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                   | 4        | 20  | 4103132 |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door                   | 1        | 15  | 4103113 |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile (ACT)         | 2,200 SF | 10  | 4103148 |
| C1070      | Throughout Building | Fair      | Suspended Ceilings, Acoustical Tile (ACT)         | 2,100 SF | 10  | 4019037 |
| C2010      | Interior            | Fair      | Wall Finishes, any surface, Prep & Paint          | 3,500 SF | 5   | 4015008 |

Component Condition Report | Edison Elementary School / Portables (3) / Central Portable Classrooms

| UF L3 Code                      | Location                     | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|---------------------------------|------------------------------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| C2010                           | Throughout building          | Good      | Wall Finishes, Vinyl                                                        | 4,400 SF | 10  | 4103125 |
| C2030                           | Interior                     | Fair      | Flooring, Vinyl Tile (VCT)                                                  | 2,100 SF | 5   | 4014932 |
| C2030                           | Throughout building          | Fair      | Flooring, Carpet, Commercial Standard                                       | 2,200 SF | 3   | 4103142 |
| HVAC                            |                              |           |                                                                             |          |     |         |
| D3030                           | Building exterior            | Fair      | Air Conditioner, Window/Thru-Wall, Residential                              | 1        | 3   | 4103150 |
| D3030                           | Building exterior            | Fair      | Air Conditioner, Window/Thru-Wall, Residential                              | 1        | 3   | 4103146 |
| D3030                           | Building exterior            | Fair      | Air Conditioner, Window/Thru-Wall, Residential                              | 1        | 3   | 4103151 |
| D3030                           | Building exterior            | Fair      | Air Conditioner, Window/Thru-Wall, Residential                              | 1        | 3   | 4103103 |
| D3050                           | Site; Middle Portable's Roof | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                                     | 1        | 4   | 3966089 |
| D3050                           | Site; Middle Portable's Roof | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                                     | 1        | 4   | 3966120 |
| Electrical                      |                              |           |                                                                             |          |     |         |
| D5020                           | Throughout Building          | Fair      | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity   | 2,100 SF | 15  | 4015061 |
| D5020                           | Electrical room              | Fair      | Distribution Panel, 120/240 V, Residential Style                            | 1        | 10  | 4103160 |
| D5020                           | Electrical room              | Fair      | Distribution Panel, 120/240 V, Residential Style                            | 1        | 10  | 4103118 |
| D5030                           | Throughout building          | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity     | 2,200 SF | 20  | 4103112 |
| D5040                           | Throughout building          | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  | 2,200 SF | 10  | 4103149 |
| D5040                           | Throughout Building          | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures     | 2,100 SF | 10  | 4015160 |
| Fire Alarm & Electronic Systems |                              |           |                                                                             |          |     |         |
| D7050                           | Central Portable Classrooms  | Fair      | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install | 2,500 SF | 10  | 4103141 |
| Equipment & Furnishings         |                              |           |                                                                             |          |     |         |
| E2010                           | Interior                     | Fair      | Casework, Cabinetry, Economy                                                | 40 LF    | 5   | 4014927 |
| E2010                           | Interior                     | Fair      | Casework, Countertop, Plastic Laminate                                      | 20 LF    | 5   | 4014967 |

Component Condition Report | Edison Elementary School / Portables (3) / South Portable Classroom

| UF L3 Code | Location            | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                   |          |     |         |
| B2010      | Building Exterior   | Good      | Exterior Walls, any painted surface, Prep & Paint | 1,260 SF | 7   | 4103163 |
| B2010      | Building exterior   | Fair      | Exterior Walls, Vinyl Siding                      | 1,300 SF | 5   | 4014891 |
| B2020      | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, 28-40 SF          | 3        | 10  | 4103126 |
| B2020      | Building exterior   | Fair      | Window, Aluminum Double-Glazed, up to 15 SF       | 4        | 5   | 4014893 |
| B2050      | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core                   | 2        | 5   | 4014894 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                    | 1        | 20  | 4103147 |
| Roofing    |                     |           |                                                   |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Metal                                    | 1,200 SF | 15  | 4014895 |
| B3010      | Roof                | Fair      | Roofing, Metal                                    | 1,100 SF | 20  | 4103155 |
| Interiors  |                     |           |                                                   |          |     |         |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                   | 2        | 20  | 4103145 |

Component Condition Report | Edison Elementary School / Portables (3) / South Portable Classroom

| UF L3 Code                      | Location                 | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|--------------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| C1030                           | Throughout building      | Fair      | Door Hardware, School, per Door                                            | 4        | 10  | 4103159 |
| C1070                           | Throughout Building      | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                                  | 1,000 SF | 5   | 4019039 |
| C1070                           | Throughout building      | Good      | Suspended Ceilings, Acoustical Tile Fiberglass                             | 1,100 SF | 15  | 4103117 |
| C2010                           | Throughout building      | Good      | Wall Finishes, any surface, Prep & Paint                                   | 1,100 SF | 7   | 4103122 |
| C2010                           | Interior                 | Fair      | Wall Finishes, any surface, Prep & Paint                                   | 1,500 SF | 5   | 4015009 |
| C2010                           | Throughout building      | Good      | Wall Finishes, Laminated Paneling (FRP)                                    | 200 SF   | 20  | 4103127 |
| C2030                           | Throughout building      | Fair      | Flooring, Vinyl Sheeting                                                   | 1,100 SF | 7   | 4103123 |
| C2030                           | Interior                 | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 1,000 SF | 3   | 4014920 |
| Plumbing                        |                          |           |                                                                            |          |     |         |
| D2010                           | South Portable Classroom | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                                   | 2        | 10  | 4103102 |
| D2010                           | Restroom                 | Fair      | Toilet, Residential Water Closet                                           | 1        | 5   | 4014896 |
| D2010                           | Restroom                 | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                                   | 2        | 5   | 4014897 |
| D2010                           | South Portable Classroom | Fair      | Water Heater, Electric, Residential                                        | 1        | 3   | 4103104 |
| D2010                           | South Portable Classroom | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                 | 1        | 10  | 4103106 |
| D2010                           | South Portable Classroom | Fair      | Toilet, Child-Sized                                                        | 2        | 10  | 4103156 |
| HVAC                            |                          |           |                                                                            |          |     |         |
| D3030                           | Building exterior        | Fair      | Heat Pump, Packaged & Wall-Mounted                                         | 1        | 3   | 4103164 |
| D3030                           | Interior                 | Fair      | Air Conditioner, Window/Thru-Wall, 1 TON [Inaccessible]                    | 1        | 5   | 4015006 |
| Electrical                      |                          |           |                                                                            |          |     |         |
| D5020                           | Throughout Building      | Fair      | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity  | 1,000 SF | 15  | 4015063 |
| D5020                           | Electrical room          | Fair      | Distribution Panel, 120/240 V, Residential Style                           | 1        | 10  | 4103136 |
| D5030                           | Throughout building      | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 1,100 SF | 20  | 4103131 |
| D5040                           | Throughout building      | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 1,100 SF | 10  | 4103154 |
| D5040                           | Building exterior        | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 1        | 5   | 4103120 |
| D5040                           | Throughout Building      | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures    | 1,000 SF | 10  | 4015162 |
| D5040                           | Building exterior        | Failed    | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 1        | 0   | 4103153 |
| Fire Alarm & Electronic Systems |                          |           |                                                                            |          |     |         |
| D7050                           | South Portable Classroom | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 1,100 SF | 10  | 4103143 |
| Equipment & Furnishings         |                          |           |                                                                            |          |     |         |
| E2010                           | South Portable Classroom | Fair      | Casework, Cabinetry, Hardwood Standard                                     | 8 LF     | 7   | 4103130 |
| E2010                           | Interior                 | Fair      | Casework, Cabinetry, Economy                                               | 10 LF    | 5   | 4014898 |
| E2010                           | South Portable Classroom | Fair      | Casework, Countertop, Plastic Laminate                                     | 8 LF     | 5   | 4103138 |

## Appendix F:

### Replacement Reserves

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## Replacement Reserves Report

**9/12/2022**

| 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 |
|------------------------------------------------------------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|------|-------------|------|------|----------|-----------|-------------|-----------|-----------|-----------|----------|-------------|--------------------------|
| Edison Elementary School                                               | \$0      | \$0      | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0      | \$0  | \$0         | \$0  | \$0  | \$0      | \$0       | \$0         | \$0       | \$0       | \$0       | \$0      | \$0         |                          |
| Edison Elementary School / Alma Fuerte                                 | \$36,992 | \$0      | \$58,290  | \$36,855  | \$129,105 | \$318,224 | \$93,537  | \$23,818  | \$31,562 | \$0  | \$744,616   | \$0  | \$0  | \$0      | \$166,627 | \$518,606   | \$125,706 | \$19,961  | \$13,336  | \$23,657 | \$758,136   | \$3,099,028              |
| Edison Elementary School / Focus Point                                 | \$0      | \$0      | \$44,785  | \$56,234  | \$0       | \$72,713  | \$0       | \$65,233  | \$1,240  | \$0  | \$324,458   | \$0  | \$0  | \$0      | \$0       | \$213,663   | \$0       | \$110,236 | \$1,667   | \$0      | \$262,924   | \$1,153,154              |
| Edison Elementary School / Portables (3)                               | \$0      | \$0      | \$0       | \$0       | \$0       | \$0       | \$0       | \$0       | \$0      | \$0  | \$0         | \$0  | \$0  | \$0      | \$0       | \$0         | \$0       | \$0       | \$0       | \$0      | \$0         |                          |
| Edison Elementary School / Portables (3) / Central Portable Classrooms | \$0      | \$0      | \$0       | \$21,994  | \$12,246  | \$36,767  | \$8,574   | \$33,453  | \$0      | \$0  | \$110,190   | \$0  | \$0  | \$29,559 | \$0       | \$60,599    | \$11,523  | \$0       | \$0       | \$0      | \$117,510   | \$442,414                |
| Edison Elementary School / Portables (3) / North Portable Classrooms   | \$0      | \$21,852 | \$0       | \$2,378   | \$0       | \$79,171  | \$19,487  | \$46,673  | \$0      | \$0  | \$76,472    | \$0  | \$0  | \$3,196  | \$0       | \$71,108    | \$26,189  | \$0       | \$0       | \$0      | \$122,265   | \$468,791                |
| Edison Elementary School / Portables (3) / South Portable Classroom    | \$239    | \$0      | \$0       | \$13,137  | \$0       | \$32,567  | \$0       | \$20,781  | \$0      | \$0  | \$30,925    | \$0  | \$0  | \$0      | \$0       | \$66,277    | \$0       | \$9,765   | \$10,280  | \$0      | \$44,941    | \$228,912                |
| Edison Elementary School / Site                                        | \$0      | \$0      | \$0       | \$59,444  | \$440,839 | \$408,330 | \$36,376  | \$153,882 | \$0      | \$0  | \$237,751   | \$0  | \$0  | \$0      | \$0       | \$302,231   | \$48,886  | \$0       | \$305,621 | \$0      | \$3,748,547 | \$5,741,906              |
| Grand Total                                                            | \$37,231 | \$21,852 | \$103,075 | \$190,044 | \$582,190 | \$947,771 | \$157,974 | \$343,839 | \$32,802 | \$0  | \$1,524,411 | \$0  | \$0  | \$32,754 | \$166,627 | \$1,232,484 | \$212,304 | \$139,962 | \$330,904 | \$23,657 | \$5,054,322 | \$11,134,204             |

Edison Elementary School

Edison Elementary School / Alma Fuerte

| Unifor<br>mat<br>Code | Location Description | ID      | Cost Description                                         | Lifespan<br>(EUL) | E  | Age | RUL   | Quantity | Unit        | Unit Cost * | Subtotal | 2022 | 2023 | 2024     | 2025    | 2026      | 2027     | 2028 | 2029 | 2030 | 2031 | 2032     | 2033 | 2034 | 2035 | 2036      | 2037     | 2038      | 2039     | 2040     | 2041     | 2042     | Deficiency      |           |
|-----------------------|----------------------|---------|----------------------------------------------------------|-------------------|----|-----|-------|----------|-------------|-------------|----------|------|------|----------|---------|-----------|----------|------|------|------|------|----------|------|------|------|-----------|----------|-----------|----------|----------|----------|----------|-----------------|-----------|
|                       |                      |         |                                                          |                   |    |     |       |          |             |             |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          |          |          | Repair Estimate |           |
| B2020                 | Building Exterior    | 3966109 | Window, Wood, 28-40 SF, Replace                          | 30                | 28 | 2   | 24    | EA       | \$1,740.80  | \$41,779    |          |      |      | \$41,779 |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          |          |          | \$41,779        |           |
| B2020                 | Building Exterior    | 3966065 | Window, Aluminum Double-Glazed, 28-40 SF, Replace        | 30                | 10 | 20  | 18    | EA       | \$1,360.00  | \$24,480    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$24,480 |          | \$24,480        |           |
| B2050                 | Building Exterior    | 3966067 | Exterior Door, Wood, Solid-Core, Replace                 | 25                | 22 | 3   | 4     | EA       | \$761.60    | \$3,046     |          |      |      |          | \$3,046 |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          |          |          | \$3,046         |           |
| B2050                 | Building Exterior    | 3966053 | Exterior Door, Steel, Standard, Replace                  | 40                | 20 | 20  | 9     | EA       | \$652.80    | \$5,875     |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$5,875  |          | \$5,875         |           |
| B2070                 | Building Exterior    | 3966127 | Louvers, Aluminum, Replace                               | 40                | 20 | 20  | 13    | EA       | \$1,055.36  | \$13,720    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$13,720 |          | \$13,720        |           |
| C1020                 | Kitchen              | 3966093 | Interior Window, Fixed, 12 SF, Replace                   | 40                | 20 | 20  | 3     | EA       | \$544.00    | \$1,632     |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$1,632  |          | \$1,632         |           |
| C1030                 | Throughout building  | 3966099 | Interior Door, Wood, Solid-Core, Replace                 | 40                | 20 | 20  | 60    | EA       | \$761.60    | \$45,696    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$45,696 |          | \$45,696        |           |
| C1030                 | Throughout building  | 3966138 | Door Hardware, School, per Door, Replace                 | 30                | 20 | 10  | 105   | EA       | \$435.20    | \$45,696    |          |      |      |          |         |           |          |      |      |      |      | \$45,696 |      |      |      |           |          |           |          |          |          |          | \$45,696        |           |
| C1070                 | Classrooms           | 3966133 | Suspended Ceilings, Acoustical Tile (ACT), Replace       | 25                | 10 | 15  | 32000 | SF       | \$3.81      | \$121,856   |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          | \$121,856 |          |          |          |          |                 | \$121,856 |
| C1090                 | Restrooms            | 3966135 | Toilet Partitions, Metal, Replace                        | 20                | 5  | 15  | 21    | EA       | \$924.80    | \$19,421    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          | \$19,421  |          |          |          |          |                 | \$19,421  |
| C2010                 | Restrooms            | 3966116 | Wall Finishes, Ceramic Tile, Replace                     | 40                | 20 | 20  | 2500  | SF       | \$19.58     | \$48,960    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$48,960 |          | \$48,960        |           |
| C2010                 | Throughout building  | 3969000 | Wall Finishes, any surface, Prep & Paint                 | 10                | 5  | 5   | 50000 | SF       | \$1.63      | \$81,600    |          |      |      |          |         | \$81,600  |          |      |      |      |      |          |      |      |      |           | \$81,600 |           |          |          |          |          | \$163,200       |           |
| C2030                 | Kitchen              | 3966063 | Flooring, any surface, w/ Epoxy Coating, Prep & Paint    | 10                | 4  | 6   | 6000  | SF       | \$13.06     | \$78,336    |          |      |      |          |         |           | \$78,336 |      |      |      |      |          |      |      |      |           |          |           | \$78,336 |          |          |          | \$156,672       |           |
| C2030                 | Restrooms            | 3966112 | Flooring, Ceramic Tile, Replace                          | 40                | 20 | 20  | 1500  | SF       | \$19.58     | \$29,376    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          | \$29,376 |          | \$29,376        |           |
| C2030                 | Stage                | 3966139 | Flooring, Wood, Strip, Replace                           | 30                | 25 | 5   | 11000 | SF       | \$16.32     | \$179,520   |          |      |      |          |         | \$179,520 |          |      |      |      |      |          |      |      |      |           |          |           |          |          |          |          | \$179,520       |           |
| C2030                 | Classrooms           | 3966079 | Flooring, Carpet, Commercial Standard, Replace           | 10                | 6  | 4   | 13500 | SF       | \$8.16      | \$110,160   |          |      |      |          |         | \$110,160 |          |      |      |      |      |          |      |      |      | \$110,160 |          |           |          |          |          |          | \$220,320       |           |
| D1010                 | Lobby                | 3966050 | Elevator Cab Finishes, Standard, Replace                 | 15                | 15 | 0   | 1     | EA       | \$9,792.00  | \$9,792     | \$9,792  |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          | \$9,792   |          |          |          |          | \$19,584        |           |
| D1010                 | Machine Room         | 3966091 | Elevator Controls, Automatic, 1 Car, Replace             | 20                | 15 | 5   | 1     | EA       | \$5,440.00  | \$5,440     |          |      |      |          |         | \$5,440   |          |      |      |      |      |          |      |      |      |           |          |           |          |          |          |          | \$5,440         |           |
| D1010                 | Machine Room         | 3966113 | Passenger Elevator, Hydraulic, 3 Floors, Renovate        | 30                | 20 | 10  | 1     | EA       | \$81,600.00 | \$81,600    |          |      |      |          |         |           |          |      |      |      |      | \$81,600 |      |      |      |           |          |           |          |          |          |          | \$81,600        |           |
| D2010                 | Janitor              | 3966062 | Water Heater, Electric, Residential, Replace             | 15                | 13 | 2   | 1     | EA       | \$979.20    | \$979       |          |      |      | \$979    |         |           |          |      |      |      |      |          |      |      |      |           |          |           | \$979    |          |          |          | \$1,958         |           |
| D2010                 | Boiler room          | 3966117 | Water Heater, Gas, Commercial (125 MBH), Replace         | 20                | 1  | 19  | 1     | EA       | \$13,491.20 | \$13,491    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          | \$13,491 |          | \$13,491 |                 |           |
| D2010                 | Throughout building  | 3966128 | Drinking Fountain, Wall-Mounted, Single-Level, Replace   | 15                | 12 | 3   | 6     | EA       | \$1,305.60  | \$7,834     |          |      |      |          | \$7,834 |           |          |      |      |      |      |          |      |      |      |           |          |           |          | \$7,834  |          | \$15,667 |                 |           |
| D2010                 | Restrooms            | 3966101 | Toilet, Child-Sized, Replace                             | 30                | 20 | 10  | 2     | EA       | \$979.20    | \$1,958     |          |      |      |          |         |           |          |      |      |      |      | \$1,958  |      |      |      |           |          |           |          |          |          | \$1,958  |                 |           |
| D2010                 | Restrooms            | 3966131 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace        | 30                | 20 | 10  | 20    | EA       | \$1,632.00  | \$32,640    |          |      |      |          |         |           |          |      |      |      |      | \$32,640 |      |      |      |           |          |           |          |          |          | \$32,640 |                 |           |
| D2010                 | Restrooms            | 3966073 | Urinal, Standard, Replace                                | 30                | 20 | 10  | 8     | EA       | \$1,196.80  | \$9,574     |          |      |      |          |         |           |          |      |      |      |      | \$9,574  |      |      |      |           |          |           |          |          |          | \$9,574  |                 |           |
| D2010                 | Throughout building  | 3966125 | Sink/Lavatory, Service Sink, Wall-Hung, Replace          | 35                | 25 | 10  | 2     | EA       | \$1,523.20  | \$3,046     |          |      |      |          |         |           |          |      |      |      |      | \$3,046  |      |      |      |           |          |           |          |          |          | \$3,046  |                 |           |
| D2010                 | Restrooms            | 3966118 | Toilet, Commercial Water Closet, Replace                 | 30                | 15 | 15  | 23    | EA       | \$1,414.40  | \$32,531    |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           | \$32,531 |           |          |          |          | \$32,531 |                 |           |
| D2010                 | Throughout building  | 3966084 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace       | 30                | 15 | 15  | 2     | EA       | \$1,196.80  | \$2,394     |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           | \$2,394  |           |          |          |          | \$2,394  |                 |           |
| D2010                 | Kitchen              | 3966070 | Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace       | 30                | 10 | 20  | 1     | EA       | \$2,720.00  | \$2,720     |          |      |      |          |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          | \$2,720  |          | \$2,720  |                 |           |
| D3020                 | Boiler room          | 3966078 | Boiler, Gas, HVAC, Replace                               | 30                | 20 | 10  | 1     | EA       | \$36,774.40 | \$36,774    |          |      |      |          |         |           |          |      |      |      |      | \$36,774 |      |      |      |           |          |           |          |          |          | \$36,774 |                 |           |
| D3020                 | Boiler room          | 3966100 | Boiler Supplemental Components, Expansion Tank, Replace  | 40                | 38 | 2   | 1     | EA       | \$1,088.00  | \$1,088     |          |      |      | \$1,088  |         |           |          |      |      |      |      |          |      |      |      |           |          |           |          |          |          | \$1,088  |                 |           |
| D3050                 | Boiler room          | 3966083 | Pump, Distribution, HVAC Heating Water, Replace          | 15                | 13 | 2   | 1     | EA       | \$5,548.80  | \$5,549     |          |      |      | \$5,549  |         |           |          |      |      |      |      |          |      |      |      |           |          |           | \$5,549  |          |          | \$11,098 |                 |           |
| D3050                 | Boiler room          | 3966103 | Pump, Distribution, HVAC Heating Water, Replace          | 15                | 13 | 2   | 1     | EA       | \$5,548.80  | \$5,549     |          |      |      | \$5,549  |         |           |          |      |      |      |      |          |      |      |      |           |          |           | \$5,549  |          |          | \$11,098 |                 |           |
| D3050                 | Air Handler Unit     | 3966049 | Air Handler, Interior AHU, Easy/Moderate Access, Replace | 30                | 20 | 10  | 1     | EA       | \$88,128.00 | \$88,128    |          |      |      |          |         |           |          |      |      |      |      | \$88,128 |      |      |      |           |          |           |          |          |          | \$88,128 |                 |           |

| 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 |
|---------------------------------------------------------|---------------------------|---------|--------------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|----------|------|----------|----------|-----------|-----------|----------|----------|----------|---------|-----------|------|------|------|-----------|-----------|-----------|----------|----------|----------|-----------|----------------------------|
| D3050                                                   | Throughout building       | 3966110 | HVAC System, Ductwork, Medium Density, Replace                                             | 30             | 15   | 15  | 15000    | SF   | \$4.35      | \$65,280  |          |      |          |          |           |           |          |          |          |         |           |      |      |      |           | \$65,280  |           |          |          |          |           | \$65,280                   |
| D3060                                                   | Roof                      | 3966056 | Exhaust Fan, Centrifugal, 24" Damper, Replace                                              | 25             | 15   | 10  | 1        | EA   | \$3,264.00  | \$3,264   |          |      |          |          |           |           |          |          |          | \$3,264 |           |      |      |      |           |           |           |          |          |          |           | \$3,264                    |
| D3060                                                   | Multipurpose Room         | 3966108 | Supplemental Components, Air Curtain, 8' Wide Heated, Replace                              | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570   |          |      |          | \$4,570  |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,570                    |
| D3060                                                   | Kitchen                   | 3966068 | Supplemental Components, Air Curtain, 8' Wide Heated, Replace                              | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570   |          |      |          | \$4,570  |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,570                    |
| D3060                                                   | Multipurpose Room         | 3966094 | Supplemental Components, Air Curtain, 8' Wide Heated, Replace                              | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570   |          |      |          | \$4,570  |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,570                    |
| D3060                                                   | Multipurpose Room         | 3966119 | Supplemental Components, Air Curtain, 8' Wide Heated, Replace                              | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570   |          |      |          | \$4,570  |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,570                    |
| D3060                                                   | Multipurpose Room         | 3966081 | Supplemental Components, Air Curtain, 8' Wide Heated, Replace                              | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570   |          |      |          | \$4,570  |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,570                    |
| D4010                                                   | Throughout building       | 3966060 | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate | 40             | 20   | 20  | 44000    | SF   | \$5.44      | \$239,360 |          |      |          |          |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          | \$239,360 | \$239,360                  |
| D5020                                                   | Electrical                | 3966105 | Secondary Transformer, Dry, Stepdown, Replace                                              | 30             | 20   | 10  | 1        | EA   | \$21,760.00 | \$21,760  |          |      |          |          |           |           |          |          |          |         | \$21,760  |      |      |      |           |           |           |          |          |          |           | \$21,760                   |
| D5020                                                   | Electrical room           | 3966129 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Hallway                   | 3966115 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Electrical                | 3966057 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Kitchen                   | 3966085 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Hallway                   | 3966124 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Electrical                | 3966071 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Electrical                | 3966076 | Distribution Panel, 120/240 V, Residential Style, Replace                                  | 30             | 20   | 10  | 1        | EA   | \$1,196.80  | \$1,197   |          |      |          |          |           |           |          |          |          |         | \$1,197   |      |      |      |           |           |           |          |          |          |           | \$1,197                    |
| D5020                                                   | Electrical room           | 3966090 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Kitchen                   | 3966114 | Distribution Panel, 120/240 V, Residential Style, Replace                                  | 30             | 20   | 10  | 1        | EA   | \$1,196.80  | \$1,197   |          |      |          |          |           |           |          |          |          |         | \$1,197   |      |      |      |           |           |           |          |          |          |           | \$1,197                    |
| D5020                                                   | Electrical room           | 3966111 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176   |          |      |          |          |           |           |          |          |          |         | \$2,176   |      |      |      |           |           |           |          |          |          |           | \$2,176                    |
| D5020                                                   | Electrical room           | 3966126 | Distribution Panel, 120/208 V, Replace                                                     | 30             | 20   | 10  | 1        | EA   | \$6,528.00  | \$6,528   |          |      |          |          |           |           |          |          |          |         | \$6,528   |      |      |      |           |           |           |          |          |          |           | \$6,528                    |
| D5040                                                   | Building exterior         | 3966066 | Special Fixture w/ Lamp, Metal Halide, Replace                                             | 20             | 16   | 4   | 19       | EA   | \$239.36    | \$4,548   |          |      |          |          | \$4,548   |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,548                    |
| D7050                                                   | Lobby                     | 3966052 | Fire Alarm Panel, Multiplex, Replace                                                       | 15             | 8    | 7   | 1        | EA   | \$4,352.00  | \$4,352   |          |      |          |          |           |           |          | \$4,352  |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,352                    |
| D7050                                                   | Electrical room           | 3966092 | Fire Alarm Panel, Fully Addressable, Replace                                               | 15             | 7    | 8   | 1        | EA   | \$16,320.00 | \$16,320  |          |      |          |          |           |           |          |          | \$16,320 |         |           |      |      |      |           |           |           |          |          |          |           | \$16,320                   |
| D7050                                                   | Throughout both buildings | 3966123 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install              | 20             | 10   | 10  | 44000    | SF   | \$3.26      | \$143,616 |          |      |          |          |           |           |          |          |          |         | \$143,616 |      |      |      |           |           |           |          |          |          |           | \$143,616                  |
| E1030                                                   | Kitchen                   | 3966097 | Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace                              | 15             | 10   | 5   | 1        | EA   | \$7,942.40  | \$7,942   |          |      |          |          | \$7,942   |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          | \$7,942   | \$15,885                   |
| E1030                                                   | Kitchen                   | 3966082 | Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace                                | 15             | 8    | 7   | 1        | EA   | \$4,134.40  | \$4,134   |          |      |          |          |           |           |          | \$4,134  |          |         |           |      |      |      |           |           |           |          |          |          |           | \$4,134                    |
| E1030                                                   | Kitchen                   | 3966072 | Foodservice Equipment, Range/Oven, 4-Burner, Replace                                       | 15             | 7    | 8   | 1        | EA   | \$4,896.00  | \$4,896   |          |      |          |          |           |           |          |          | \$4,896  |         |           |      |      |      |           |           |           |          |          |          |           | \$4,896                    |
| E1030                                                   | Kitchen                   | 3966106 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace                    | 15             | 7    | 8   | 1        | EA   | \$1,849.60  | \$1,850   |          |      |          |          |           |           |          |          | \$1,850  |         |           |      |      |      |           |           |           |          |          |          |           | \$1,850                    |
| E1030                                                   | Kitchen                   | 3966086 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace                    | 15             | 7    | 8   | 1        | EA   | \$1,849.60  | \$1,850   |          |      |          |          |           |           |          |          | \$1,850  |         |           |      |      |      |           |           |           |          |          |          |           | \$1,850                    |
| E1030                                                   | Kitchen                   | 3966122 | Foodservice Equipment, Freezer, 1-Door Reach-In, Replace                                   | 15             | 5    | 10  | 1        | EA   | \$3,372.80  | \$3,373   |          |      |          |          |           |           |          |          |          |         | \$3,373   |      |      |      |           |           |           |          |          |          |           | \$3,373                    |
| E1030                                                   | Kitchen                   | 3966075 | Foodservice Equipment, Freezer, 1-Door Reach-In, Replace                                   | 15             | 5    | 10  | 1        | EA   | \$3,372.80  | \$3,373   |          |      |          |          |           |           |          |          |          |         | \$3,373   |      |      |      |           |           |           |          |          |          |           | \$3,373                    |
| E1030                                                   | Kitchen                   | 3966130 | Foodservice Equipment, Freezer, Chest, Replace                                             | 15             | 5    | 10  | 1        | EA   | \$1,958.40  | \$1,958   |          |      |          |          |           |           |          |          |          |         | \$1,958   |      |      |      |           |           |           |          |          |          |           | \$1,958                    |
| E1030                                                   | Kitchen                   | 3966059 | Foodservice Equipment, Freezer, 1-Door Reach-In, Replace                                   | 15             | 5    | 10  | 1        | EA   | \$3,372.80  | \$3,373   |          |      |          |          |           |           |          |          |          |         | \$3,373   |      |      |      |           |           |           |          |          |          |           | \$3,373                    |
| E2010                                                   | Throughout building       | 3966064 | Casework, Countertop, Plastic Laminate, Replace                                            | 15             | 8    | 7   | 200      | LF   | \$54.40     | \$10,880  |          |      |          |          |           |           |          | \$10,880 |          |         |           |      |      |      |           |           |           |          |          |          |           | \$10,880                   |
| E2010                                                   | Throughout building       | 3966087 | Casework, Cabinetry Economy, Replace                                                       | 20             | 10   | 10  | 250      | LF   | \$190.40    | \$47,600  |          |      |          |          |           |           |          |          |          |         | \$47,600  |      |      |      |           |           |           |          |          |          |           | \$47,600                   |
| Y1040                                                   | Multipurpose Room         | 3966074 | ADA Elevators, Wheelchair Lift, Up to One Floor, Install                                   | 0              | 0    | 0   | 1        | EA   | \$27,200.00 | \$27,200  | \$27,200 |      |          |          |           |           |          |          |          |         |           |      |      |      |           |           |           |          |          |          |           | \$27,200                   |
| Totals, Unescalated                                     |                           |         |                                                                                            |                |      |     |          |      |             |           | \$36,992 | \$0  | \$54,944 | \$33,728 | \$114,708 | \$274,502 | \$78,336 | \$19,366 | \$24,915 | \$0     | \$554,064 | \$0  | \$0  | \$0  | \$110,160 | \$332,874 | \$78,336  | \$12,077 | \$7,834  | \$13,491 | \$419,761 | \$2,166,088                |
| Totals, Escalated (3.0% inflation, compounded annually) |                           |         |                                                                                            |                |      |     |          |      |             |           | \$36,992 | \$0  | \$58,290 | \$36,855 | \$129,105 | \$318,224 | \$93,537 | \$23,818 | \$31,562 | \$0     | \$744,616 | \$0  | \$0  | \$0  | \$166,627 | \$518,606 | \$125,706 | \$19,961 | \$13,336 | \$23,657 | \$758,136 | \$3,099,028                |

Edison Elementary School / Focus Point

| Uniformat Code | Location Description | ID      | Cost Description                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023 | 2024 | 2025 | 2026 | 2027    | 2028 | 2029     | 2030 | 2031 | 2032     | 2033 | 2034 | 2035 | 2036 | 2037    | 2038 | 2039     | 2040 | 2041 | 2042     | Deficiency Repair Estimate |
|----------------|----------------------|---------|-----------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|---------|------|----------|------|------|----------|------|------|------|------|---------|------|----------|------|------|----------|----------------------------|
| B2020          | Building Exterior    | 3963874 | Window, Aluminum Double-Glazed, 16-25 SF, Replace   | 30             | 10   | 20  | 16       | EA   | \$1,033.60  | \$16,538 |      |      |      |      |      |         |      |          |      |      |          |      |      |      |      |         |      |          |      |      | \$16,538 | \$16,538                   |
| B3010          | Roof                 | 3963871 | Roofing, Asphalt Shingle, 20-Year Standard, Replace | 20             | 10   | 10  | 3400     | SF   | \$4.13      | \$14,057 |      |      |      |      |      |         |      |          |      |      | \$14,057 |      |      |      |      |         |      |          |      |      |          | \$14,057                   |
| B3010          | Roof                 | 3963901 | Roofing, Modified Bitumen, Replace                  | 20             | 10   | 10  | 6700     | SF   | \$10.88     | \$72,896 |      |      |      |      |      |         |      |          |      |      | \$72,896 |      |      |      |      |         |      |          |      |      |          | \$72,896                   |
| B3010          | Roof                 | 3963864 | Roofing, Built-Up, Replace                          | 25             | 10   | 15  | 650      | SF   | \$15.23     | \$9,901  |      |      |      |      |      |         |      |          |      |      |          |      |      |      |      | \$9,901 |      |          |      |      |          | \$9,901                    |
| B3060          | Roof                 | 3963859 | Roof Skylight, per unit, up to 20 SF, Replace       | 30             | 25   | 5   | 2        | EA   | \$1,414.40  | \$2,829  |      |      |      |      |      | \$2,829 |      |          |      |      |          |      |      |      |      |         |      |          |      |      |          | \$2,829                    |
| C1030          | Throughout building  | 3963883 | Interior Door, Wood, Solid-Core, Replace            | 40             | 20   | 20  | 26       | EA   | \$761.60    | \$19,802 |      |      |      |      |      |         |      |          |      |      |          |      |      |      |      |         |      |          |      |      | \$19,802 | \$19,802                   |
| C1030          | Throughout building  | 3963873 | Door Hardware, School, per Door, Replace            | 30             | 20   | 10  | 37       | EA   | \$435.20    | \$16,102 |      |      |      |      |      |         |      |          |      |      | \$16,102 |      |      |      |      |         |      |          |      |      |          | \$16,102                   |
| C1070          | Site                 | 3963882 | Suspended Ceilings, Acoustical Tile (ACT), Replace  | 25             | 15   | 10  | 11000    | SF   | \$3.81      | \$41,888 |      |      |      |      |      |         |      |          |      |      | \$41,888 |      |      |      |      |         |      |          |      |      |          | \$41,888                   |
| C1090          | Restrooms            | 3963885 | Toilet Partitions, Metal, Replace                   | 20             | 10   | 10  | 10       | EA   | \$924.80    | \$9,248  |      |      |      |      |      |         |      |          |      |      | \$9,248  |      |      |      |      |         |      |          |      |      |          | \$9,248                    |
| C2010          | Restrooms            | 3963891 | Wall Finishes, Ceramic Tile, Replace                | 40             | 20   | 20  | 2000     | SF   | \$19.58     | \$39,168 |      |      |      |      |      |         |      |          |      |      |          |      |      |      |      |         |      |          |      |      | \$39,168 | \$39,168                   |
| C2010          | Throughout building  | 3963893 | Wall Finishes, any surface, Prep & Paint            | 10             | 3    | 7   | 15000    | SF   | \$1.63      | \$24,480 |      |      |      |      |      |         |      | \$24,480 |      |      |          |      |      |      |      |         |      | \$24,480 |      |      |          | \$24,480                   |

| Unifor<br>mat<br>Code                                   | Location<br>Description | ID      | Cost Description                                                                    | Lifespan<br>(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<br>Estimate |             |
|---------------------------------------------------------|-------------------------|---------|-------------------------------------------------------------------------------------|-------------------|------|-----|----------|------|-------------|----------|------|------|----------|----------|----------|----------|------|----------|---------|------|-----------|----------|------|------|------|-----------|----------|-----------|---------|---------|-----------|-------------------------------|-------------|
| C2030                                                   | Restrooms               | 3963878 | Flooring, Ceramic Tile, Replace                                                     | 40                | 20   | 20  | 2500     | SF   | \$19.58     | \$48,960 |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         | \$48,960  | \$48,960                      |             |
| C2030                                                   | Throughout building     | 3963890 | Flooring, Vinyl Tile (VCT), Replace                                                 | 15                | 5    | 10  | 3000     | SF   | \$5.44      | \$16,320 |      |      |          |          |          |          |      |          |         |      | \$16,320  |          |      |      |      |           |          |           |         |         |           | \$16,320                      |             |
| C2030                                                   | Throughout building     | 3963858 | Flooring, Carpet, Commercial Standard, Replace                                      | 10                | 5    | 5   | 5500     | SF   | \$8.16      | \$44,880 |      |      |          |          |          | \$44,880 |      |          |         |      |           |          |      |      |      | \$44,880  |          |           |         |         |           | \$89,760                      |             |
| D2010                                                   | Utility Room            | 3963889 | Water Heater, Electric, Residential, Replace                                        | 15                | 12   | 3   | 1        | EA   | \$979.20    | \$979    |      |      |          | \$979    |          |          |      |          |         |      |           |          |      |      |      |           |          |           | \$979   |         |           | \$1,958                       |             |
| D2010                                                   | Utility Room/Office     | 3963872 | Water Heater, Electric, Residential, Replace                                        | 15                | 7    | 8   | 1        | EA   | \$979.20    | \$979    |      |      |          |          |          |          |      |          | \$979   |      |           |          |      |      |      |           |          |           |         |         |           | \$979                         |             |
| D2010                                                   | Throughout building     | 3963877 | Drinking Fountain, Wall-Mounted, Single-Level, Replace                              | 15                | 10   | 5   | 3        | EA   | \$1,305.60  | \$3,917  |      |      |          |          |          | \$3,917  |      |          |         |      |           |          |      |      |      |           |          |           |         |         | \$3,917   | \$7,834                       |             |
| D2010                                                   | Classrooms              | 3963894 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                                 | 30                | 20   | 10  | 7        | EA   | \$1,305.60  | \$9,139  |      |      |          |          |          |          |      |          |         |      | \$9,139   |          |      |      |      |           |          |           |         |         |           | \$9,139                       |             |
| D2010                                                   | Restrooms               | 3963867 | Toilet, Commercial Water Closet, Replace                                            | 30                | 15   | 15  | 9        | EA   | \$1,414.40  | \$12,730 |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      |           | \$12,730 |           |         |         |           | \$12,730                      |             |
| D2010                                                   | Restrooms               | 3963899 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                                   | 30                | 15   | 15  | 12       | EA   | \$1,632.00  | \$19,584 |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      |           | \$19,584 |           |         |         |           | \$19,584                      |             |
| D2010                                                   | Restrooms               | 3963861 | Urinal, Standard, Replace                                                           | 30                | 15   | 15  | 8        | EA   | \$1,196.80  | \$9,574  |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$9,574                       |             |
| D2010                                                   | Utility Rooms           | 3963898 | Sink/Lavatory, Service Sink, Wall-Hung, Replace                                     | 35                | 15   | 20  | 2        | EA   | \$1,523.20  | \$3,046  |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         | \$3,046   | \$3,046                       |             |
| D3030                                                   | Roof                    | 3963888 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 13   | 2   | 1        | EA   | \$7,724.80  | \$7,725  |      |      |          | \$7,725  |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         | \$7,725 |           | \$15,450                      |             |
| D3030                                                   | Roof                    | 3963876 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 13   | 2   | 1        | EA   | \$7,724.80  | \$7,725  |      |      |          | \$7,725  |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$7,725                       |             |
| D3030                                                   | Roof                    | 3963862 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 13   | 2   | 1        | EA   | \$7,724.80  | \$7,725  |      |      |          | \$7,725  |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$7,725                       |             |
| D3030                                                   | Roof                    | 3963879 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 13   | 2   | 1        | EA   | \$5,657.60  | \$5,658  |      |      |          | \$5,658  |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$5,658                       |             |
| D3030                                                   | Roof                    | 3963884 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 13   | 2   | 1        | EA   | \$7,724.80  | \$7,725  |      |      |          | \$7,725  |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$7,725                       |             |
| D3030                                                   | Roof                    | 3963900 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 13   | 2   | 1        | EA   | \$5,657.60  | \$5,658  |      |      |          | \$5,658  |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$5,658                       |             |
| D3050                                                   | Roof                    | 3963856 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace                                    | 20                | 17   | 3   | 1        | EA   | \$11,968.00 | \$11,968 |      |      |          |          | \$11,968 |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$11,968    |
| D3050                                                   | Roof                    | 3963855 | Air Handler, Exterior AHU, Replace                                                  | 20                | 17   | 3   | 1        | EA   | \$28,723.20 | \$28,723 |      |      |          |          | \$28,723 |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$28,723    |
| D3050                                                   | Roof                    | 3963866 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace                                    | 20                | 17   | 3   | 1        | EA   | \$9,792.00  | \$9,792  |      |      |          |          | \$9,792  |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$9,792     |
| D3050                                                   | Throughout building     | 3963895 | HVAC System, Ductwork, Medium Density, Replace                                      | 30                | 15   | 15  | 9300     | SF   | \$4.35      | \$40,474 |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      | \$40,474  |          |           |         |         |           |                               | \$40,474    |
| D3060                                                   | Roof                    | 3963881 | Exhaust Fan, Centrifugal, 16" Damper, Replace                                       | 25                | 20   | 5   | 1        | EA   | \$2,611.20  | \$2,611  |      |      |          |          |          | \$2,611  |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$2,611     |
| D3060                                                   | Roof                    | 3963870 | Exhaust Fan, Centrifugal, 12" Damper, Replace                                       | 25                | 20   | 5   | 1        | EA   | \$1,523.20  | \$1,523  |      |      |          |          |          | \$1,523  |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$1,523     |
| D3060                                                   | Roof                    | 3963865 | Exhaust Fan, Centrifugal, 28" Damper, Replace                                       | 25                | 20   | 5   | 1        | EA   | \$4,352.00  | \$4,352  |      |      |          |          |          | \$4,352  |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$4,352     |
| D3060                                                   | Roof                    | 3963857 | Exhaust Fan, Centrifugal, 16" Damper, Replace                                       | 25                | 20   | 5   | 1        | EA   | \$2,611.20  | \$2,611  |      |      |          |          |          | \$2,611  |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$2,611     |
| D4010                                                   | Building exterior       | 3963875 | Supplemental Components, Fire Riser, Dry, Replace                                   | 40                | 20   | 20  | 1        | EA   | \$14,144.00 | \$14,144 |      |      |          |          |          |          |      |          |         |      |           |          |      |      |      |           |          |           |         |         |           | \$14,144                      | \$14,144    |
| D5020                                                   | Utility Room            | 3963868 | Distribution Panel, 120/208 V, Replace                                              | 30                | 20   | 10  | 1        | EA   | \$2,176.00  | \$2,176  |      |      |          |          |          |          |      |          |         |      |           | \$2,176  |      |      |      |           |          |           |         |         |           |                               | \$2,176     |
| D5020                                                   | Utility Room/Office     | 3963886 | Distribution Panel, 120/240 V, Residential Style, Replace                           | 30                | 20   | 10  | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |          |          |          |      |          |         |      |           | \$1,197  |      |      |      |           |          |           |         |         |           |                               | \$1,197     |
| D5020                                                   | Utility Room/Office     | 3963880 | Distribution Panel, 120/240 V, Residential Style, Replace                           | 30                | 20   | 10  | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |          |          |          |      |          |         |      |           | \$1,197  |      |      |      |           |          |           |         |         |           |                               | \$1,197     |
| D5040                                                   | Throughout building     | 3963892 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20                | 10   | 10  | 11000    | SF   | \$4.90      | \$53,856 |      |      |          |          |          |          |      |          |         |      |           | \$53,856 |      |      |      |           |          |           |         |         |           |                               | \$53,856    |
| D5040                                                   | Building exterior       | 3963887 | Special Fixture w/ Lamp, Metal Halide, Replace                                      | 20                | 10   | 10  | 14       | EA   | \$239.36    | \$3,351  |      |      |          |          |          |          |      |          |         |      |           | \$3,351  |      |      |      |           |          |           |         |         |           |                               | \$3,351     |
| E2010                                                   | Classrooms              | 3963860 | Casework, Cabinetry Economy, Replace                                                | 20                | 13   | 7   | 150      | LF   | \$190.40    | \$28,560 |      |      |          |          |          |          |      | \$28,560 |         |      |           |          |      |      |      |           |          |           |         |         |           |                               | \$28,560    |
| Totals, Unescalated                                     |                         |         |                                                                                     |                   |      |     |          |      |             |          | \$0  | \$0  | \$42,214 | \$51,462 | \$0      | \$62,723 | \$0  | \$53,040 | \$979   | \$0  | \$241,427 | \$0      | \$0  | \$0  | \$0  | \$137,142 | \$0      | \$66,694  | \$979   | \$0     | \$145,574 |                               | \$802,237   |
| Totals, Escalated (3.0% inflation, compounded annually) |                         |         |                                                                                     |                   |      |     |          |      |             |          | \$0  | \$0  | \$44,785 | \$56,234 | \$0      | \$72,713 | \$0  | \$65,233 | \$1,240 | \$0  | \$324,458 | \$0      | \$0  | \$0  | \$0  | \$213,663 | \$0      | \$110,236 | \$1,667 | \$0     | \$262,924 |                               | \$1,153,154 |

Edison Elementary School / Portables (3)

Edison Elementary School / Portables (3) / Central Portable Classrooms

| Format 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    | 4103110 | Exterior Walls, any painted surface, Prep & Paint    | 10             | 4    | 6   | 2200     | SF   | \$3.26      | \$7,181  |      |      |      |      |      |         | \$7,181 |          |      |      |          |      |      |      |      |         | \$7,181 |      |      |      |      |                            | \$14,362 |          |
| B2010       | Building exterior    | 4014929 | Exterior Walls, Stucco, Replace                      | 50             | 30   | 20  | 2000     | SF   | \$21.76     | \$43,520 |      |      |      |      |      |         |         |          |      |      |          |      |      |      |      |         |         |      |      |      |      | \$43,520                   | \$43,520 |          |
| B2020       | Building exterior    | 4014931 | Window, Aluminum Double-Glazed, up to 15 SF, Replace | 30             | 25   | 5   | 4        | EA   | \$707.20    | \$2,829  |      |      |      |      |      | \$2,829 |         |          |      |      |          |      |      |      |      |         |         |      |      |      |      |                            | \$2,829  |          |
| B2020       | Building Exterior    | 4103101 | Window, Wood, up to 15 SF, Replace                   | 30             | 20   | 10  | 6        | EA   | \$870.40    | \$5,222  |      |      |      |      |      |         |         |          |      |      | \$5,222  |      |      |      |      |         |         |      |      |      |      |                            | \$5,222  |          |
| B2050       | Building exterior    | 4014928 | Exterior Door, Wood, Solid-Core, Replace             | 25             | 20   | 5   | 4        | EA   | \$761.60    | \$3,046  |      |      |      |      |      | \$3,046 |         |          |      |      |          |      |      |      |      |         |         |      |      |      |      |                            | \$3,046  |          |
| B2050       | Building Exterior    | 4103158 | Exterior Door, Wood, Solid-Core, Replace             | 25             | 10   | 15  | 4        | EA   | \$761.60    | \$3,046  |      |      |      |      |      |         |         |          |      |      |          |      |      |      |      | \$3,046 |         |      |      |      |      |                            | \$3,046  |          |
| B3010       | Roof                 | 4103161 | Roofing, Modified Bitumen, Replace                   | 20             | 13   | 7   | 2500     | SF   | \$10.88     | \$27,200 |      |      |      |      |      |         |         | \$27,200 |      |      |          |      |      |      |      |         |         |      |      |      |      |                            | \$27,200 |          |
| B3010       | Roof                 | 4014930 | Roofing, Modified Bitumen, Replace                   | 20             | 10   | 10  | 2300     | SF   | \$10.88     | \$25,024 |      |      |      |      |      |         |         |          |      |      | \$25,024 |      |      |      |      |         |         |      |      |      |      |                            | \$25,024 |          |
| C1030       | Throughout building  | 4103132 | Interior Door, Wood, Solid-Core, Replace             | 40             | 20   | 20  | 4        | EA   | \$761.60    | \$3,046  |      |      |      |      |      |         |         |          |      |      |          |      |      |      |      |         |         |      |      |      |      | \$3,046                    | \$3,046  |          |
| C1030       | Throughout building  | 4103113 | Door Hardware, School, per Door, Replace             | 30             | 15   | 15  | 1        | EA   | \$435.20    | \$435    |      |      |      |      |      |         |         |          |      |      |          |      |      |      |      |         | \$435   |      |      |      |      |                            |          | \$435    |
| C1070       | Throughout building  | 4103148 | Suspended Ceilings, Acoustical Tile (ACT), Replace   | 25             | 15   | 10  | 2200     | SF   | \$3.81      | \$8,378  |      |      |      |      |      |         |         |          |      |      | \$8,378  |      |      |      |      |         |         |      |      |      |      |                            | \$8,378  |          |
| C1070       | Throughout Building  | 4019037 | Suspended Ceilings, Acoustical Tile (ACT), Replace   | 25             | 15   | 10  | 2100     | SF   | \$3.81      | \$7,997  |      |      |      |      |      |         |         |          |      |      | \$7,997  |      |      |      |      |         |         |      |      |      |      |                            | \$7,997  |          |
| C2010       | Throughout building  | 4103125 | Wall Finishes, Vinyl, Replace                        | 15             | 5    | 10  | 4400     | SF   | \$2.72      | \$11,968 |      |      |      |      |      |         |         |          |      |      | \$11,968 |      |      |      |      |         |         |      |      |      |      |                            | \$11,968 |          |
| C2010       | Interior             | 4015008 | Wall Finishes, any surface, Prep & Paint             | 10             | 5    | 5   | 3500     | SF   | \$1.63      | \$5,712  |      |      |      |      |      | \$5,712 |         |          |      |      |          |      |      |      |      | \$5,712 |         |      |      |      |      |                            |          | \$11,424 |



| Unifomat Code                                           | Location Description | ID      | Cost Description                      | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023     | 2024 | 2025    | 2026 | 2027     | 2028     | 2029     | 2030 | 2031 | 2032     | 2033 | 2034 | 2035    | 2036 | 2037     | 2038     | 2039 | 2040 | 2041 | 2042      | Deficiency Repair Estimate |
|---------------------------------------------------------|----------------------|---------|---------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|----------|------|---------|------|----------|----------|----------|------|------|----------|------|------|---------|------|----------|----------|------|------|------|-----------|----------------------------|
| E2010                                                   | Interior             | 4014921 | Casework, Cabinetry, Economy, Replace | 20             | 15   | 5   | 30       | LF   | \$190.40    | \$5,712  |      |          |      |         |      | \$5,712  |          |          |      |      |          |      |      |         |      |          |          |      |      |      |           | \$5,712                    |
| Totals, Unescalated                                     |                      |         |                                       |                |      |     |          |      |             |          | \$0  | \$21,216 | \$0  | \$2,176 | \$0  | \$68,294 | \$16,320 | \$37,949 | \$0  | \$0  | \$56,902 | \$0  | \$0  | \$2,176 | \$0  | \$45,642 | \$16,320 | \$0  | \$0  | \$0  | \$67,695  | \$334,691                  |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                       |                |      |     |          |      |             |          | \$0  | \$21,852 | \$0  | \$2,378 | \$0  | \$79,171 | \$19,487 | \$46,673 | \$0  | \$0  | \$76,472 | \$0  | \$0  | \$3,196 | \$0  | \$71,108 | \$26,189 | \$0  | \$0  | \$0  | \$122,265 | \$468,791                  |

Edison Elementary School / Portables (3) / South Portable Classroom

| Unifmat 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        | 4014891 | Exterior Walls, Vinyl Siding, Replace                                               | 30             | 25   | 5   | 1300     | SF   | \$6.53      | \$8,486  |       |      |      |          |         | \$8,486  |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$8,486                    |           |
| B2010                                                   | Building Exterior        | 4103163 | Exterior Walls, any painted surface, Prep & Paint                                   | 10             | 3    | 7   | 1260     | SF   | \$3.26      | \$4,113  |       |      |      |          |         |          |      | \$4,113  |      |      |          |      |      |      |      |          |      | \$4,113 |          |          |          | \$8,225                    |           |
| B2020                                                   | Building exterior        | 4014893 | Window, Aluminum Double-Glazed, up to 15 SF, Replace                                | 30             | 25   | 5   | 4        | EA   | \$707.20    | \$2,829  |       |      |      |          |         | \$2,829  |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$2,829                    |           |
| B2020                                                   | Building Exterior        | 4103126 | Window, Aluminum Double-Glazed, 28-40 SF, Replace                                   | 30             | 20   | 10  | 3        | EA   | \$1,360.00  | \$4,080  |       |      |      |          |         |          |      |          |      |      | \$4,080  |      |      |      |      |          |      |         |          |          |          | \$4,080                    |           |
| B2050                                                   | Building exterior        | 4014894 | Exterior Door, Wood, Solid-Core, Replace                                            | 25             | 20   | 5   | 2        | EA   | \$761.60    | \$1,523  |       |      |      |          |         | \$1,523  |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$1,523                    |           |
| B2050                                                   | Building Exterior        | 4103147 | Exterior Door, Steel, Standard, Replace                                             | 40             | 20   | 20  | 1        | EA   | \$652.80    | \$653    |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$653    |          | \$653                      |           |
| B3010                                                   | Roof                     | 4014895 | Roofing, Metal, Replace                                                             | 40             | 25   | 15  | 1200     | SF   | \$14.14     | \$16,973 |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      | \$16,973 |      |         |          |          |          | \$16,973                   |           |
| B3010                                                   | Roof                     | 4103155 | Roofing, Metal, Replace                                                             | 40             | 20   | 20  | 1100     | SF   | \$14.14     | \$15,558 |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$15,558 |          | \$15,558                   |           |
| C1030                                                   | Throughout building      | 4103145 | Interior Door, Wood, Solid-Core, Replace                                            | 40             | 20   | 20  | 2        | EA   | \$761.60    | \$1,523  |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$1,523  |          | \$1,523                    |           |
| C1030                                                   | Throughout building      | 4103159 | Door Hardware, School, per Door, Replace                                            | 30             | 20   | 10  | 4        | EA   | \$435.20    | \$1,741  |       |      |      |          |         |          |      |          |      |      | \$1,741  |      |      |      |      |          |      |         |          |          |          | \$1,741                    |           |
| C1070                                                   | Throughout Building      | 4019039 | Suspended Ceilings, Acoustical Tile (ACT), Replace                                  | 25             | 20   | 5   | 1000     | SF   | \$3.81      | \$3,808  |       |      |      |          |         | \$3,808  |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$3,808                    |           |
| C1070                                                   | Throughout building      | 4103117 | Suspended Ceilings, Acoustical Tile Fiberglass, Replace                             | 25             | 10   | 15  | 1100     | SF   | \$5.98      | \$6,582  |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      | \$6,582  |      |         |          |          |          | \$6,582                    |           |
| C2010                                                   | Throughout building      | 4103127 | Wall Finishes, Laminated Paneling (FRP), Replace                                    | 30             | 10   | 20  | 200      | SF   | \$17.41     | \$3,482  |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$3,482  |          | \$3,482                    |           |
| C2010                                                   | Interior                 | 4015009 | Wall Finishes, any surface, Prep & Paint                                            | 10             | 5    | 5   | 1500     | SF   | \$1.63      | \$2,448  |       |      |      |          |         | \$2,448  |      |          |      |      |          |      |      |      |      | \$2,448  |      |         |          |          |          | \$4,896                    |           |
| C2010                                                   | Throughout building      | 4103122 | Wall Finishes, any surface, Prep & Paint                                            | 10             | 3    | 7   | 1100     | SF   | \$1.63      | \$1,795  |       |      |      |          |         |          |      | \$1,795  |      |      |          |      |      |      |      |          |      | \$1,795 |          |          |          | \$3,590                    |           |
| C2030                                                   | Interior                 | 4014920 | Flooring, Vinyl Tile (VCT), Replace                                                 | 15             | 12   | 3   | 1000     | SF   | \$5.44      | \$5,440  |       |      |      |          | \$5,440 |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$5,440  |          | \$10,880                   |           |
| C2030                                                   | Throughout building      | 4103123 | Flooring, Vinyl Sheeting, Replace                                                   | 15             | 8    | 7   | 1100     | SF   | \$7.62      | \$8,378  |       |      |      |          |         |          |      | \$8,378  |      |      |          |      |      |      |      |          |      |         |          |          |          | \$8,378                    |           |
| D2010                                                   | South Portable Classroom | 4103104 | Water Heater, Electric, Residential, Replace                                        | 15             | 12   | 3   | 1        | EA   | \$598.40    | \$598    |       |      |      |          | \$598   |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$598    |          | \$1,197                    |           |
| D2010                                                   | Restroom                 | 4014896 | Toilet, Residential Water Closet, Replace                                           | 30             | 25   | 5   | 1        | EA   | \$761.60    | \$762    |       |      |      |          |         | \$762    |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$762                      |           |
| D2010                                                   | Restroom                 | 4014897 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                                   | 30             | 25   | 5   | 2        | EA   | \$1,632.00  | \$3,264  |       |      |      |          |         | \$3,264  |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$3,264                    |           |
| D2010                                                   | South Portable Classroom | 4103102 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                                   | 30             | 20   | 10  | 2        | EA   | \$1,632.00  | \$3,264  |       |      |      |          |         |          |      |          |      |      | \$3,264  |      |      |      |      |          |      |         |          |          |          | \$3,264                    |           |
| D2010                                                   | South Portable Classroom | 4103106 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                                 | 30             | 20   | 10  | 1        | EA   | \$1,305.60  | \$1,306  |       |      |      |          |         |          |      |          |      |      | \$1,306  |      |      |      |      |          |      |         |          |          |          | \$1,306                    |           |
| D2010                                                   | South Portable Classroom | 4103156 | Toilet, Child-Sized, Replace                                                        | 30             | 20   | 10  | 2        | EA   | \$979.20    | \$1,958  |       |      |      |          |         |          |      |          |      |      | \$1,958  |      |      |      |      |          |      |         |          |          |          | \$1,958                    |           |
| D3030                                                   | Building exterior        | 4103164 | Heat Pump, Packaged & Wall-Mounted, Replace                                         | 20             | 17   | 3   | 1        | EA   | \$5,984.00  | \$5,984  |       |      |      |          | \$5,984 |          |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$5,984                    |           |
| D3030                                                   | Interior                 | 4015006 | Air Conditioner, Window/Thru-Wall, 1 TON, Replace                                   | 10             | 5    | 5   | 1        | EA   | \$2,393.60  | \$2,394  |       |      |      |          |         | \$2,394  |      |          |      |      |          |      |      |      |      | \$2,394  |      |         |          |          |          | \$4,787                    |           |
| D5020                                                   | Electrical room          | 4103136 | Distribution Panel, 120/240 V, Residential Style, Replace                           | 30             | 20   | 10  | 1        | EA   | \$1,196.80  | \$1,197  |       |      |      |          |         |          |      |          |      |      | \$1,197  |      |      |      |      |          |      |         |          |          |          | \$1,197                    |           |
| D5020                                                   | Throughout Building      | 4015063 | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace  | 40             | 25   | 15  | 1000     | SF   | \$14.14     | \$14,144 |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      | \$14,144 |      |         |          |          |          | \$14,144                   |           |
| D5030                                                   | Throughout building      | 4103131 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40             | 20   | 20  | 1100     | SF   | \$2.72      | \$2,992  |       |      |      |          |         |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$2,992  |          | \$2,992                    |           |
| D5040                                                   | Building exterior        | 4103153 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 20   | 0   | 1        | EA   | \$239.36    | \$239    | \$239 |      |      |          |         |          |      |          |      |      |          |      |      |      |      |          |      |         |          | \$239    |          | \$479                      |           |
| D5040                                                   | Building exterior        | 4103120 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 15   | 5   | 1        | EA   | \$239.36    | \$239    |       |      |      |          |         | \$239    |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$239                      |           |
| D5040                                                   | Throughout building      | 4103154 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10   | 10  | 1100     | SF   | \$4.90      | \$5,386  |       |      |      |          |         |          |      |          |      |      | \$5,386  |      |      |      |      |          |      |         |          |          |          | \$5,386                    |           |
| D5040                                                   | Throughout Building      | 4015162 | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace    | 20             | 10   | 10  | 1000     | SF   | \$2.28      | \$2,285  |       |      |      |          |         |          |      |          |      |      | \$2,285  |      |      |      |      |          |      |         |          |          |          | \$2,285                    |           |
| D7050                                                   | South Portable Classroom | 4103143 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 10   | 10  | 1100     | SF   | \$1.63      | \$1,795  |       |      |      |          |         |          |      |          |      |      | \$1,795  |      |      |      |      |          |      |         |          |          |          | \$1,795                    |           |
| E2010                                                   | Interior                 | 4014898 | Casework, Cabinetry, Economy, Replace                                               | 20             | 15   | 5   | 10       | LF   | \$190.40    | \$1,904  |       |      |      |          |         | \$1,904  |      |          |      |      |          |      |      |      |      |          |      |         |          |          |          | \$1,904                    |           |
| E2010                                                   | South Portable Classroom | 4103138 | Casework, Countertop, Plastic Laminate, Replace                                     | 15             | 10   | 5   | 8        | LF   | \$54.40     | \$435    |       |      |      |          |         | \$435    |      |          |      |      |          |      |      |      |      |          |      |         |          | \$435    |          | \$870                      |           |
| E2010                                                   | South Portable Classroom | 4103130 | Casework, Cabinetry, Hardwood Standard, Replace                                     | 20             | 13   | 7   | 8        | LF   | \$326.40    | \$2,611  |       |      |      |          |         |          |      | \$2,611  |      |      |          |      |      |      |      |          |      |         |          |          |          | \$2,611                    |           |
| Totals, Unescalated                                     |                          |         |                                                                                     |                |      |     |          |      |             |          | \$239 | \$0  | \$0  | \$12,022 | \$0     | \$28,092 | \$0  | \$16,897 | \$0  | \$0  | \$23,011 | \$0  | \$0  | \$0  | \$0  | \$42,541 | \$0  | \$5,908 | \$6,038  | \$0      | \$24,883 |                            | \$159,631 |
| Totals, Escalated (3.0% inflation, compounded annually) |                          |         |                                                                                     |                |      |     |          |      |             |          | \$239 | \$0  | \$0  | \$13,137 | \$0     | \$32,567 | \$0  | \$20,781 | \$0  | \$0  | \$30,925 | \$0  | \$0  | \$0  | \$0  | \$66,277 | \$0  | \$9,765 | \$10,280 | \$0      | \$44,941 |                            | \$228,912 |

Edison Elementary School / Site

| Uniformat Code | Location Description | ID      | Cost Description                                 | Lifespan (EUL) | EAge | RUL | QuantityUnit | 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 |
|----------------|----------------------|---------|--------------------------------------------------|----------------|------|-----|--------------|-------------|----------|----------|------|------|------|------|----------|----------|------|------|------|----------|------|------|------|------|----------|----------|------|------|------|----------|----------------------------|
| B1080          | Site                 | 3963915 | Stairs, Concrete, Exterior, Replace              | 50             | 30   | 20  | 450          | SF          | \$59.84  | \$26,928 |      |      |      |      |          |          |      |      |      |          |      |      |      |      |          |          |      |      |      | \$26,928 | \$26,928                   |
| C1030          | Throughout building  | 3963916 | Interior Door, Wood, Solid-Core, Replace         | 40             | 20   | 20  | 105          | EA          | \$761.60 | \$79,968 |      |      |      |      |          |          |      |      |      |          |      |      |      |      |          |          |      |      |      | \$79,968 | \$79,968                   |
| C2010          | Throughout building  | 3963930 | Wall Finishes, any surface, Prep & Paint         | 10             | 5    | 5   | 46000        | SF          | \$1.63   | \$75,072 |      |      |      |      | \$75,072 |          |      |      |      |          |      |      |      |      | \$75,072 |          |      |      |      |          | \$150,144                  |
| C2030          | Throughout building  | 3963913 | Flooring, Vinyl Tile (VCT), Replace              | 15             | 5    | 10  | 12000        | SF          | \$5.44   | \$65,280 |      |      |      |      |          |          |      |      |      | \$65,280 |      |      |      |      |          |          |      |      |      |          | \$65,280                   |
| C2050          | Throughout building  | 3963927 | Ceiling Finishes, any flat surface, Prep & Paint | 10             | 4    | 6   | 14000        | SF          | \$2.18   | \$30,464 |      |      |      |      |          | \$30,464 |      |      |      |          |      |      |      |      |          | \$30,464 |      |      |      |          | \$60,928                   |

| 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                                                   | Site                   | 3963918 | Backflow Preventer, Domestic Water, Replace                                         | 30             | 15   | 15  | 1        | EA   | \$7,180.80  | \$7,181   |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      | \$7,181   |          |      |           |           |             | \$7,181                    |
| D2010                                                   | Site                   | 3963919 | Backflow Preventer, Domestic Water, Replace                                         | 30             | 15   | 15  | 1        | EA   | \$7,180.80  | \$7,181   |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      | \$7,181   |          |      |           |           |             | \$7,181                    |
| D2010                                                   | Site                   | 3963917 | Backflow Preventer, Domestic Water, Replace                                         | 30             | 15   | 15  | 1        | EA   | \$7,180.80  | \$7,181   |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      | \$7,181   |          |      |           |           |             | \$7,181                    |
| D2010                                                   | Site                   | 3966136 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace        | 40             | 20   | 20  | 80000    | SF   | \$5.44      | \$435,200 |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           | \$435,200 | \$435,200   |                            |
| D3020                                                   | Site; Mechanical Space | 3966104 | Boiler Supplemental Components, Expansion Tank, Replace                             | 40             | 30   | 10  | 1        | EA   | \$1,088.00  | \$1,088   |      |      |      |          |           |           |          |           |      |      | \$1,088   |      |      |      |      |           |          |      |           |           |             | \$1,088                    |
| D3020                                                   | Site; Mechanical Space | 3966080 | Boiler Supplemental Components, Expansion Tank, Replace                             | 40             | 20   | 20  | 1        | EA   | \$2,371.84  | \$2,372   |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           | \$2,372   | \$2,372     |                            |
| D3020                                                   | Site; Mechanical Space | 3966051 | Boiler Supplemental Components, Expansion Tank, Replace                             | 40             | 20   | 20  | 1        | EA   | \$2,371.84  | \$2,372   |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           | \$2,372   | \$2,372     |                            |
| D3030                                                   | Site; Mechanical Space | 3966134 | Chiller, Air-Cooled, Replace                                                        | 25             | 20   | 5   | 1        | EA   | \$30,790.40 | \$30,790  |      |      |      |          |           | \$30,790  |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$30,790                   |
| D3030                                                   | Site; Mechanical Space | 3966061 | Chiller, Air-Cooled, Replace                                                        | 25             | 20   | 5   | 1        | EA   | \$30,790.40 | \$30,790  |      |      |      |          |           | \$30,790  |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$30,790                   |
| D3050                                                   | Site; Mechanical Space | 3966121 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace                        | 25             | 20   | 5   | 1        | EA   | \$7,072.00  | \$7,072   |      |      |      |          |           | \$7,072   |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$7,072                    |
| D3050                                                   | Site; Mechanical Space | 3966055 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace                        | 25             | 20   | 5   | 1        | EA   | \$7,072.00  | \$7,072   |      |      |      |          |           | \$7,072   |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$7,072                    |
| D5020                                                   | Site; Electrical Room  | 3966069 | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             | 25   | 5   | 1        | EA   | \$21,760.00 | \$21,760  |      |      |      |          |           | \$21,760  |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$21,760                   |
| D5020                                                   | Site; Electrical Room  | 3966137 | Switchboard, 120/208 V, Replace                                                     | 40             | 33   | 7   | 1        | EA   | \$43,520.00 | \$43,520  |      |      |      |          |           |           |          | \$43,520  |      |      |           |      |      |      |      |           |          |      |           |           |             | \$43,520                   |
| D5020                                                   | Site; Electrical Room  | 3966098 | Switchboard, 277/480 V, Replace                                                     | 40             | 33   | 7   | 1        | EA   | \$81,600.00 | \$81,600  |      |      |      |          |           |           |          | \$81,600  |      |      |           |      |      |      |      |           |          |      |           |           |             | \$81,600                   |
| D5020                                                   | Site; Electrical Room  | 3966107 | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             | 20   | 10  | 1        | EA   | \$21,760.00 | \$21,760  |      |      |      |          |           |           |          |           |      |      | \$21,760  |      |      |      |      |           |          |      |           |           |             | \$21,760                   |
| D5020                                                   | Site; Electrical Room  | 3966088 | Distribution Panel, 277/480 V, Replace                                              | 30             | 20   | 10  | 1        | EA   | \$5,766.40  | \$5,766   |      |      |      |          |           |           |          |           |      |      | \$5,766   |      |      |      |      |           |          |      |           |           |             | \$5,766                    |
| D5030                                                   | Site                   | 3966095 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40             | 20   | 20  | 190000   | SF   | \$2.72      | \$516,800 |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           | \$516,800 | \$516,800   |                            |
| D5040                                                   | Throughout building    | 3963904 | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace   | 20             | 2    | 18  | 33000    | SF   | \$5.44      | \$179,520 |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      | \$179,520 |           |             | \$179,520                  |
| D6060                                                   | Site, Buildings        | 3966096 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace                  | 20             | 15   | 5   | 44000    | SF   | \$1.80      | \$78,989  |      |      |      |          |           | \$78,989  |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$78,989                   |
| F1020                                                   | Site                   | 3963921 | Ancillary Building, Wood-Framed or CMU, Standard, Replace                           | 35             | 15   | 20  | 1500     | SF   | \$108.80    | \$163,200 |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           | \$163,200 | \$163,200   |                            |
| G2020                                                   | Site                   | 3963910 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25             | 21   | 4   | 100000   | SF   | \$3.81      | \$380,800 |      |      |      |          | \$380,800 |           |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$380,800                  |
| G2050                                                   | Site                   | 3963911 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace                            | 20             | 15   | 5   | 3        | EA   | \$5,440.00  | \$16,320  |      |      |      |          |           | \$16,320  |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$16,320                   |
| G2050                                                   | Site                   | 3963903 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace                           | 25             | 10   | 15  | 7        | EA   | \$10,336.00 | \$72,352  |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      | \$72,352  |          |      |           |           |             | \$72,352                   |
| G2050                                                   | Site                   | 3963925 | Play Structure, Multipurpose, Small, Replace                                        | 20             | 17   | 3   | 5        | EA   | \$10,880.00 | \$54,400  |      |      |      | \$54,400 |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$54,400                   |
| G2050                                                   | Site                   | 3963907 | Playfield Surfaces, Sand, 6" Depth, Replace                                         | 20             | 15   | 5   | 4400     | SF   | \$1.74      | \$7,660   |      |      |      |          |           | \$7,660   |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$7,660                    |
| G2050                                                   | Site                   | 3963931 | Play Structure, Multipurpose, Medium, Replace                                       | 20             | 5    | 15  | 1        | EA   | \$21,760.00 | \$21,760  |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      | \$21,760  |          |      |           |           |             | \$21,760                   |
| G2060                                                   | Site                   | 3963909 | Fences & Gates, Fence, Chain Link 6', Replace                                       | 40             | 30   | 10  | 2500     | LF   | \$22.85     | \$57,120  |      |      |      |          |           |           |          |           |      |      | \$57,120  |      |      |      |      |           |          |      |           |           |             | \$57,120                   |
| G2060                                                   | Site                   | 3963908 | Fences & Gates, Pedestrian Gate, Wrought Iron, Replace                              | 25             | 15   | 10  | 15       | EA   | \$870.40    | \$13,056  |      |      |      |          |           |           |          |           |      |      | \$13,056  |      |      |      |      |           |          |      |           |           |             | \$13,056                   |
| G2060                                                   | Site                   | 3963922 | Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace                  | 20             | 10   | 10  | 1        | EA   | \$5,440.00  | \$5,440   |      |      |      |          |           |           |          |           |      |      | \$5,440   |      |      |      |      |           |          |      |           |           |             | \$5,440                    |
| G2060                                                   | Site                   | 3963926 | Fences & Gates, Vehicle Gate, Chain Link Manual, Replace                            | 25             | 15   | 10  | 4        | EA   | \$1,849.60  | \$7,398   |      |      |      |          |           |           |          |           |      |      | \$7,398   |      |      |      |      |           |          |      |           |           |             | \$7,398                    |
| G2060                                                   | Site                   | 3963929 | Flagpole, Metal, Replace                                                            | 30             | 25   | 5   | 1        | EA   | \$2,720.00  | \$2,720   |      |      |      |          |           | \$2,720   |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$2,720                    |
| G2060                                                   | Site                   | 3963905 | Signage, Property, Monument, Replace/Install                                        | 20             | 5    | 15  | 1        | EA   | \$3,264.00  | \$3,264   |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      | \$3,264   |          |      |           |           |             | \$3,264                    |
| G2060                                                   | Site                   | 3963923 | Retaining Wall, Concrete Cast-in-Place, Replace                                     | 50             | 30   | 20  | 6000     | SF   | \$141.44    | \$848,640 |      |      |      |          |           |           |          |           |      |      |           |      |      |      |      |           |          |      |           | \$848,640 | \$848,640   |                            |
| G2080                                                   | Site                   | 3963928 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                  | 20             | 16   | 4   | 10000    | SF   | \$1.09      | \$10,880  |      |      |      |          | \$10,880  |           |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$10,880                   |
| G4050                                                   | Site                   | 3963914 | Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install | 20             | 15   | 5   | 10       | EA   | \$7,398.40  | \$73,984  |      |      |      |          |           | \$73,984  |          |           |      |      |           |      |      |      |      |           |          |      |           |           |             | \$73,984                   |
| Totals, Unescalated                                     |                        |         |                                                                                     |                |      |     |          |      |             |           | \$0  | \$0  | \$0  | \$54,400 | \$391,680 | \$352,229 | \$30,464 | \$125,120 | \$0  | \$0  | \$176,909 | \$0  | \$0  | \$0  | \$0  | \$193,990 | \$30,464 | \$0  | \$179,520 | \$0       | \$2,075,480 | \$3,610,256                |
| Totals, Escalated (3.0% inflation, compounded annually) |                        |         |                                                                                     |                |      |     |          |      |             |           | \$0  | \$0  | \$0  | \$59,444 | \$440,839 | \$408,330 | \$36,376 | \$153,882 | \$0  | \$0  | \$237,751 | \$0  | \$0  | \$0  | \$0  | \$302,231 | \$48,886 | \$0  | \$305,621 | \$0       | \$3,748,547 | \$5,741,906                |

## Appendix G:

### Equipment Inventory List

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| D10 Conveying |         |        |                                |                               |          |                                                                        |                          |                        |                    |                    |              |         |     |
|---------------|---------|--------|--------------------------------|-------------------------------|----------|------------------------------------------------------------------------|--------------------------|------------------------|--------------------|--------------------|--------------|---------|-----|
| Index         | ID      | UFCode | Component Description          | Attributes                    | Capacity | Building                                                               | Location Detail          | Manufacturer           | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 3966091 | D1010  | Elevator Controls              | Automatic, 1 Car              |          | Edison Elementary School / Alma Fuerte                                 | Machine Room             | Elevator Controls      | H-800              | 9049               |              | 1003089 |     |
| 2             | 3966113 | D1010  | Passenger Elevator             | Hydraulic, 3 Floors           | 4000 LB  | Edison Elementary School / Alma Fuerte                                 | Machine Room             | No tag/plate found     | No tag/plate found | No tag/plate found |              | 1003101 |     |
| D20 Plumbing  |         |        |                                |                               |          |                                                                        |                          |                        |                    |                    |              |         |     |
| Index         | ID      | UFCode | Component Description          | Attributes                    | Capacity | Building                                                               | Location Detail          | Manufacturer           | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 3963889 | D2010  | Water Heater                   | Electric, Residential         | 52 GAL   | Edison Elementary School / Focus Point                                 | Utility Room             | No tag/plate found     | No tag/plate found | No tag/plate found |              | 1003005 |     |
| 2             | 4103104 | D2010  | Water Heater                   | Electric, Residential         | 10 GAL   | Edison Elementary School / Portables (3) / South Portable Classroom    | South Portable Classroom | State Industries, Inc. | P6 10 10MS 972 K0  | K98 339293         |              | 1001162 |     |
| 3             | 3966062 | D2010  | Water Heater                   | Electric, Residential         | 30 GAL   | Edison Elementary School / Alma Fuerte                                 | Janitor                  | Kenmore                | 153.326360         | L04A030862         | 2004         | 1003093 |     |
| 4             | 3963872 | D2010  | Water Heater                   | Electric, Residential         | 52 GAL   | Edison Elementary School / Focus Point                                 | Utility Room/Office      | A. O. Smith            | No tag/plate found | No tag/plate found |              | 1003063 |     |
| 5             | 3966117 | D2010  | Water Heater                   | Gas, Commercial (125 MBH)     | 75 GAL   | Edison Elementary School / Alma Fuerte                                 | Boiler room              | Bradford White         | URG275H6N          | XL48937254         | 2021         | 1003083 |     |
| 6             | 3963918 | D2010  | Backflow Preventer             | Domestic Water                | 4 IN     | Edison Elementary School / Site                                        | Site                     | No tag/plate found     | No tag/plate found | No tag/plate found |              | 1003069 |     |
| 7             | 3963917 | D2010  | Backflow Preventer [Illegible] | Domestic Water                | 4 IN     | Edison Elementary School / Site                                        | Site                     | Febco                  | 5YD                | 961022104          |              | 1003080 |     |
| 8             | 3963919 | D2010  | Backflow Preventer             | Domestic Water                | 4 IN     | Edison Elementary School / Site                                        | Site                     | Febco                  | Inaccessible       | Inaccessible       |              | 1003078 |     |
| D30 HVAC      |         |        |                                |                               |          |                                                                        |                          |                        |                    |                    |              |         |     |
| Index         | ID      | UFCode | Component Description          | Attributes                    | Capacity | Building                                                               | Location Detail          | Manufacturer           | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 3966078 | D3020  | Boiler                         | Gas, HVAC                     | 886 MBH  | Edison Elementary School / Alma Fuerte                                 | Boiler room              | Weil-McLain            | 878                | 1                  | 2002         | 1003008 |     |
| 2             | 3966100 | D3020  | Boiler Supplemental Components | Expansion Tank                | 10 GAL   | Edison Elementary School / Alma Fuerte                                 | Boiler room              | Dawson Co              | No tag/plate found | No tag/plate found |              | 1003079 |     |
| 3             | 3966080 | D3020  | Boiler Supplemental Components | Expansion Tank                | 30 GAL   | Edison Elementary School / Site                                        | Site; Mechanical Space   | Wessels                | No tag/plate found | No tag/plate found |              | 1003017 |     |
| 4             | 3966051 | D3020  | Boiler Supplemental Components | Expansion Tank                | 30 GAL   | Edison Elementary School / Site                                        | Site; Mechanical Space   | Wessels                | Illegible          | Illegible          | 2002         | 1003016 |     |
| 5             | 3966104 | D3020  | Boiler Supplemental Components | Expansion Tank                | 10 GAL   | Edison Elementary School / Site                                        | Site; Mechanical Space   | No tag/plate found     | No tag/plate found | No tag/plate found |              | 1003018 |     |
| 6             | 3966134 | D3030  | Chiller                        | Air-Cooled                    | 7.5 TON  | Edison Elementary School / Site                                        | Site; Mechanical Space   | McQuay                 | AGR090AS27-FR10    | STNU010100076      | 2002         | 1003050 |     |
| 7             | 3966061 | D3030  | Chiller                        | Air-Cooled                    | 7.5 TON  | Edison Elementary School / Site                                        | Site; Mechanical Space   | McQuay                 | BR0BCA623-ER10     | STNU01090019       | 2002         | 1003051 |     |
| 8             | 4103150 | D3030  | Air Conditioner                | Window/Thru-Wall, Residential |          | Edison Elementary School / Portables (3) / Central Portable Classrooms | Building exterior        |                        |                    |                    |              | 1001167 |     |
| 9             | 4103119 | D3030  | Air Conditioner                | Window/Thru-Wall, Residential |          | Edison Elementary School / Portables (3) / North Portable Classrooms   | Building exterior        |                        |                    |                    |              | 1001169 |     |
| 10            | 4103134 | D3030  | Air Conditioner                | Window/Thru-Wall, Residential |          | Edison Elementary School / Portables (3) / North Portable Classrooms   | Building exterior        |                        |                    |                    |              | 1001168 |     |
| 11            | 4103146 | D3030  | Air Conditioner                | Window/Thru-Wall, Residential |          | Edison Elementary School / Portables (3) / Central Portable Classrooms | Building exterior        |                        |                    |                    |              | 1001148 |     |
| 12            | 4103100 | D3030  | Air Conditioner                | Window/Thru-Wall, Residential |          | Edison Elementary School / Portables (3) / North Portable Classrooms   | Building exterior        |                        |                    |                    |              | 1001174 |     |

|    |         |       |                   |                                               |              |                                                                        |                              |                    |                  |                         |              |  |         |
|----|---------|-------|-------------------|-----------------------------------------------|--------------|------------------------------------------------------------------------|------------------------------|--------------------|------------------|-------------------------|--------------|--|---------|
| 13 | 4103107 | D3030 | Air Conditioner   | Window/Thru-Wall, Residential                 |              | Edison Elementary School / Portables (3) / North Portable Classrooms   | Building exterior            |                    |                  |                         |              |  | 1001176 |
| 14 | 4103151 | D3030 | Air Conditioner   | Window/Thru-Wall, Residential                 |              | Edison Elementary School / Portables (3) / Central Portable Classrooms | Building exterior            |                    |                  |                         |              |  | 1001177 |
| 15 | 4103103 | D3030 | Air Conditioner   | Window/Thru-Wall, Residential                 |              | Edison Elementary School / Portables (3) / Central Portable Classrooms | Building exterior            |                    |                  |                         |              |  | 1001147 |
| 16 | 4015005 | D3030 | Air Conditioner   | Window/Thru-Wall, 1 TON                       | Inaccessible | Edison Elementary School / Portables (3) / North Portable Classrooms   | Interior                     |                    | Inaccessible     |                         | Inaccessible |  | 3       |
| 17 | 4015006 | D3030 | Air Conditioner   | Window/Thru-Wall, 1 TON                       | Inaccessible | Edison Elementary School / Portables (3) / South Portable Classroom    | Interior                     |                    | Inaccessible     |                         | Inaccessible |  |         |
| 18 | 4103164 | D3030 | Heat Pump         | Packaged & Wall-Mounted                       | 3.5 TON      | Edison Elementary School / Portables (3) / South Portable Classroom    | Building exterior            | Eubank             | HW42C607B1F01A   | 98B-P30286              |              |  | 1001160 |
| 19 | 3963888 | D3030 | Split System [#1] | Condensing Unit/Heat Pump                     | 5 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | HS26-060-2G      | 5802G35323              | 2002         |  |         |
| 20 | 3963879 | D3030 | Split System [#2] | Condensing Unit/Heat Pump                     | 4 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | HS26-048-2G      | 5802G35325              | 2002         |  |         |
| 21 | 3963884 | D3030 | Split System [#3] | Condensing Unit/Heat Pump                     | 5 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | HS26-060-2G      | 5802E 84057             | 2002         |  | 1003100 |
| 22 | 3963862 | D3030 | Split System [#4] | Condensing Unit/Heat Pump                     | 5 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | HS26-060-2G      | 5802G 58417             | 2002         |  | 1003028 |
| 23 | 3963900 | D3030 | Split System [#5] | Condensing Unit/Heat Pump                     | 4 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | HS26-048-3G      | 5801M34839              | 2001         |  | 1003059 |
| 24 | 3963876 | D3030 | Split System [#6] | Condensing Unit/Heat Pump                     | 5 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | HS26-060-2G      | 5802G 58420             | 2002         |  | 1003026 |
| 25 | 3966121 | D3050 | Pump              | Distribution, HVAC Chilled or Condenser Water | 7.5 HP       | Edison Elementary School / Site                                        | Site; Mechanical Space       | Bell & Gossett     | 2.5BB            | CL5365-01 L10           | 2002         |  | 1003048 |
| 26 | 3966055 | D3050 | Pump              | Distribution, HVAC Chilled or Condenser Water | 7.5 HP       | Edison Elementary School / Site                                        | Site; Mechanical Space       | Bell & Gossett     | 2.5BB            | CL5365-02 L10           | 2002         |  | 1003015 |
| 27 | 3966103 | D3050 | Pump [#1]         | Distribution, HVAC Heating Water              | 2 HP         | Edison Elementary School / Alma Fuerte                                 | Boiler room                  | Bell & Gossett     | 1.5AC            | CL5364-02 L10           | 2002         |  | 1003082 |
| 28 | 3966083 | D3050 | Pump [#2]         | Distribution, HVAC Heating Water              | 2 HP         | Edison Elementary School / Alma Fuerte                                 | Boiler room                  | Bell & Gossett     | 1.5AC            | CL5364-01 L10           | 2002         |  | 1003081 |
| 29 | 3966049 | D3050 | Air Handler       | Interior AHU, Easy/Moderate Access            | 17000 CFM    | Edison Elementary School / Alma Fuerte                                 | Air Handler Unit             | McQuay             | CACD17FBAC       | FB0U020400525           | 2002         |  | 1003090 |
| 30 | 3963855 | D3050 | Air Handler [1]   | Exterior AHU                                  | 3000 CFM     | Edison Elementary School / Focus Point                                 | Roof                         | Lennox             | PMZ3-30          | No tag/plate found      | 2002         |  | 1003088 |
| 31 | 3963856 | D3050 | Packaged Unit     | RTU, Pad or Roof-Mounted                      | 5 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Carrier            | 50JX-060---601-- | 3802G20920              | 2002         |  | 1003057 |
| 32 | 3966089 | D3050 | Packaged Unit     | RTU, Pad or Roof-Mounted                      | 1 TON        | Edison Elementary School / Portables (3) / Central Portable Classrooms | Site; Middle Portable's Roof | Bard               | PH13361-A        | 278N062266422-1         | 2006         |  | 1003011 |
| 33 | 3966120 | D3050 | Packaged Unit     | RTU, Pad or Roof-Mounted                      | 1 TON        | Edison Elementary School / Portables (3) / Central Portable Classrooms | Site; Middle Portable's Roof | Bard               | PH13361-A        | 278N062266407-1         | 2006         |  | 1003012 |
| 34 | 3963866 | D3050 | Packaged Unit     | RTU, Pad or Roof-Mounted                      | 4 TON        | Edison Elementary School / Focus Point                                 | Roof                         | Carrier            | 48HJM004---541-- | 0802G30219              | 2002         |  | 1003037 |
| 35 | 3963870 | D3060 | Exhaust Fan       | Centrifugal, 12" Damper                       | 1000 CFM     | Edison Elementary School / Focus Point                                 | Roof                         | No tag/plate found | 4HZ18            | Illegible               |              |  | 1003062 |
| 36 | 3963881 | D3060 | Exhaust Fan       | Centrifugal, 16" Damper                       | 2000 CFM     | Edison Elementary School / Focus Point                                 | Roof                         | Loren Cook Company | 70 ACEB          | 138S6892850000191140502 |              |  | 1003068 |
| 37 | 3963857 | D3060 | Exhaust Fan       | Centrifugal, 16" Damper                       | 2000 CFM     | Edison Elementary School / Focus Point                                 | Roof                         | Loren Cook Company | 70 ACEB          | 138S6892850000191130502 |              |  | 1003058 |

|                |         |        |                                 |                              |          |                                                                        |                           |                    |                    |                         |              |         |         |
|----------------|---------|--------|---------------------------------|------------------------------|----------|------------------------------------------------------------------------|---------------------------|--------------------|--------------------|-------------------------|--------------|---------|---------|
| 38             | 3966056 | D3060  | Exhaust Fan                     | Centrifugal, 24" Damper      | 5000 CFM | Edison Elementary School / Alma Fuerte                                 | Roof                      | No tag/plate found | No tag/plate found | No tag/plate found      |              | 1003004 |         |
| 39             | 3963865 | D3060  | Exhaust Fan                     | Centrifugal, 28" Damper      | 8500 CFM | Edison Elementary School / Focus Point                                 | Roof                      | Loren Cook Company | 150 ACEB           | 138S6738990000039031201 |              | 1003040 |         |
| 40             | 3966108 | D3060  | Supplemental Components         | Air Curtain, 8' Wide Heated  |          | Edison Elementary School / Alma Fuerte                                 | Multipurpose Room         | Mars Air Systems   | WA 60              | 0208PWA60-L             | 2002         | 1003006 |         |
| 41             | 3966068 | D3060  | Supplemental Components         | Air Curtain, 8' Wide Heated  |          | Edison Elementary School / Alma Fuerte                                 | Kitchen                   | Mars               | NHV48-0            | 0207PBNHV48-L           | 2002         | 1003019 |         |
| 42             | 3966094 | D3060  | Supplemental Components         | Air Curtain, 8' Wide Heated  |          | Edison Elementary School / Alma Fuerte                                 | Multipurpose Room         | Mars Air Systems   | WA 60              | 0208PWA60-L             | 2002         | 1003002 |         |
| 43             | 3966119 | D3060  | Supplemental Components         | Air Curtain, 8' Wide Heated  |          | Edison Elementary School / Alma Fuerte                                 | Multipurpose Room         | Mars Air Systems   | WA 36              | 0208PWA36-L             | 2002         | 1003010 |         |
| 44             | 3966081 | D3060  | Supplemental Components         | Air Curtain, 8' Wide Heated  |          | Edison Elementary School / Alma Fuerte                                 | Multipurpose Room         | Mars Air Systems   | WA 36              | 0208PWA36-L             | 2002         | 1003003 |         |
| D50 Electrical |         |        |                                 |                              |          |                                                                        |                           |                    |                    |                         |              |         |         |
| Index          | ID      | UFCode | Component Description           | Attributes                   | Capacity | Building                                                               | Location Detail           | Manufacturer       | Model              | Serial                  | Dataplate Yr | Barcode | Qty     |
| 1              | 3966107 | D5020  | Secondary Transformer           | Dry, Stepdown                | 150 KVA  | Edison Elementary School / Site                                        | Site; Electrical Room     | Square D           | 150T3HCU           | 0150                    | 2002         | 1003061 |         |
| 2              | 3966069 | D5020  | Secondary Transformer [T2]      | Dry, Stepdown                | 150 KVA  | Edison Elementary School / Site                                        | Site; Electrical Room     | Zinsco             | HWT                | 13874                   | 2002         | 1003056 |         |
| 3              | 3966105 | D5020  | Secondary Transformer [XFMR TB] | Dry, Stepdown                | 150 KVA  | Edison Elementary School / Alma Fuerte                                 | Electrical                | Siemens            | 3F3Y150C           | M02L                    | 2002         | 1003042 |         |
| 4              | 3966137 | D5020  | Switchboard [DSLA]              | 120/208 V                    | 400 AMP  | Edison Elementary School / Site                                        | Site; Electrical Room     | General Electric   | 15662-N9           | No tag/plate found      |              | 1003055 |         |
| 5              | 3966098 | D5020  | Switchboard [XFMR T1]           | 277/480 V                    | 1600 AMP | Edison Elementary School / Site                                        | Site; Electrical Room     | General Electric   | 15662-N8           | No tag/plate found      |              | 1003049 |         |
| 6              | 3966115 | D5020  | Distribution Panel              | 120/208 V                    | 200 AMP  | Edison Elementary School / Alma Fuerte                                 | Hallway                   | Square D           | Inaccessible       | Inaccessible            | 2002         | 1003009 |         |
| 7              | 4103137 | D5020  | Distribution Panel              | 120/208 V                    | 200 AMP  | Edison Elementary School / Portables (3) / North Portable Classrooms   | Throughout building       |                    |                    |                         |              |         | 1001159 |
| 8              | 3966124 | D5020  | Distribution Panel              | 120/208 V                    | 200 AMP  | Edison Elementary School / Alma Fuerte                                 | Hallway                   | Square D           | Inaccessible       | Inaccessible            | 2002         | 1003047 |         |
| 9              | 4103135 | D5020  | Distribution Panel              | 120/208 V                    | 200 AMP  | Edison Elementary School / Portables (3) / North Portable Classrooms   | North Portable Classrooms |                    |                    |                         |              |         | 1001157 |
| 10             | 4103160 | D5020  | Distribution Panel              | 120/240 V, Residential Style | 100 AMP  | Edison Elementary School / Portables (3) / Central Portable Classrooms | Electrical room           |                    |                    |                         |              |         | 1001175 |
| 11             | 4103136 | D5020  | Distribution Panel              | 120/240 V, Residential Style | 100 AMP  | Edison Elementary School / Portables (3) / South Portable Classroom    | Electrical room           |                    |                    |                         |              |         | 1001161 |
| 12             | 4103118 | D5020  | Distribution Panel              | 120/240 V, Residential Style | 100 AMP  | Edison Elementary School / Portables (3) / Central Portable Classrooms | Electrical room           |                    |                    |                         |              |         | 1001164 |
| 13             | 3966057 | D5020  | Distribution Panel [B]          | 120/208 V                    | 150 AMP  | Edison Elementary School / Alma Fuerte                                 | Electrical                | Square D           | 12149776720080001  | No tag/plate found      | 2002         | 1003044 |         |
| 14             | 3966088 | D5020  | Distribution Panel [DP]         | 277/480 V                    | 400 AMP  | Edison Elementary School / Site                                        | Site; Electrical Room     | Square D           | 12149776720010001  | No tag/plate found      | 2002         | 1003060 |         |
| 15             | 3966126 | D5020  | Distribution Panel [DPB]        | 120/208 V                    | 400 AMP  | Edison Elementary School / Alma Fuerte                                 | Electrical room           | Square D           | 12149776720030001  | No tag/plate found      | 2002         | 1003034 |         |
| 16             | 3966129 | D5020  | Distribution Panel [F]          | 120/208 V                    | 200 AMP  | Edison Elementary School / Alma Fuerte                                 | Electrical room           | Square D           | 12149776720100001  | No tag/plate found      | 2002         | 1003035 |         |
| 17             | 3963886 | D5020  | Distribution Panel [HA]         | 120/240 V, Residential Style | 100 AMP  | Edison Elementary School / Focus Point                                 | Utility Room/Office       | Square D           | 12149776720150001  | No tag/plate found      |              | 1003054 |         |
| 18             | 3966111 | D5020  | Distribution Panel [HB]         | 120/208 V                    | 100 AMP  | Edison Elementary School / Alma Fuerte                                 | Electrical room           | Square D           | 12149776720160001  | No tag/plate found      | 2002         | 1003033 |         |
| 19             | 3966076 | D5020  | Distribution Panel [HB2]        | 120/240 V, Residential Style | 100 AMP  | Edison Elementary School / Alma Fuerte                                 | Electrical                | Square D           | 12149776720170001  | No tag/plate found      | 2002         | 1003046 |         |

