



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Cleveland Elementary School
524 Palisade Street, No. 2056
Pasadena California, 91103

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Three
Main Address	524 Palisade Street, No. 2056, Pasadena California, 91103
Site Developed	1934 Renovated 2012
Site Area	4.1 acres (estimated)
Parking Spaces	45 total spaces all in fenced off lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 22, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Kristine Vukovic
Assessment and Report Prepared By	Jordon Osborne
Reviewed By	James Bryant, Technical Report Reviewer for Anselmo Martinez Program Manager anselmo.martinez@bureauveritas.com 800.733.0660 x6251
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Cleveland Elementary School site was originally constructed 1934. A major renovation took place in 2012 where the west wing was added, and site features were added/updated. The Pasadena Unified School District has had possession of the buildings since they were built.

Architectural

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

Mechanical, Electrical, Plumbing and Fire (MEPF)

Main mechanical equipment is different for each building. Building A has mostly roof top units and feeds Building C. Building B has boilers and a chiller completing its heating and cooling. Regular maintenance is performed, and replacement of parts and systems are completed as needed.

Electrical equipment, such as wiring and panels, are well maintained. Most electrical equipment was replaced in 2002. 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 suppression and alarm systems are present, throughout all buildings, 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 all buildings. Systems are inspected regularly and maintained as needed.

Site

The site appears to have appropriate lighting, and no major issues were observed. Walkways and parking lots has been maintained and replaced as needed. Equipment and vegetation is maintained and replaced as needed.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

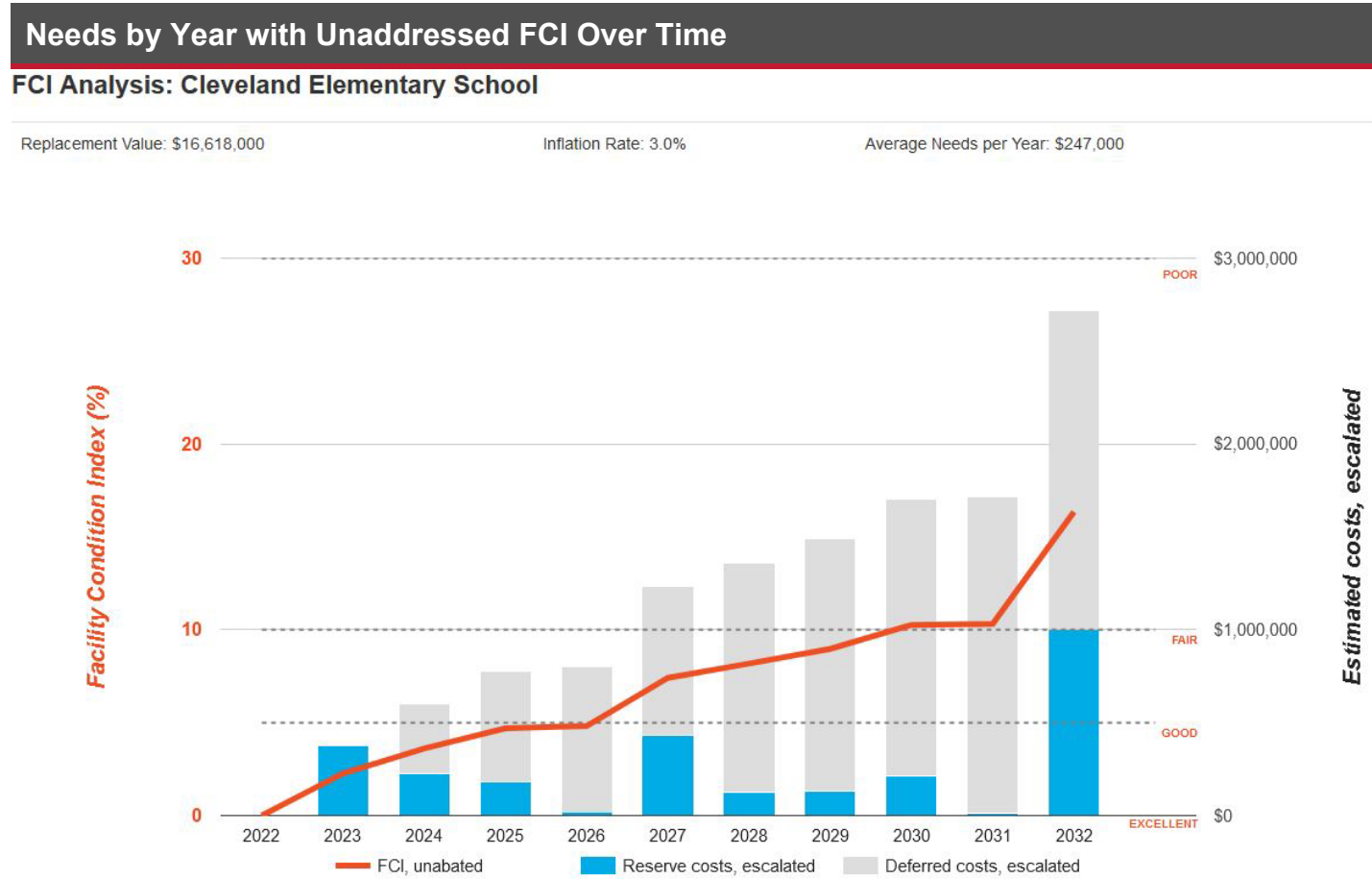
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Bldg A, Cleveland Elementary (1934)	\$425	22,500	\$9,562,500	0.0%	5.2%	8.4%	16.7%
Bldg B, Odyssey Charter (1934)	\$425	10,500	\$4,462,500	0.0%	4.5%	6.6%	14.8%
Bldg C, Auditorium (1934)	\$425	6,100	\$2,592,500	0.0%	3.3%	5.1%	17.0%

Campus Level FCI:

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



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

Immediate Needs

No Immediate Needs were observed at this time.



Key Findings



Roofing in Poor condition.

Built-Up
Building A, Cleveland Elementary Cleveland
Elementary School Roof

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

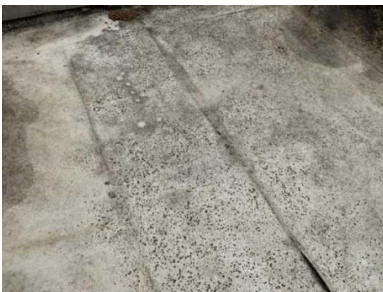
Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$365,600

\$\$\$\$

Complaints of leaking, roof worn down, and water pooling in spots. - AssetCALC ID: 3984295



Roofing in Poor condition.

Modified Bitumen
Building C, Auditorium Cleveland Elementary
School Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$70,700

\$\$\$\$

Complaints of leaking, worn, pooling in spots. - AssetCALC ID: 3984566



Roofing in Poor condition.

Modified Bitumen
Building B, Odyssey Charter Cleveland
Elementary School Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$130,600

\$\$\$\$

Complaints of leaking, warn, and pooling in spots. - AssetCALC ID: 3984468



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Building A, Cleveland Elementary Cleveland
Elementary School Roof

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,800

\$\$\$\$

At its estimated useful life. - AssetCALC ID: 3984271

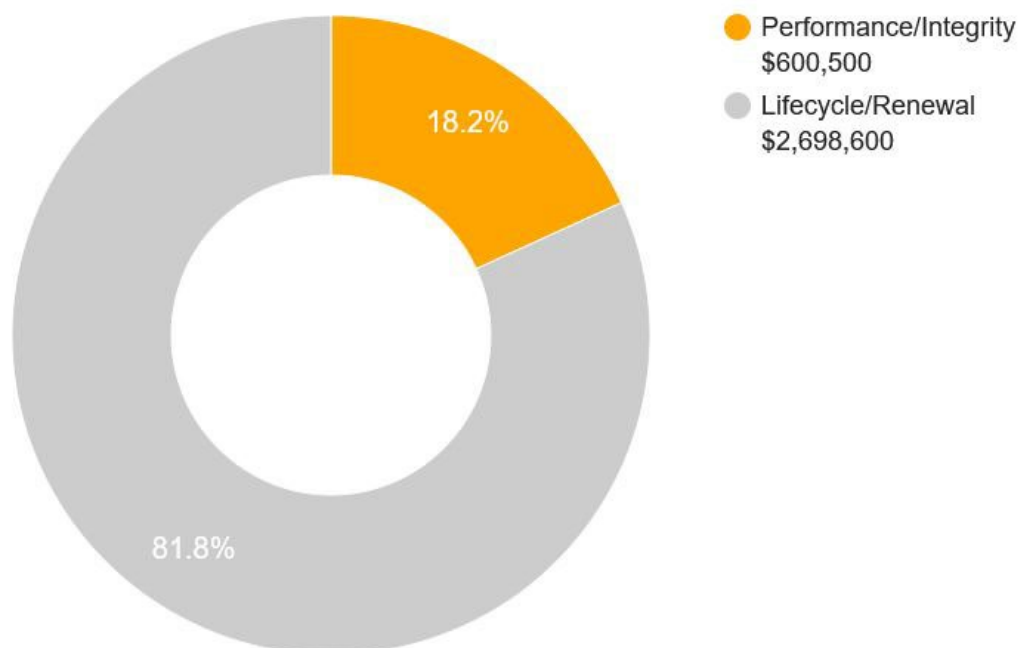
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,299,100

2. (Building A) Cleveland Elementary



Cleveland Elementary: Systems Summary

Address	524 Palisade Street, No. 2056, Pasadena California, 91103	
Constructed/Renovated	1934 / 2012	
Building Size	22,500 SF	
Number of Stories	1 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists on a concrete slab	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum and Wood	Fair
Roof	Flat construction with modified bituminous membrane	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, wood strip, sealant Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler feeding cabinet terminal units Non-Central System: Packaged units	Fair

Cleveland Elementary: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaking, One package unit needs replacement, Boiler and wood windows very old	

Cleveland Elementary: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$85,599	\$15,791	\$643,751	\$745,141
Roofing	-	\$376,535	-	-	\$39,475	\$416,010
Interiors	-	-	\$51,432	\$389,540	\$238,348	\$679,320
Plumbing	-	-	\$5,877	\$1,204	\$513,286	\$520,367
HVAC	-	\$10,388	\$93,530	\$144,543	\$202,657	\$451,118
Fire Protection	-	-	-	-	\$47,580	\$47,580
Electrical	-	-	\$129,091	\$65,156	\$553,760	\$748,007
Fire Alarm & Electronic Systems	-	-	\$46,825	\$104,049	-	\$150,874
Equipment & Furnishings	-	-	\$7,567	\$66,529	\$11,790	\$85,886
Site Utilities	-	-	\$3,459	-	\$5,389	\$8,848
TOTALS (3% inflation)	-	\$387,000	\$423,400	\$786,900	\$2,256,100	\$3,853,400

3. (Building B) Odyssey Charter



Odyssey Charter: Systems Summary

Address	524 Palisade Street, No. 2056, Pasadena California, 91103	
Constructed/Renovated	1934	
Building Size	10,500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists on a concrete slab	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chiller feeding and cabinet terminal units	Fair

Odyssey Charter: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers.	Poor
Electrical	Source & Distribution: Main switchboard copper Interior Lighting: linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaking	

Odyssey Charter: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$58,340	\$24,408	\$82,748
Roofing	-	\$138,511	-	\$3,800	-	\$142,311
Interiors	-	-	\$84,400	\$94,076	\$196,817	\$375,293
Plumbing	-	-	\$6,053	\$21,750	\$149,950	\$177,753
HVAC	-	-	\$16,592	\$109,233	\$69,475	\$195,300
Electrical	-	-	\$7,844	\$81,179	\$378,058	\$467,081
Equipment & Furnishings	-	-	\$39,099	-	\$9,333	\$48,432
TOTALS (3% inflation)	-	\$138,600	\$154,000	\$368,400	\$828,100	\$1,489,100

4. (Building C) Auditorium



Auditorium: Systems Summary

Address	524 Palisade Street, No. 2056, Pasadena California, 91103	
Constructed/Renovated	1934	
Building Size	6,100 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists on a concrete slab	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, wood strip Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Fed from Cleveland Elementary Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Fed from Cleveland Elementary	Fair

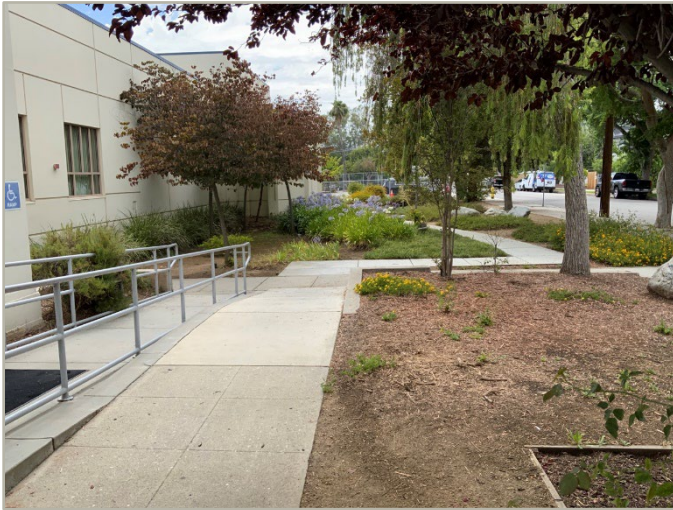
Auditorium: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaking	

Auditorium: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$29,195	-	\$218,542	\$247,737
Roofing	-	\$75,026	-	-	-	\$75,026
Interiors	-	-	-	\$134,464	\$81,344	\$215,808
Plumbing	-	-	\$19,549	\$5,407	\$54,430	\$79,386
HVAC	-	-	\$4,034	\$37,342	\$5,420	\$46,796
Fire Protection	-	-	-	-	\$73,734	\$73,734
Electrical	-	-	\$3,908	\$43,673	\$39,013	\$86,594
Fire Alarm & Electronic Systems	-	-	-	\$26,757	-	\$26,757
Equipment & Furnishings	-	-	-	\$26,925	\$5,423	\$32,348
Accessibility	-	-	-	\$34,456	-	\$34,456
TOTALS (3% inflation)	-	\$75,100	\$56,700	\$309,100	\$478,000	\$918,900

5. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with fencing and site lights Heavily furnished with park benches and picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Brick retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: LED and metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Shade structures and storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Plumbing	-	-	-	\$21,234	-	\$21,234
Special Construction & Demo	-	-	-	-	\$76,278	\$76,278
Site Development	-	-	\$267,547	\$206,981	\$120,258	\$594,786
Site Pavement	-	-	-	\$86,999	-	\$86,999
Site Utilities	-	-	-	\$17,546	-	\$17,546
TOTALS (3% inflation)	-	-	\$267,600	\$332,800	\$196,600	\$797,000

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 1934 and substantially renovated in 2012 and some accessibility improvements appear to have been implemented at that time.

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

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

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

10. Certification

Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cleveland Elementary School, 524 Palisade Street, No. 2056, Pasadena California, 91103, 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.

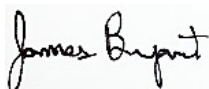
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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,
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Reviewed by: 

James Bryant,
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11. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - COVER PHOTO



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - RIGHT ELEVATION



6 - HALLWAY



Photographic Overview



7 - CLASSROOM



8 - ROOFTOP MECHANICAL EQUIPMENT



9 - ELECTRICAL ROOM



10 - CUSTODIAN CLOSET



11 - AUDITORIUM



12 - AUDITORIUM INTERIOR



Photographic Overview



13 – ODYSSEY CHARTER



14 – ODYSSEY CLASSROOM



15 - PLAYGROUND



16 - GRASSY FIELD



17 - SITE BETWEEN BUILDINGS



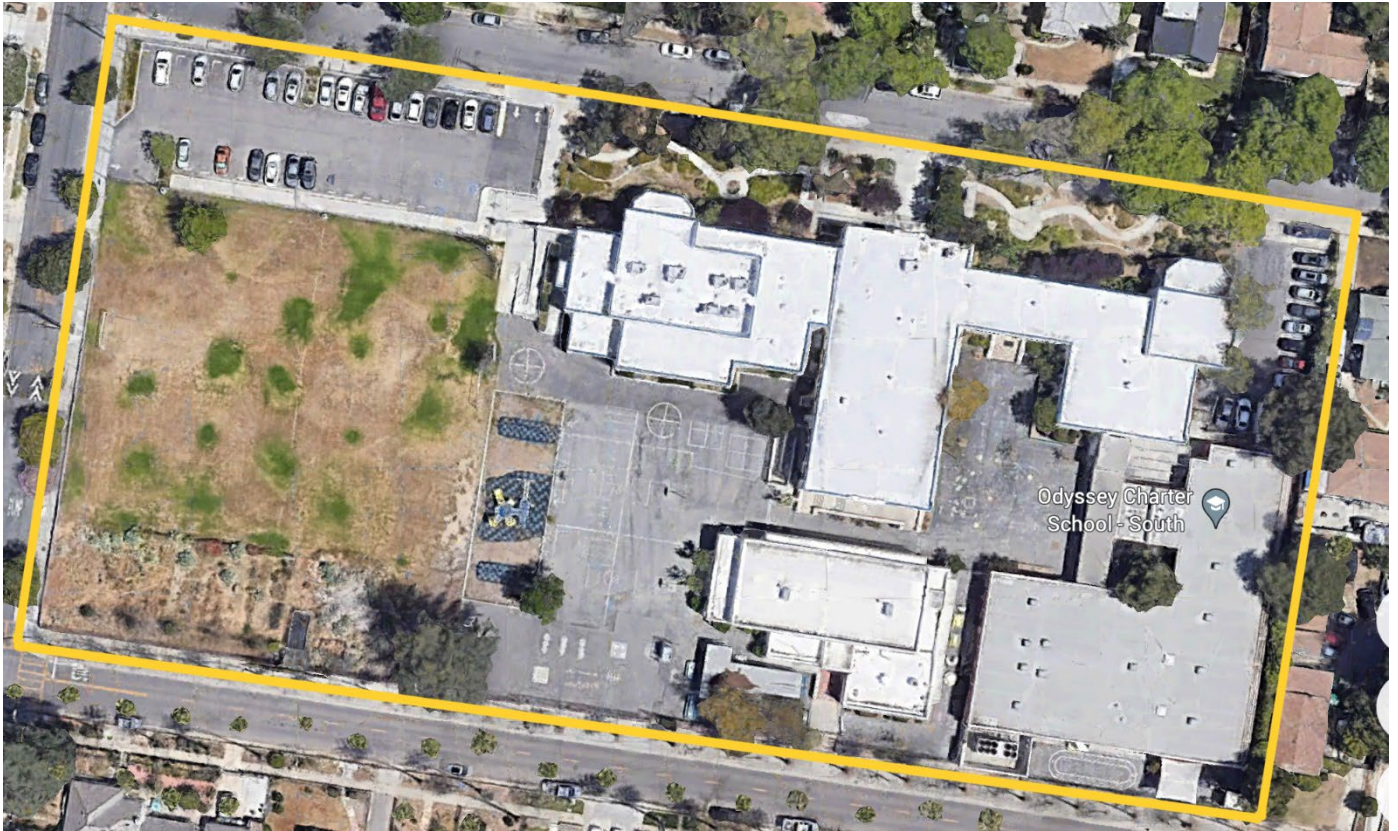
18 - FRONT SITE



Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	154554.22R000-024.354	Cleveland Elementary School	
	Source	On-Site Date	
	Google	June 22, 2022	

Appendix C:

Pre-Survey Questionnaire

THE PRE-SURVEY QUESTIONNAIRE
WAS NOT RETURNED TO BV

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cleveland Elementary School

BV Project Number: 154554.22R000 - 024.354

Abbreviated Accessibility Checklist

Facility History & Interview

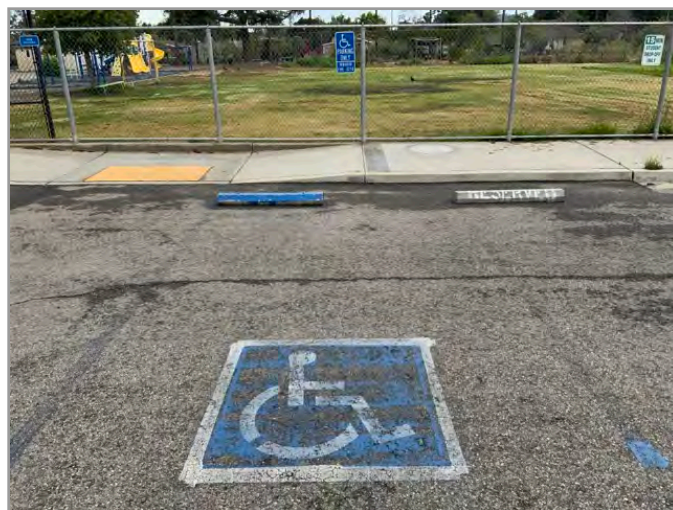
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

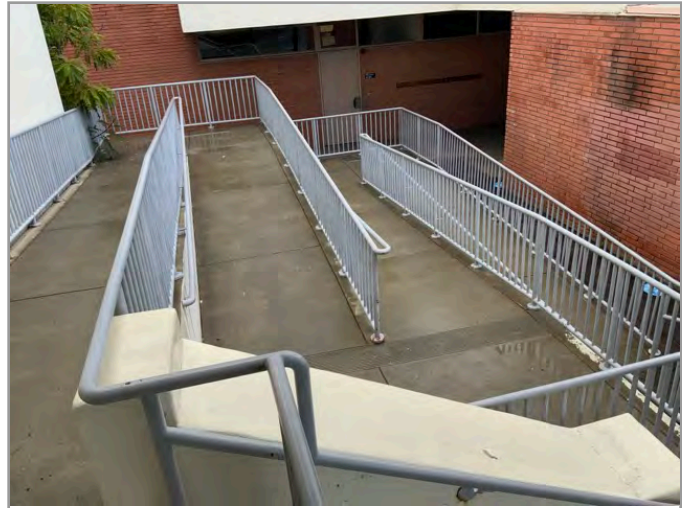
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
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



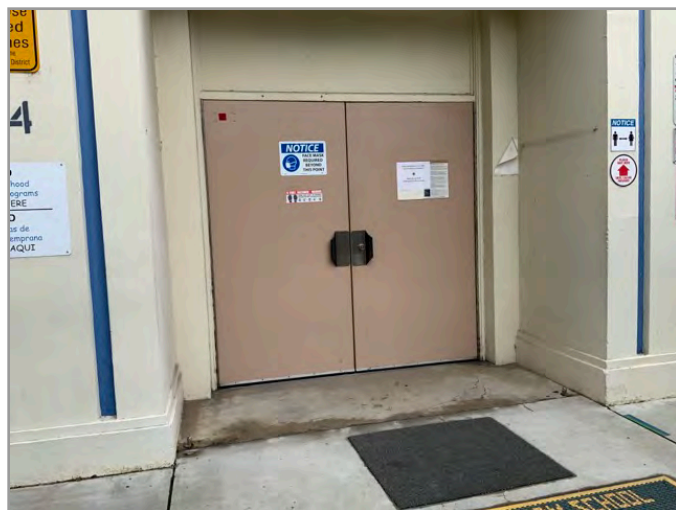
2ND PATHWAY

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

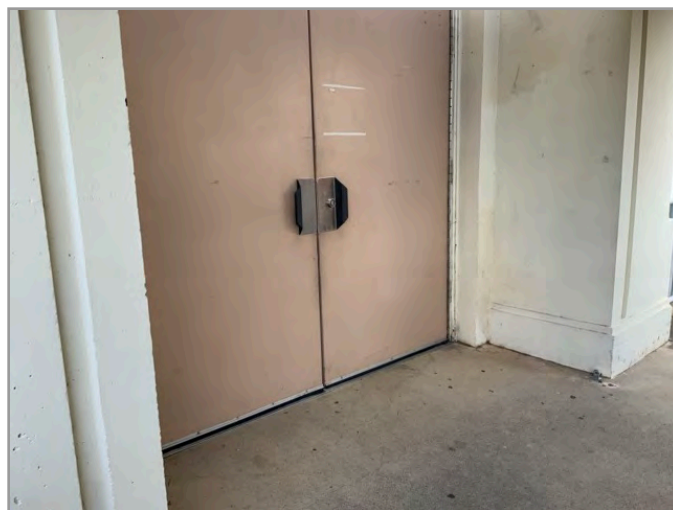
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

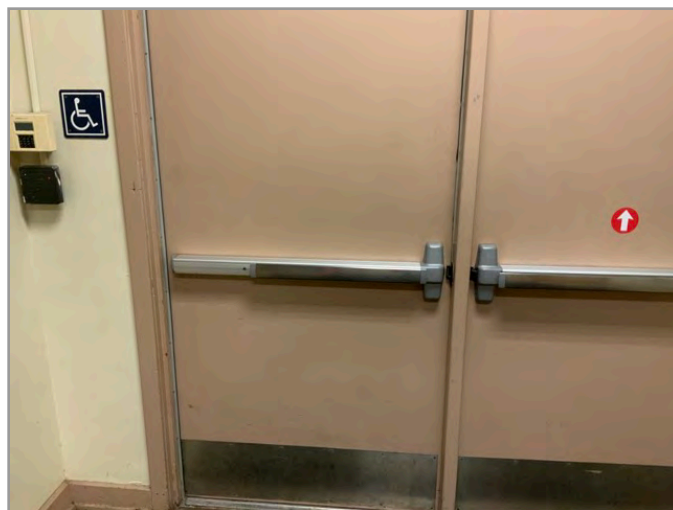
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

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) ?			✕	
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Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Cleveland Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	500 SF	25	3984691
Plumbing						
D2010	Site	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water [No tag/plate found]	1	7	3984686
D2010	Site	Fair	Piping & Valves, Motorized Flow Control Valve, Domestic Water [No tag/plate found]	1	7	3984684
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,800 SF	15	3984674
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,000 SF	10	3984687
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	4,500 SF	25	3984681
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	750 SF	12	3984679
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	3984690
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	30,000 SF	2	4156308
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	1,600 SF	6	3984678
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	30,000 SF	2	3984695
G2050	Site	Fair	Play Structure, Multipurpose, Small	3	12	3984689
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	5	3984694
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	2,000 SF	4	3984685
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	3984697
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	3984696
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	1,500 SF	25	3984675
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	15	7	3984677

Component Condition Report | Cleveland Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	10	8	3984676
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	3	3984692
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	2	8	3984682
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	3,000 LF	25	3984693
G2060	Site	Fair	Flagpole, Metal	1	5	3984680
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	50,000 SF	10	3984683
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	10	3984688

Component Condition Report | Cleveland Elementary School / Bldg A, Cleveland Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	15,000 SF	20	3984231
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	22	15	3984249
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	45	3	3984254
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	10	3984238
B2070	Building Exterior	Fair	Louvers, Aluminum	4	20	3984288
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	24,000 SF	1	3984295
B3060	Roof	Fair	Roof Hatch, Metal	1	12	3984193
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	17	15	3984284
Interiors						
C1010	A-118	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	35 LF	5	3984228
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	17	25	3984229
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	33	15	3984256
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	25	3984241

Component Condition Report | Cleveland Elementary School / Bldg A, Cleveland Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Steel, Standard	25	25	3984264
C1030	Throughout building	Fair	Door Hardware, School, per Door	79	10	3984209
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,000 SF	10	3984281
C1090	Restrooms	Fair	Toilet Partitions, Metal	16	10	3984223
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	35,000 SF	6	3984283
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	5	3984210
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	25	3984216
C2030	Classrooms	Fair	Flooring, Maple Sports Floor	5,000 SF	10	3984207
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,500 SF	5	3984224
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	6,500 SF	8	3984213
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,500 SF	6	3984211
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	22,500 SF	12	3984293
D2010	Custodian	Excellent	Water Heater, Gas, Residential [No tag/plate found]	1	14	3984205
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	14	15	3984200
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	14	15	3984219
D2010	Restrooms	Fair	Urinal, Standard	6	15	3984272
D2010	Custodian	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	7	3984258
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	15	3984199
D2010	Custodian	Fair	Sink/Lavatory, Service Sink, Floor	2	20	3984235
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	4	3984248
HVAC						
D3020	A-118	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984261
D3020	A-118	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984202
D3020	A-107	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984287

Component Condition Report | Cleveland Elementary School / Bldg A, Cleveland Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	A-106	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984245
D3020	A-105	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984201
D3020	A-120	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984278
D3020	A-118	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984218
D3020	Boiler Room	Poor	Boiler, Electric, HVAC [No tag/plate found]	1	2	3984285
D3020	Hallway	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984262
D3020	A-104	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984198
D3020	Hallway	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984236
D3020	A-118	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984204
D3020	A-119	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	5	3984263
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-3]	1	10	3984279
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-7]	1	10	3984197
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-4]	1	10	3984292
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	10	3984227
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	10	3984250
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-6]	1	10	3984252
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	10	3984240
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	22,500 SF	20	3984251
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-5]	1	10	3984195
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	2	3984271
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984247
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984276
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	5	3984270
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	9	3984265
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984289

Component Condition Report | Cleveland Elementary School / Bldg A, Cleveland Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	11	3984294
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984253
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	11	3984268
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	9	3984214
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	5	3984230
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984194
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984286
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984277
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984215
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984203
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984233
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	7	3984269
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984239
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [No tag/plate found]	1	10	3984212
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	5	3984275
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	5	3984260
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	9	3984266
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984234
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984273
Fire Protection						
D4010	Building exterior	Fair	Supplemental Components, Fire Riser, Dry [No tag/plate found]	1	15	3984242
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	22,500 SF	25	3984222
D4010	Fire Riser Room	Fair	Supplemental Components, Fire Riser, Dry [No tag/plate found]	1	20	3984244
Electrical						
D5020	Custodian	Fair	Distribution Panel, 120/208 V [HA]	1	15	3984282

Component Condition Report | Cleveland Elementary School / Bldg A, Cleveland Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Basement electrical room	Fair	Switchgear, 120/208 V [DP-1]	1	20	3984206
D5020	Custodian	Fair	Distribution Panel, 120/208 V [LA]	1	15	3984220
D5020	Basement electrical room	Fair	Secondary Transformer, Dry, Stepdown [T-3]	1	15	3984226
D5020	Custodian	Fair	Distribution Panel, 120/240 V, Residential Style [LA1]	1	15	3984225
D5020	Basement electrical room	Fair	Secondary Transformer, Dry, Stepdown [T-4]	1	15	3984221
D5020	Hallway	Fair	Distribution Panel, 120/240 V, Residential Style [No tag/plate found]	1	15	3984192
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V [BR]	1	15	3984257
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown [TR-7]	1	20	3984255
D5020	Basement electrical room	Fair	Switchboard, 120/208 V [Main Breaker]	1	10	3984232
D5020	Basement electrical room	Fair	Secondary Transformer, Dry, Stepdown [F-2]	1	15	3984217
D5020	Building exterior	Good	Switchgear, 120/208 V [No tag/plate found]	1	30	3984237
D5020	Basement electrical room	Fair	Secondary Transformer, Dry, Stepdown [T-1]	1	15	3984291
D5020	Hallway	Fair	Distribution Panel, 120/240 V, Residential Style [No tag/plate found]	1	5	3984280
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,500 SF	19	4010866
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,500 SF	5	3984243
D5040	Building Exterior	Fair	Special Fixture w/ Lamp, Metal Halide	22	8	3984196
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	22,500 SF	5	3984290
D7050	A-112A	Poor	Fire Alarm Panel, Multiplex [No tag/plate found]	1	2	3984259
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	22,500 SF	10	3984274
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	5	3984208
E2010	Throughout building	Fair	Casework, Cabinetry Economy	260 LF	10	3984246
Utilities						
G3010	Boiler Room	Fair	Pump, Well Water [No tag/plate found]	1	3	3984267

Component Condition Report | Cleveland Elementary School / Bldg B, Odyssey Charter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	6,000 SF	25	3984469
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	42	10	3984460
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	24	15	3984508
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	12,000 SF	2	3984468
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	10	3984465
Interiors						
C1030	Building Exterior	Fair	Door Hardware, School, per Door	24	15	3984479
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	10	3984463
C1090	Restrooms	Fair	Toilet Partitions, Metal	11	10	3984492
C2010	Classrooms	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	6	3984494
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	3	3984501
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	20	3984459
C2030	Classrooms	Fair	Flooring, Vinyl Tile (VCT)	1,400 SF	5	3984483
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	2,500 SF	5	3984490
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	11	15	3984489
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	10,500 SF	15	3984474
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	5	3984485
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	3984472
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	3984484
D2010	Utility closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	6	3984486
D2010	Restrooms	Fair	Urinal, Standard	3	15	3984458
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	10	3984496

Component Condition Report | Cleveland Elementary School / Bldg B, Odyssey Charter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	B-115	Fair	Boiler Supplemental Components, Expansion Tank [ET2]	1	10	3984498
D3020	B-100	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984488
D3020	B-108	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984476
D3020	B-102	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984504
D3020	B-106	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984473
D3020	B-107	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984510
D3020	B-105	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984495
D3020	B-109	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984503
D3020	B-115	Poor	Boiler, Gas, HVAC [Boiler 1]	1	2	3984491
D3020	Building exterior	Fair	Boiler Supplemental Components, Expansion Tank [ET1]	1	10	3984471
D3020	B-110	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984477
D3020	B-101	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984505
D3020	B-103	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984507
D3020	B-104	Fair	Cabinet Heater, Electric, 3 to 4 LF [No tag/plate found]	1	8	3984499
D3020	B-115	Poor	Boiler, Gas, HVAC [Boiler 2]	1	2	3984467
D3030	Building exterior	Poor	Chiller, Air-Cooled [No tag/plate found]	1	2	3984497
D3050	B-115	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	5	3984475
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984464
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984482
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	4	3984480
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	1	4	3984481
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF 4]	1	5	3984466
Electrical						
D5020	B-114	Fair	Distribution Panel, 120/240 V [E]	1	3	3984478

Component Condition Report | Cleveland Elementary School / Bldg B, Odyssey Charter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	B-114	Fair	Secondary Transformer, Dry, Stepdown [T-5]	1	15	3984502
D5020	B-114	Fair	Switchgear, 120/208 V [DP-2]	1	20	3984509
D5020	B-114	Fair	Distribution Panel, 120/208 V [LP-1BC]	1	15	3984493
D5020	B-114	Fair	Distribution Panel, 120/208 V [LP-1B]	1	15	3984506
D5020	B-114	Fair	Distribution Panel, 120/240 V, Residential Style [G]	1	3	3984462
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,500 SF	19	4010867
D5040	Building Exterior	Fair	Special Fixture w/ Lamp, Metal Halide	15	7	3984487
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	10,500 SF	10	3984470
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Cabinetry Economy	150 LF	5	3984500
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	95 LF	5	3984461

Component Condition Report | Cleveland Elementary School / Bldg C, Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	1,600 SF	20	3984559
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,700 SF	5	3984568
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	115 SF	15	3984599
B2020	Building Exterior	Fair	Window, Wood, 28-40 SF	6	3	3984562
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	17	15	3984593
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	6,500 SF	2	3984566
Interiors						
C1010	Cafeteria	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	40 LF	15	3984601
C1030	Throughout building	Fair	Interior Door, Steel, Standard	22	20	3984589

Component Condition Report | Cleveland Elementary School / Bldg C, Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	39	15	3984577
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,000 SF	10	3984565
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	7	3984590
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	10,000 SF	7	3984581
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,600 SF	7	3984587
C2030	Multipurpose Room	Fair	Flooring, Wood, Strip	1,500 SF	8	3984563
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	10	3984584
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,100 SF	14	4010864
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	5	3984570
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	10	3984557
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	5	3984567
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	10	3984595
D2010	Cafeteria	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	15	3984597
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984586
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984572
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	5	3984588
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	7	3984594
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984571
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984579
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	10	3984578
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom [No tag/plate found]	1	5	3984596
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984583
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	10	3984574

Component Condition Report | Cleveland Elementary School / Bldg C, Auditorium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984558
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3984580
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	6,100 SF	15	3984573
D4010	Building exterior	Fair	Supplemental Components, Fire Riser, Dry [No tag/plate found]	1	15	3984554
Electrical						
D5020	Storage Closet	Good	Distribution Panel, 120/208 V [LP-1C]	1	30	3984569
D5020	Kitchen	Fair	Distribution Panel, 120/240 V, Residential Style [PA1]	1	5	3984592
D5020	Storage Closet	Good	Secondary Transformer, Dry, Stepdown [T-6]	1	20	3984600
D5020	Multipurpose Room	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1	5	3984560
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,100 SF	15	4010865
D5040	Building exterior	Fair	Special Fixture w/ Lamp, Metal Halide	11	10	3984598
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,100 SF	10	3984582
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,100 SF	10	3984576
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In [No tag/plate found]	1	7	3984564
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	3984585
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4) [No tag/plate found]	1	7	3984575
E1040	Utility closet	Good	Ceramics Equipment, Kiln [No tag/plate found]	1	15	3984556
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	7	3984591
E2010	Throughout building	Fair	Casework, Cabinetry Economy	35 LF	7	3984561
Accessibility						
Y1040	Multipurpose Room	Fair	ADA Elevators, Wheelchair Lift, Up to One Floor, Install [No tag/plate found]	1	8	3984555

Component Condition Report | Cleveland Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	39,100 SF	2	4156306

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/9/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimated
Cleveland Elementary School	\$0	\$0	\$112,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,784	\$0	\$0	\$0	\$288,612
Cleveland Elementary School / Bldg A, Cleveland Elementary	\$0	\$376,535	\$35,089	\$89,060	\$15,674	\$297,985	\$98,084	\$23,684	\$51,464	\$10,221	\$598,032	\$7,229	\$385,945	\$0	\$15,305	\$465,042	\$131,817	\$7,193	\$5,390	\$116,472	\$1,128,881	\$3,859,104
Cleveland Elementary School / Bldg B, Odyssey Charter	\$0	\$0	\$220,810	\$61,347	\$5,878	\$86,777	\$30,075	\$4,416	\$53,062	\$0	\$237,297	\$0	\$0	\$71,899	\$7,899	\$214,426	\$39,283	\$0	\$0	\$50,080	\$382,890	\$1,466,139
Cleveland Elementary School / Bldg C, Auditorium	\$0	\$0	\$75,027	\$11,413	\$0	\$45,280	\$0	\$77,376	\$65,467	\$0	\$166,206	\$0	\$0	\$0	\$50,194	\$195,019	\$0	\$26,974	\$0	\$0	\$205,741	\$918,697
Cleveland Elementary School / Site	\$0	\$0	\$136,780	\$3,567	\$8,572	\$9,460	\$51,965	\$43,314	\$15,023	\$0	\$240,529	\$30,121	\$97,727	\$0	\$0	\$76,278	\$0	\$24,277	\$0	\$13,355	\$0	\$750,967
Grand Total	\$0	\$376,535	\$580,535	\$165,386	\$30,124	\$439,502	\$180,124	\$148,790	\$185,016	\$10,221	\$1,242,064	\$37,350	\$483,673	\$71,899	\$73,398	\$950,766	\$171,100	\$234,228	\$5,390	\$179,907	\$1,717,512	\$7,283,520

Cleveland Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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								
D8010	Cleveland Elementary School	4156306	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	39100	SF	\$2.72	\$106,352			\$106,352															\$106,352					\$212,704							
Totals, Unescalated											\$0	\$0	\$106,352	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$106,352	\$0	\$0	\$0		\$212,704			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$112,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175,784	\$0	\$0	\$0		\$288,612

Cleveland Elementary School / Bldg A, Cleveland Elementary

Form	Format	Location	Description	ID	Cost	Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010		Building Exterior	3984231	Exterior Walls, Stucco, Replace		50	30	20	15000	SF	\$21.76	\$326,400																						\$326,400	\$326,400	
B2020		Building Exterior	3984254	Window, Wood, 28-40 SF, Replace		30	27	3	45	EA	\$1,740.80	\$78,336						\$78,336																	\$78,336	
B2020		Building Exterior	3984249	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	15	15	22	EA	\$1,360.00	\$29,920																		\$29,920					\$29,920	
B2050		Building Exterior	3984238	Exterior Door, Steel, Standard, Replace		40	30	10	18	EA	\$652.80	\$11,750												\$11,750											\$11,750	
B2070		Building Exterior	3984288	Louvers, Aluminum, Replace		40	20	20	4	EA	\$1,055.36	\$4,221																						\$4,221	\$4,221	
B3010		Roof	3984295	Roofing, Built-Up, Replace		25	24	1	24000	SF	\$15.23	\$365,568			\$365,568																				\$365,568	
B3060		Roof	3984284	Roof Skylight, per unit, up to 20 SF, Replace		30	15	15	17	EA	\$1,414.40	\$24,045																		\$24,045					\$24,045	
B3060		Roof	3984193	Roof Hatch, Metal, Replace		30	18	12	1	EA	\$1,414.40	\$1,414												\$1,414											\$1,414	
C1010		A-118	3984228	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace		25	20	5	35	LF	\$31.99	\$1,120								\$1,120															\$1,120	
C1030		Throughout building	3984256	Interior Door, Wood, Solid-Core, Replace		40	25	15	33	EA	\$761.60	\$25,133																		\$25,133					\$25,133	
C1030		Throughout building	3984209	Door Hardware, School, per Door, Replace		30	20	10	79	EA	\$435.20	\$34,381												\$34,381											\$34,381	
C1070		Throughout building	3984281	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	11000	SF	\$3.81	\$41,888												\$41,888											\$41,888	
C1090		Restrooms	3984223	Toilet Partitions, Metal, Replace		20	10	10	16	EA	\$924.80	\$14,797												\$14,797											\$14,797	
C2010		Throughout building	3984283	Wall Finishes, any surface, Prep & Paint		10	4	6	35000	SF	\$1.63	\$57,120									\$57,120										\$57,120				\$57,120	
C2030		Throughout building	3984224	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	5	5	6500	SF	\$1.63	\$10,608								\$10,608										\$10,608					\$10,608	
C2030		Throughout building	3984213	Flooring, Vinyl Tile (VCT), Replace		15	7	8	6500	SF	\$5.44	\$35,360											\$35,360												\$35,360	
C2030		Throughout building	3984210	Flooring, Carpet, Commercial Standard, Replace		10	5	5	4000	SF	\$8.16	\$32,640								\$32,640										\$32,640					\$32,640	
C2030		Classrooms	3984207	Flooring, Maple Sports Floor, Replace		30	20	10	5000	SF	\$18.50	\$92,480												\$92,480											\$92,480	
C2050		Throughout building	3984211	Ceiling Finishes, any flat surface, Prep & Paint		10	4	6	11500	SF	\$2.18	\$25,024								\$25,024										\$25,024					\$25,024	
D2010		Custodian	3984258	Water Heater, Electric, Residential, Replace		15	8	7	1	EA	\$979.20	\$979									\$979														\$979	
D2010		Custodian	3984205	Water Heater, Gas, Residential, Replace		15	1	14	1	EA	\$1,414.40	\$1,414																\$1,414							\$1,414	
D2010		Throughout building	3984293	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	28	12	22500	SF	\$11.97	\$269,280													\$269,280										\$269,280	
D2010		Throughout building	3984248	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	11	4	4	EA	\$1,305.60	\$5,222							\$5,222													\$5,222			\$5,222	
D2010		Throughout building	3984200	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	14	EA	\$1,305.60	\$18,278																	\$18,278						\$18,278	
D2010		Restrooms	3984219	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	14	EA	\$1,632.00	\$22,848																	\$22,848						\$22,848	
D2010		Restrooms	3984272	Urinal, Standard, Replace		30	15	15	6	EA	\$1,196.80	\$7,181																	\$7,181						\$7,181	
D2010		Restrooms	3984199	Toilet, Commercial Water Closet, Replace		30	15	15	18	EA	\$1,414.40	\$25,459																	\$25,459						\$25,459	
D2010		Custodian	3984235	Sink/Lavatory, Service Sink, Floor, Replace		35	15	20	2	EA	\$870.40	\$1,741																					\$1,741		\$1,741	
D3020		Boiler Room	3984285	Boiler, Electric, HVAC, Replace		25	23	2	1	EA	\$18,931.20	\$18,931				\$18,931																			\$18,931	
D3020		A-118	3984261	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808	
D3020		A-118	3984202	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-107	3984287	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-106	3984245	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-105	3984201	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-120	3984278	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-118	3984218	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		Hallway	3984262	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-104	3984198	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		Hallway	3984236	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-118	3984204	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3020		A-119	3984263	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	20	5	1	EA	\$3,808.00	\$3,808												\$3,808											\$3,808	
D3050		Roof	3984271	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	18	2	1	EA	\$9,792.00	\$9,792				\$9,792																			\$9,792	

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	3984460	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	20	10	42	EA	\$1,033.60	\$43,411											\$43,411											\$43,411	
B2050	Building Exterior	3984508	Exterior Door, Steel, Standard, Replace		40	25	15	24	EA	\$652.80	\$15,667															\$15,667								\$15,667
B3010	Roof	3984468	Roofing, Modified Bitumen, Replace		20	18	2	12000	SF	\$10.88	\$130,560			\$130,560																				\$130,560
B3060	Roof	3984465	Roof Skylight, per unit, up to 20 SF, Replace		30	20	10	2	EA	\$1,414.40	\$2,829											\$2,829												\$2,829
C1030	Building Exterior	3984479	Door Hardware, School, per Door, Replace		30	15	15	24	EA	\$435.20	\$10,445															\$10,445								\$10,445
C1070	Classrooms	3984463	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	10000	SF	\$3.81	\$38,080											\$38,080												\$38,080
C1090	Restrooms	3984492	Toilet Partitions, Metal, Replace		20	10	10	11	EA	\$924.80	\$10,173											\$10,173												\$10,173
C2010	Classrooms	3984494	Wall Finishes, any surface, Prep & Paint		10	4	6	15000	SF	\$1.63	\$24,480						\$24,480										\$24,480							\$24,480
C2030	Restrooms	3984459	Flooring, Ceramic Tile, Replace		40	20	20	600	SF	\$19.58	\$11,750																					\$11,750		\$11,750
C2030	Classrooms	3984483	Flooring, Vinyl Tile (VCT), Replace		15	10	5	1400	SF	\$5.44	\$7,616						\$7,616															\$7,616		\$7,616
C2030	Restrooms	3984490	Flooring, Vinyl Sheeting, Replace		15	10	5	2500	SF	\$7.62	\$19,040						\$19,040															\$19,040		\$19,040
C2030	Classrooms	3984501	Flooring, Carpet, Commercial Standard, Replace		10	7	3	6000	SF	\$8.16	\$48,960				\$48,960										\$48,960									\$48,960
D2010	Utility closet	3984486	Water Heater, Electric, Residential, Replace		15	9	6	1	EA	\$707.20	\$707							\$707																\$707
D2010	Throughout building	3984474	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	25	15	10500	SF	\$5.44	\$57,120															\$57,120								\$57,120
D2010	Building exterior	3984485	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	4	EA	\$1,305.60	\$5,222						\$5,222															\$5,222		\$5,222
D2010	Restrooms	3984484	Toilet, Commercial Water Closet, Replace		30	20	10	2	EA	\$1,414.40	\$2,829											\$2,829												\$2,829
D2010	Restrooms	3984496	Toilet, Commercial Water Closet, Replace		30	20	10	9	EA	\$1,414.40	\$12,730											\$12,730												\$12,730
D2010	Classrooms	3984489	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	15	15	11	EA	\$1,196.80	\$13,165															\$13,165								\$13,165
D2010	Restrooms	3984472	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	15	15	10	EA	\$1,632.00	\$16,320															\$16,320								\$16,320
D2010	Restrooms	3984458	Urinal, Standard, Replace		30	15	15	3	EA	\$1,196.80	\$3,590															\$3,590								\$3,590
D3020	B-115	3984491	Boiler, Gas, HVAC, Replace		30	28	2	1	EA	\$17,190.40	\$17,190			\$17,190																				\$17,190
D3020	B-115	3984467	Boiler, Gas, HVAC, Replace		30	28	2	1	EA	\$17,190.40	\$17,190			\$17,190																				\$17,190
D3020	B-100	3984488	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-108	3984476	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-102	3984504	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-106	3984473	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-107	3984510	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-105	3984495	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-109	3984503	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-110	3984477	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-101	3984505	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-103	3984507	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-104	3984499	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	17	8	1	EA	\$3,808.00	\$3,808									\$3,808														\$3,808
D3020	B-115	3984498	Boiler Supplemental Components, Expansion Tank, Replace		40	30	10	1	EA	\$3,851.52	\$3,852										\$3,852													\$3,852
D3020	Building exterior	3984471	Boiler Supplemental Components, Expansion Tank, Replace		40	30	10	1	EA	\$2,937.60	\$2,938										\$2,938													\$2,938
D3030	Building exterior	3984497	Chiller, Air-Cooled, Replace		25	23	2	1	EA	\$43,193.60	\$43,194			\$43,194																				\$43,194
D3050	B-115	3984475	Pump, Distribution, HVAC Heating Water, Replace		25	20	5	1	EA	\$6,636.80	\$6,637						\$6,637																	\$6,637
D3060	Roof	3984466	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	15	5	1	EA	\$2,611.20	\$2,611						\$2,611																	\$2,611
D3060	Roof	3984482	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace		20	10	10	1	EA	\$2,611.20	\$2,611										\$2,611													\$2,611
D3060	Restrooms	3984464	Supplemental Components, Hand Dryer, Restroom, Replace		10	6	4	1	EA	\$1,740.80	\$1,741						\$1,741									\$1,741								\$1,741
D3060	Restrooms	3984480	Supplemental Components, Hand Dryer, Restroom, Replace		10	6	4	1	EA	\$1,740.80	\$1,741						\$1,741									\$1,741								\$1,741
D3060	Restrooms	3984481	Supplemental Components, Hand Dryer, Restroom, Replace		10	6	4	1	EA	\$1,740.80	\$1,741						\$1,741									\$1,741								\$1,741
D5020	B-114	3984502	Secondary Transformer, Dry, Stepdown, Replace		30	15	15	1	EA	\$8,268.80	\$8,269																\$8,269							\$8,269
D5020	B-114	3984509	Switchgear, 120/208 V, Replace		40	20	20	1	EA	\$163,200.00	\$163,200																				\$163,200			\$163,200
D5020	B-114	3984478	Distribution Panel, 120/240 V, Replace		30	27	3	1	EA	\$5,984.00	\$5,984					\$5,984																		\$5,984
D5020	B-114	3984462	Distribution Panel, 120/240 V, Residential Style, Replace		30	27	3	1	EA	\$1,196.80	\$1,197					\$1,197																		\$1,197
D5020	B-114	3984493	Distribution Panel, 120/208 V, Replace		30	15	15	1	EA	\$6,528.00	\$6,528															\$6,528								\$6,528
D5020	B-114	3984506	Distribution Panel, 120/208 V, Replace		30	15	15	1	EA	\$6,528.00	\$6,528															\$6,528								\$6,528
D5030	Throughout	4010867	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	21	19	10500	SF	\$2.72	\$28,560																			\$28,560				\$28,560
D5040	Building Exterior	3984487	Special Fixture w/ Lamp, Metal Halide, Replace		20	13	7	15	EA	\$239.36	\$3,590								\$3,590															\$3,590
D5040	Classrooms	3984470	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	10	10	10500	SF	\$5.44	\$57,120										\$57,120													\$57,120
E2010	Classrooms	3984500	Casework, Cabinetry Economy, Replace		20	15	5	150	LF	\$190.40	\$28,560					\$28,560																		\$28,560
E2010	Classrooms	3984461	Casework, Countertop, Plastic Laminate, Replace		15	10	5	95	LF	\$54.40	\$5,168						\$5,168															\$5,168		\$5,168
Totals, Unescalated												\$0	\$0	\$208,134	\$56,141	\$5,222	\$74,854	\$25,187	\$3,590	\$41,888	\$0	\$176,572	\$0	\$0	\$48,960	\$5,222	\$137,632	\$24,480	\$0	\$0	\$28,560	\$211,997	\$1,048,440	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$220,810	\$61,347	\$5,878	\$86,777	\$30,075	\$4,416	\$53,062	\$0	\$237,297	\$0	\$0	\$71,899	\$7,899	\$214,426	\$39,283	\$0	\$0	\$50,080	\$382,890	\$1,466,139	

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	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
G2050	Site	3984679		Playfield Surfaces, Rubber, Small Areas, Replace	20	8	12	750	SF	\$28.29	\$21,216													\$21,216								\$21,216	
G2050	Site	3984689		Play Structure, Multipurpose, Small, Replace	20	8	12	3	EA	\$10,880.00	\$32,640													\$32,640								\$32,640	
G2060	Site	3984676		Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	17	8	10	EA	\$816.00	\$8,160									\$8,160												\$8,160	
G2060	Site	3984682		Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	17	8	2	EA	\$1,849.60	\$3,699									\$3,699												\$3,699	
G2060	Site	3984692		Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,264.00	\$3,264					\$3,264																	\$3,264
G2060	Site	3984680		Flagpole, Metal, Replace	30	25	5	1	EA	\$2,720.00	\$2,720						\$2,720																\$2,720
G2060	Site	3984677		Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	13	7	15	EA	\$217.60	\$3,264								\$3,264														\$3,264
G2080	Site	3984683		Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	50000	SF	\$1.09	\$54,400												\$54,400										\$54,400
G4050	Site	3984688		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	3	EA	\$4,352.00	\$13,056												\$13,056										\$13,056
Totals, Unescalated												\$0	\$0	\$128,928	\$3,264	\$7,616	\$8,160	\$43,520	\$35,219	\$11,859	\$0	\$178,976	\$21,760	\$68,544	\$0	\$0	\$48,960	\$0	\$14,688	\$0	\$7,616	\$0	\$579,110
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$136,780	\$3,567	\$8,572	\$9,460	\$51,965	\$43,314	\$15,023	\$0	\$240,529	\$30,121	\$97,727	\$0	\$0	\$76,278	\$0	\$24,277	\$0	\$13,355	\$0	\$750,967

Appendix G:

Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3984258	D2010	Water Heater	Electric, Residential	30 GAL	Cleveland Elementary School / Bldg A, Cleveland Elementary	Custodian	A. O. Smith	DEL 30 110	1448M000598	2014	1003110	
2	3984486	D2010	Water Heater	Electric, Residential	19 GAL	Cleveland Elementary School / Bldg B, Odyssey Charter	Utility closet	American Standard Inc.	CE-20-AS 208V 1500W	A13-001775	2013	1003123	
3	3984205	D2010	Water Heater	Gas, Residential	30 GAL	Cleveland Elementary School / Bldg A, Cleveland Elementary	Custodian	Bradford White	URG130T6N	XL48820914	2021	1003085	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3984491	D3020	Boiler [Boiler 1]	Gas, HVAC	250 MBH	Cleveland Elementary School / Bldg B, Odyssey Charter	B-115	Laars Heating Systems	No tag/plate found	No tag/plate found		1003105	
2	3984467	D3020	Boiler [Boiler 2]	Gas, HVAC	250 MBH	Cleveland Elementary School / Bldg B, Odyssey Charter	B-115	Laars Heating Systems	No tag/plate found	No tag/plate found		1003086	
3	3984285	D3020	Boiler	Electric, HVAC	100 KW	Cleveland Elementary School / Bldg A, Cleveland Elementary	Boiler Room	No tag/plate found	No tag/plate found	No tag/plate found		1003184	
4	3984261	D3020	Cabinet Heater	Electric, 3 to 4 LF		Cleveland Elementary School / Bldg A, Cleveland Elementary	A-118	No tag/plate found	No tag/plate found	No tag/plate found		1003113	
5	3984202	D3020	Cabinet Heater	Electric, 3 to 4 LF		Cleveland Elementary School / Bldg A, Cleveland Elementary	A-118	No tag/plate found	No tag/plate found	No tag/plate found		1003108	

6	3984287	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-107	No tag/plate found	No tag/plate found	No tag/plate found	1003032
7	3984488	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-100	No tag/plate found	No tag/plate found	No tag/plate found	1003014
8	3984476	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-108	No tag/plate found	No tag/plate found	No tag/plate found	1003076
9	3984504	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-102	No tag/plate found	No tag/plate found	No tag/plate found	1003149
10	3984473	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-106	No tag/plate found	No tag/plate found	No tag/plate found	1003064
11	3984510	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-107	No tag/plate found	No tag/plate found	No tag/plate found	1003084
12	3984495	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-105	No tag/plate found	No tag/plate found	No tag/plate found	1003065
13	3984245	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-106	No tag/plate found	No tag/plate found	No tag/plate found	1003072
14	3984201	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-105	No tag/plate found	No tag/plate found	No tag/plate found	1003023
15	3984503	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-109	No tag/plate found	No tag/plate found	No tag/plate found	1003112
16	3984278	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-120	No tag/plate found	No tag/plate found	No tag/plate found	1003109

17	3984218	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-118	No tag/plate found	No tag/plate found	No tag/plate found	1003107
18	3984477	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-110	No tag/plate found	No tag/plate found	No tag/plate found	1003097
19	3984262	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	Hallway	No tag/plate found	No tag/plate found	No tag/plate found	1003111
20	3984198	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-104	No tag/plate found	No tag/plate found	No tag/plate found	1003122
21	3984505	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-101	No tag/plate found	No tag/plate found	No tag/plate found	1003074
22	3984236	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	Hallway	No tag/plate found	No tag/plate found	No tag/plate found	1003124
23	3984507	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-103	No tag/plate found	No tag/plate found	No tag/plate found	1003165
24	3984204	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-118	No tag/plate found	No tag/plate found	No tag/plate found	1003114
25	3984499	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg B, Odyssey Charter	B-104	No tag/plate found	No tag/plate found	No tag/plate found	1003164
26	3984263	D3020	Cabinet Heater	Electric, 3 to 4 LF	Cleveland Elementary School / Bldg A, Cleveland Elementary	A-119	No tag/plate found	No tag/plate found	No tag/plate found	1003104

27	3984471	D3020	Boiler Supplemental Components [ET1]	Expansion Tank	60 GAL	Cleveland Elementary School / Bldg B, Odyssey Charter	Building exterior	Wessels Company	No tag/plate found	No tag/plate found			1003140
28	3984498	D3020	Boiler Supplemental Components [ET2]	Expansion Tank	100 GAL	Cleveland Elementary School / Bldg B, Odyssey Charter	B-115	No tag/plate found	No tag/plate found	No tag/plate found			1003091
29	3984497	D3030	Chiller	Air-Cooled	30 TON	Cleveland Elementary School / Bldg B, Odyssey Charter	Building exterior	Carrier	30GT130 (60HZ)	No tag/plate found			1003138
30	3984475	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Cleveland Elementary School / Bldg B, Odyssey Charter	B-115	Bell & Gossett	Inaccessible	Inaccessible			1003092
31	3984227	D3050	Packaged Unit [AC-1]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCLA04A2A6A0A0A0	3812C55321	2012		1003157
32	3984250	D3050	Packaged Unit [AC-2]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCLA04A2A6A0A0A0	3812C55319	2012		1003160
33	3984279	D3050	Packaged Unit [AC-3]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCLA05A2A6A0A0A0	2212C83972	2012		1003180
34	3984292	D3050	Packaged Unit [AC-4]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCMA06A2A6A0A0A0	3912C84107	2012		1003178
35	3984195	D3050	Packaged Unit [AC-5]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCLA05A2A6A0A0A0	2012C82678	2012		1003148
36	3984252	D3050	Packaged Unit [AC-6]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCDA07A1A6A0A0A0	4112G10001	2012		1003156

37	3984197	D3050	Packaged Unit [AC-7]	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HCLA04A2A6A0A0A0	3812C55320	2012	1003159
38	3984240	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	International Comfort Products	PGD336060L001C1	C124205674	2012	1003129
39	3984271	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Carrier	48HJL005---641--	5001G50199	2001	1003125
40	3984466	D3060	Exhaust Fan [EF 4]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg B, Odyssey Charter	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003201
41	3984212	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003177
42	3984276	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003173
43	3984270	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003182
44	3984586	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003172
45	3984265	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	80 PR 8 PR	138SD50669-00/0000705	2011	1003186
46	3984572	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003161

47	3984289	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003132
48	3984482	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg B, Odyssey Charter	Roof	Penn Ventilator Company	DX06B	Illegible		1003203
49	3984294	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	80 PR 8 PR	138SE49728-01/0000712	2013	1003151
50	3984253	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003126
51	3984268	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	80 PR 8 PR	138SE 55862-00/0000710	2013	1003176
52	3984214	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	80 PR 8 PR	138SD75451-01/0000710	2011	1003154
53	3984194	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003128
54	3984277	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003133
55	3984571	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003096
56	3984215	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003174

57	3984203	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	80 PR 8 PR	138SE24837-01/0000709	2012	1003130
58	3984233	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	135 ACE 135ACE B	138SE37658-00/0034017	2012	1003155
59	3984269	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003131
60	3984579	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003169
61	3984583	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003171
62	3984260	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003183
63	3984266	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg A, Cleveland Elementary	Roof	Cook	80 PR 8 PR	138SD87485-00/0000702	2011	1003127
64	3984558	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003168
65	3984580	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003167
66	3984594	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003170

67	3984578	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003162	
68	3984574	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Cleveland Elementary School / Bldg C, Auditorium	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1003163	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3984217	D5020	Secondary Transformer [F-2]	Dry, Stepdown	30 KVA	Cleveland Elementary School / Bldg A, Cleveland Elementary	Basement electrical room	MGM Transformer Company	HT30A3B2SH	0103-30Y-934-1		1003118	
2	3984291	D5020	Secondary Transformer [T-1]	Dry, Stepdown	167.5 KVA	Cleveland Elementary School / Bldg A, Cleveland Elementary	Basement electrical room	MGM Transformer Company	AD270-N0140	02-2-80133A		1003119	
3	3984226	D5020	Secondary Transformer [T-3]	Dry, Stepdown	112.5 KVA	Cleveland Elementary School / Bldg A, Cleveland Elementary	Basement electrical room	MGM Transformer Company	HT112A3B2SH	0101-112Y-755-5		1003117	
4	3984221	D5020	Secondary Transformer [T-4]	Dry, Stepdown	75 KVA	Cleveland Elementary School / Bldg A, Cleveland Elementary	Basement electrical room	MGM Transformer Company	HT75A3B2SH	0001-75Y-6-2		1003116	
5	3984502	D5020	Secondary Transformer [T-5]	Dry, Stepdown	45 KVA	Cleveland Elementary School / Bldg B, Odyssey Charter	B-114	MGM Transformer Company	HT45A3B2SH	0103-45Y-4		1003075	
6	3984600	D5020	Secondary Transformer [T-6]	Dry, Stepdown	30 KVA	Cleveland Elementary School / Bldg C, Auditorium	Storage Closet	MGM Transformer Company	HT30A3B2SH	0203-30Y-0200-1		1003147	
7	3984255	D5020	Secondary Transformer [TR-7]	Dry, Stepdown	75 KVA	Cleveland Elementary School / Bldg A, Cleveland Elementary	Building exterior	Square D	EE75T3HCU	2071312020A		1003150	

8	3984232	D5020	Switchboard [Main Breaker]	120/208 V	400 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Basement electrical room	MGM Transformer Company	ML-1CAB		P103730-LA		1003102
9	3984206	D5020	Switchgear [DP-1]	120/208 V	400 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Basement electrical room	MGM Transformer Company	F1F90ML400ETS		17-81511-A00	2002	1003120
10	3984509	D5020	Switchgear [DP-2]	120/208 V	400 AMP	Cleveland Elementary School / Bldg B, Odyssey Charter	B-114	Siemens	F1F75ML400ETS		17-81511-A00	2002	1003070
11	3984237	D5020	Switchgear	120/208 V	1200 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Building exterior	Siemens	SB		60-81511-C00020	2012	1003152
12	3984257	D5020	Distribution Panel [BR]	120/208 V	225 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Boiler Room	Siemens	AQU3302RCXAXT1B4		Y325&		1003187
13	3984478	D5020	Distribution Panel [E]	120/240 V	225 AMP	Cleveland Elementary School / Bldg B, Odyssey Charter	B-114	Square D	32		No tag/plate found		1003027
14	3984462	D5020	Distribution Panel [G]	120/240 V, Residential Style	100 AMP	Cleveland Elementary School / Bldg B, Odyssey Charter	B-114	Square D	Inaccessible		Inaccessible		1003029
15	3984282	D5020	Distribution Panel [HA]	120/208 V	400 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Custodian	Square D	12308046410220101		No tag/plate found		1003066
16	3984220	D5020	Distribution Panel [LA]	120/208 V	225 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Custodian	Square D	12308046410100001		No tag/plate found		1003067
17	3984225	D5020	Distribution Panel [LA1]	120/240 V, Residential Style	100 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Custodian	Square D	12308046410110001		No tag/plate found		1003103

18	3984506	D5020	Distribution Panel [LP-1B]	120/208 V	250 AMP	Cleveland Elementary School / Bldg B, Odyssey Charter	B-114	Siemens	No tag/plate found	No tag/plate found	1003013		
19	3984493	D5020	Distribution Panel [LP-1BC]	120/208 V	250 AMP	Cleveland Elementary School / Bldg B, Odyssey Charter	B-114	Siemens	No tag/plate found	No tag/plate found	1003039		
20	3984569	D5020	Distribution Panel [LP-1C]	120/208 V	200 AMP	Cleveland Elementary School / Bldg C, Auditorium	Storage Closet	Siemens	No tag/plate found	No tag/plate found	1003146		
21	3984560	D5020	Distribution Panel	120/208 V	200 AMP	Cleveland Elementary School / Bldg C, Auditorium	Multipurpose Room	No tag/plate found	No tag/plate found	No tag/plate found	1003139		
22	3984192	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Hallway	Square D	CB81O6	321288	1003106		
23	3984280	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Hallway	Square D	8114	321323	1003071		
24	3984592	D5020	Distribution Panel [PA1]	120/240 V, Residential Style	100 AMP	Cleveland Elementary School / Bldg C, Auditorium	Kitchen	General Electric	No tag/plate found	No tag/plate found	1003137		
25	3984487	D5040	Special Fixture w/ Lamp	Metal Halide	400 W	Cleveland Elementary School / Bldg B, Odyssey Charter	Building Exterior					15	
26	3984598	D5040	Special Fixture w/ Lamp	Metal Halide	400 W	Cleveland Elementary School / Bldg C, Auditorium	Building exterior					11	
27	3984196	D5040	Special Fixture w/ Lamp	Metal Halide	400 W	Cleveland Elementary School / Bldg A, Cleveland Elementary	Building Exterior					22	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	3984259	D7050	Fire Alarm Panel	Multiplex		Cleveland Elementary School / Bldg A, Cleveland Elementary	A-112A	Notifier	AM2020/AFP1010 W/CBC	No tag/plate found		1003115	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3984575	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Cleveland Elementary School / Bldg C, Auditorium	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1003144	
2	3984564	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Cleveland Elementary School / Bldg C, Auditorium	Kitchen	True Manufacturing Co	TR1RRI-1S	5326788		1003094	
3	3984585	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Cleveland Elementary School / Bldg C, Auditorium	Kitchen	True Manufacturing Co	TG1RRI89-1S	1-3943390		1003095	
4	3984556	E1040	Ceramics Equipment	Kiln		Cleveland Elementary School / Bldg C, Auditorium	Utility closet	Cress Electric Kiln	ETS28	0409DD		1003135	
G30 Liquid & Gas Site Utilities													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3984267	G3010	Pump	Well Water	1.5 HP	Cleveland Elementary School / Bldg A, Cleveland Elementary	Boiler Room	Kirst	Illegible	Illegible		1003185	