



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **DLR Group**

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Loma Alta Elementary School  
3544 North Canon Boulevard  
Altadena, California 91001

## **PREPARED BY:**

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June 29, 2022

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# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information               |                                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | School campus                                                                                                                                                                                             |
| Number of Buildings               | 10                                                                                                                                                                                                        |
| Main Address                      | 3544 North Canon Boulevard, Altadena, California 91001                                                                                                                                                    |
| Site Developed                    | 1950                                                                                                                                                                                                      |
| Site Area                         | 5.4 acres (estimated)                                                                                                                                                                                     |
| Parking Spaces                    | 33 total spaces all in open lots; 2 of which are accessible                                                                                                                                               |
| Outside Occupants / Leased Spaces | None                                                                                                                                                                                                      |
| Date(s) of Visit                  | June 29, 2022                                                                                                                                                                                             |
| Management Point of Contact       | Kevin Fleming / DLR Group<br>951.682.0470<br><a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a>                                                                                           |
| On-site Point of Contact (POC)    | Kristine Vukovic                                                                                                                                                                                          |
| Assessment and Report Prepared By | Jarod Perkins                                                                                                                                                                                             |
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| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                                                  |

## Campus Findings and Deficiencies

### Historical Summary

Loma Alta Elementary School was originally built in 1950. Additional buildings M and N were added on the south side of the campus in 2003.

### Architectural

The school consists mostly of wood frame construction over a concrete slab. The campus contains ten single story buildings. Most buildings have a gable roof design with clerestory windows on the south walls to optimize daylight in the classrooms. The exterior finishes for buildings A-H are well weathered and need refinishing soon. These exterior finished are budgeted for lifecycle renewal. Interior ACT ceiling tiles were found loose or missing in many locations throughout the campus. The interior finished are budgeted for lifecycle renewal.

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

The HVAC systems consist of a split system with individual furnaces for each building. Except, Building M is supplied by a rooftop packaged unit. The split system condensers are reportedly still functioning but are nearing the end of their lifecycle. The plumbing system for each building was found to be copper piping in each building with water heaters for buildings B, C, and H. A fire suppression system was not found for buildings M and N.

### Site

The site consists of three parking areas where the asphalt was sealed and stripped more recently. The asphalt in the play area is passed its useful life cycle and showing severe cracking. The play area asphalt is budgeted for lifecycle renewal. Concrete walkways with some concrete ramps exist throughout the campus showing minimal cracking. Planter exists between the buildings with adequate irrigation. It appears the irrigation was shut off for the baseball field. The entire field is currently dried grass and dirt. Otherwise, the landscaping appears to be well maintained.

### 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

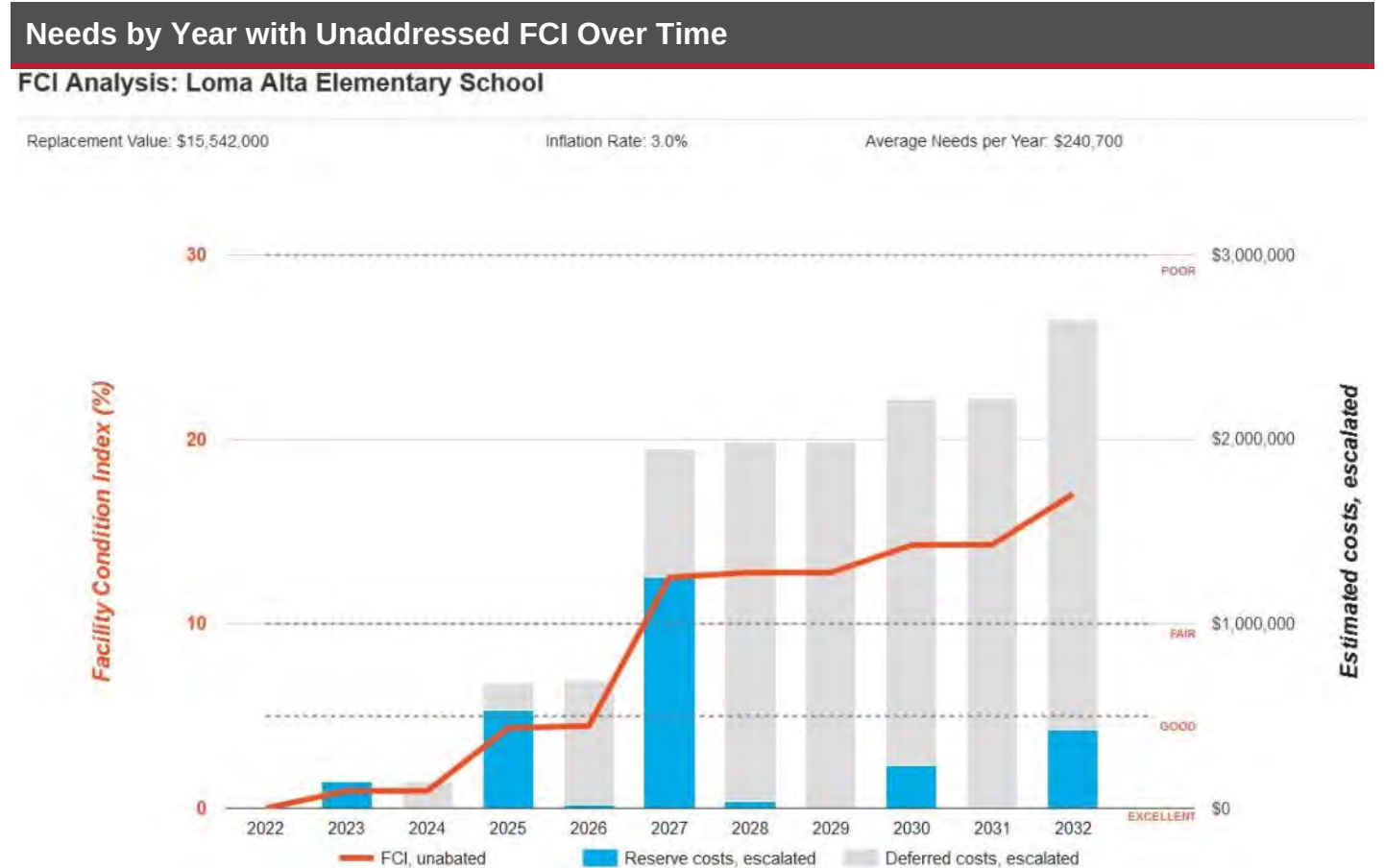
|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| <b>0 – 5%</b>        | In new or well-maintained condition,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

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

| Facility (year built) | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|-----------------------|---------|----------|-------------------|---------|--------|--------|---------|
| A (1950)              | \$404   | 4,000    | \$1,616,000       | 0.0%    | 7.5%   | 14.3%  | 18.4%   |
| B (1950)              | \$404   | 3,550    | \$1,434,200       | 0.0%    | 3.0%   | 14.4%  | 15.9%   |
| C (1950)              | \$404   | 6,700    | \$2,706,800       | 0.0%    | 3.6%   | 10.6%  | 13.4%   |
| D (1950)              | \$404   | 2,200    | \$888,800         | 0.0%    | 0.8%   | 7.5%   | 13.8%   |
| E                     | \$404   | 5,140    | \$2,076,560       | 0.0%    | 4.9%   | 9.3%   | 15.7%   |
| F (1950)              | \$404   | 5,140    | \$2,076,560       | 0.0%    | 2.6%   | 4.4%   | 6.9%    |
| G (1950)              | \$404   | 5,140    | \$2,076,560       | 0.0%    | 6.1%   | 13.4%  | 16.0%   |
| H (1950)              | \$404   | 5,140    | \$2,076,560       | 0.0%    | 4.5%   | 15.2%  | 22.3%   |
| M (2003)              | \$404   | 2,600    | \$1,050,400       | 0.0%    | 2.0%   | 3.8%   | 12.3%   |
| N (2003)              | \$404   | 1,800    | \$727,200         | 0.0%    | 1.6%   | 5.3%   | 6.9%    |

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



### Exterior Walls in Poor condition.

Any painted surface  
H Loma Alta Elementary School Building  
Exterior

Uniformat Code: B2010  
Recommendation: **Prep and Paint in 2023**

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$14,500

\$\$\$\$

Paint is peeling. - AssetCALC ID: 4008383



### Exterior Walls in Poor condition.

Any painted surface  
A Loma Alta Elementary School Building  
Exterior

Uniformat Code: B2010  
Recommendation: **Prep and Paint in 2023**

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,600

\$\$\$\$

Paint is peeling. - AssetCALC ID: 4008421



### Roofing in Poor condition.

Modified Bitumen  
A Loma Alta Elementary School Roof

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

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$53,900

\$\$\$\$

Roof has cracking throughout. - AssetCALC ID: 4008314



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Loma Alta Elementary School Site

Uniformat Code: G2020  
Recommendation: **Mill and Overlay in 2023**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$88,300

\$\$\$\$

Severe cracking throughout playground. - AssetCALC ID: 4008516

**Parking Lots in Poor condition.**

Pavement, Asphalt  
Site Loma Alta Elementary School Site

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

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,400

\$\$\$\$

Severe cracking throughout playground. - AssetCALC ID: 4008468

**Suspended Ceilings in Poor condition.**

Hard Tile, Replacement w/ ACT  
H Loma Alta Elementary School Throughout building

Unimat Code: C1070  
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$18,000

\$\$\$\$

Ceiling tiles are loose and falling. - AssetCALC ID: 4008289

**Suspended Ceilings in Poor condition.**

Hard Tile, Replacement w/ ACT  
C Loma Alta Elementary School Throughout building

Unimat Code: C1070  
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,600

\$\$\$\$

Ceiling tiles are falling or missing. - AssetCALC ID: 4008348

**Suspended Ceilings in Poor condition.**

Hard Tile, Replacement w/ ACT  
G Loma Alta Elementary School Throughout building

Unimat Code: C1070  
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,800

\$\$\$\$

Ceiling tiles are loose and falling. - AssetCALC ID: 4008265



### Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT  
F Loma Alta Elementary School Throughout building

Uniformat Code: C1070  
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,400

\$\$\$\$

Ceiling tiles are loose and falling. - AssetCALC ID: 4008495



### Flooring in Poor condition.

Carpet, Commercial Standard  
A Loma Alta Elementary School Throughout building

Uniformat Code: C2030  
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,200

\$\$\$\$

Carpet is detaching from floor and stained. - AssetCALC ID: 4008300



### Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT  
B Loma Alta Elementary School Throughout building

Uniformat Code: C1070  
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Tiles are loose or have fallen. - AssetCALC ID: 4008417

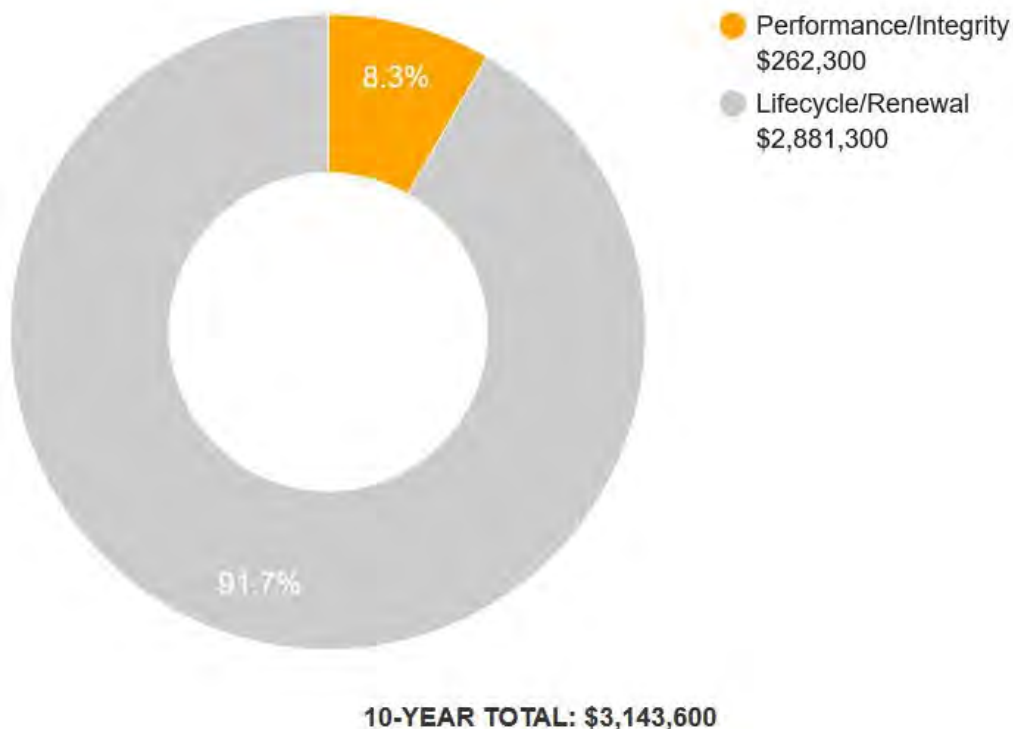
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



## 2. Building A



### Building A: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                          |                  |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                                            |                  |
| <b>Building Size</b>         | 4,000 SF                                                                                                                        |                  |
| <b>Number of Stories</b>     | 1                                                                                                                               |                  |
| <i>System</i>                | <i>Description</i>                                                                                                              | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                 | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                                   | Poor             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                                       | Poor             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, LVT, ceramic tile<br>Ceilings: Painted lath and plaster and ACT              | Fair             |
| <b>Elevators</b>             | None                                                                                                                            | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Toilets, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                 | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                                | Fair             |

## Building A: Systems Summary

|                                |                                                                                                                                                                       |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                                      | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                      |      |
| <b>Key Issues and Findings</b> | Building A's roof was found cracking in multiple locations. Possible roof leaks.                                                                                      |      |

**Building A: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | \$10,892                       | \$77,190                      | -                             | \$14,638                        | \$102,720        |
| <b>Roofing</b>                             | -                | \$55,471                       | -                             | -                             | -                               | \$55,471         |
| <b>Interiors</b>                           | -                | \$12,607                       | \$61,783                      | \$21,492                      | \$66,291                        | \$162,173        |
| <b>Plumbing</b>                            | -                | -                              | -                             | \$10,233                      | \$92,563                        | \$102,796        |
| <b>HVAC</b>                                | -                | -                              | \$8,082                       | -                             | \$44,034                        | \$52,116         |
| <b>Fire Protection</b>                     | -                | -                              | -                             | -                             | \$7,253                         | \$7,253          |
| <b>Electrical</b>                          | -                | -                              | \$5,045                       | \$26,319                      | \$19,650                        | \$51,014         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | \$8,773                       | -                               | \$8,773          |
| <b>TOTALS (3% inflation)</b>               | <b>-</b>         | <b>\$79,000</b>                | <b>\$152,100</b>              | <b>\$66,900</b>               | <b>\$244,500</b>                | <b>\$542,500</b> |

### 3. Building B



#### Building B: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                                                          |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                                                                            |                  |
| <b>Building Size</b>         | 3,550 SF                                                                                                                                                        |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                                               |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                              | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                                                 | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                                                                   | Fair             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                                                                       | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, VCT, ceramic tile,<br>Ceilings: Painted lath and plaster and ACT                                             | Fair             |
| <b>Elevators</b>             | None                                                                                                                                                            | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                                                 | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                                                                | Fair             |

## Building B: Systems Summary

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

**Building B: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | -                              | \$44,648                      | -                             | \$22,327                        | \$66,975         |
| <b>Roofing</b>                             | -                | -                              | \$54,739                      | -                             | -                               | \$54,739         |
| <b>Interiors</b>                           | -                | \$783                          | \$55,821                      | -                             | \$84,808                        | \$141,412        |
| <b>Plumbing</b>                            | -                | -                              | \$15,639                      | \$2,484                       | \$89,739                        | \$107,862        |
| <b>HVAC</b>                                | -                | -                              | \$13,825                      | \$4,826                       | \$41,665                        | \$60,316         |
| <b>Fire Protection</b>                     | -                | -                              | -                             | -                             | \$6,437                         | \$6,437          |
| <b>Electrical</b>                          | -                | -                              | \$21,534                      | -                             | \$117,553                       | \$139,087        |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | \$13,297                      | -                               | \$13,297         |
| <b>TOTALS (3% inflation)</b>               | <b>-</b>         | <b>\$800</b>                   | <b>\$206,300</b>              | <b>\$20,700</b>               | <b>\$362,600</b>                | <b>\$590,400</b> |

## 4. Building C



### Building C: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                                                           |                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                                                                             |                  |
| <b>Building Size</b>         | 6,700 SF                                                                                                                                                         |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                                                |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                               | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                                                  | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                                                                    | Fair             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish and built-up finish                                                                                    | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, VCT, ceramic tile, and wood<br>Ceilings: Painted lath and plaster and ACT                                     | Fair             |
| <b>Elevators</b>             | None                                                                                                                                                             | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                                                  | Fair             |

### Building C: Systems Summary

|                                |                                                                                                                                                                       |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Wet-pipe sprinkler system and fire extinguishers                                                                                                                      | Fair |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                                      | Fair |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                                                          | Fair |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                      |      |
| <b>Key Issues and Findings</b> | Interior ACT ceiling tiles are missing or loose throughout building C.                                                                                                |      |

**Building C: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | -                              | \$47,997                      | -                             | \$35,428                        | \$83,425         |
| <b>Roofing</b>                             | -                | -                              | \$100,523                     | -                             | -                               | \$100,523        |
| <b>Interiors</b>                           | -                | \$7,844                        | \$83,176                      | \$10,235                      | \$119,772                       | \$221,027        |
| <b>Conveying</b>                           | -                | -                              | -                             | \$24,857                      | -                               | \$24,857         |
| <b>Plumbing</b>                            | -                | -                              | \$20,557                      | \$3,069                       | \$159,488                       | \$183,114        |
| <b>HVAC</b>                                | -                | -                              | \$8,082                       | -                             | \$65,256                        | \$73,338         |
| <b>Fire Protection</b>                     | -                | -                              | -                             | -                             | \$12,150                        | \$12,150         |
| <b>Electrical</b>                          | -                | -                              | \$1,386                       | \$5,117                       | \$34,777                        | \$41,280         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | \$14,694                      | -                               | \$14,694         |
| <b>Equipment &amp; Furnishings</b>         | -                | -                              | \$18,311                      | \$16,288                      | \$43,692                        | \$78,291         |
| <b>TOTALS (3% inflation)</b>               | <b>-</b>         | <b>\$7,900</b>                 | <b>\$280,100</b>              | <b>\$74,300</b>               | <b>\$470,600</b>                | <b>\$832,900</b> |

## 5. Building D



### Building D: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                          |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                            |                  |
| <b>Building Size</b>         | 2,200 SF                                                                                                        |                  |
| <b>Number of Stories</b>     | 1                                                                                                               |                  |
| <i>System</i>                | <i>Description</i>                                                                                              | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                 | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                   | Fair             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                       | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, VCT<br>Ceilings: ACT                                         | Fair             |
| <b>Elevators</b>             | None                                                                                                            | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Sinks in classrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units supplied from building E                        | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                | Fair             |

## Building D: Systems Summary

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

**Building D: Systems Expenditure Forecast**

| <b>System</b>                   | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|---------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| Facade                          | -                | -                              | \$43,386                      | -                             | \$18,098                        | \$61,484         |
| Roofing                         | -                | -                              | -                             | \$33,214                      | -                               | \$33,214         |
| Interiors                       | -                | -                              | \$22,834                      | -                             | \$32,215                        | \$55,049         |
| Plumbing                        | -                | -                              | -                             | -                             | \$49,586                        | \$49,586         |
| HVAC                            | -                | -                              | -                             | -                             | \$17,291                        | \$17,291         |
| Fire Protection                 | -                | -                              | -                             | -                             | \$7,978                         | \$7,978          |
| Electrical                      | -                | -                              | -                             | \$18,130                      | \$10,807                        | \$28,937         |
| Fire Alarm & Electronic Systems | -                | -                              | -                             | \$4,824                       | -                               | \$4,824          |
| <b>TOTALS (3% inflation)</b>    | <b>-</b>         | <b>-</b>                       | <b>\$66,300</b>               | <b>\$56,200</b>               | <b>\$136,000</b>                | <b>\$258,500</b> |

## 6. Building E



### Building E: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                         |                  |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                                           |                  |
| <b>Building Size</b>         | 5,140 SF                                                                                                                       |                  |
| <b>Number of Stories</b>     | 1                                                                                                                              |                  |
| <i>System</i>                | <i>Description</i>                                                                                                             | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                                  | Fair             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                                      | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, VCT, LVT, ceramic tile<br>Ceilings: Painted lath and plaster and ACT        | Fair             |
| <b>Elevators</b>             | None                                                                                                                           | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Toilets and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                               | Fair             |

**Building E: Systems Summary**

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

**Building E: Systems Expenditure Forecast**

| <b>System</b>                | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| Facade                       | -                | -                              | \$55,142                      | -                             | \$41,441                        | \$96,583         |
| Roofing                      | -                | -                              | -                             | \$78,560                      | -                               | \$78,560         |
| Interiors                    | -                | -                              | \$58,908                      | \$11,257                      | \$165,879                       | \$236,044        |
| Plumbing                     | -                | -                              | \$1,765                       | \$8,624                       | \$122,627                       | \$133,016        |
| HVAC                         | -                | -                              | \$77,528                      | -                             | \$125,460                       | \$202,988        |
| Fire Protection              | -                | -                              | -                             | -                             | \$9,321                         | \$9,321          |
| Electrical                   | -                | -                              | -                             | \$33,819                      | \$25,249                        | \$59,068         |
| <b>TOTALS (3% inflation)</b> | <b>-</b>         | <b>-</b>                       | <b>\$193,400</b>              | <b>\$132,300</b>              | <b>\$490,000</b>                | <b>\$815,700</b> |

## 7. Building F



### Building F: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                          |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                            |                  |
| <b>Building Size</b>         | 2,200 SF                                                                                                        |                  |
| <b>Number of Stories</b>     | 1                                                                                                               |                  |
| <i>System</i>                | <i>Description</i>                                                                                              | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                 | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                   | Fair             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                       | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, VCT<br>Ceilings: ACT                                         | Fair             |
| <b>Elevators</b>             | None                                                                                                            | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Sinks in classrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units supplied from building G                        | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                | Fair             |

## Building F: Systems Summary

|                                |                                                                                                                                                                       |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                                      | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                      |      |
| <b>Key Issues and Findings</b> | Interior ACT ceiling tiles were found missing or loose.                                                                                                               |      |

**Building F: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | -                              | \$42,865                      | -                             | \$16,588                        | \$59,453         |
| <b>Roofing</b>                             | -                | -                              | -                             | \$33,214                      | -                               | \$33,214         |
| <b>Interiors</b>                           | -                | \$8,628                        | \$36,794                      | -                             | \$52,248                        | \$97,670         |
| <b>Plumbing</b>                            | -                | -                              | -                             | -                             | \$44,430                        | \$44,430         |
| <b>HVAC</b>                                | -                | -                              | -                             | -                             | \$17,291                        | \$17,291         |
| <b>Fire Protection</b>                     | -                | -                              | -                             | -                             | \$3,989                         | \$3,989          |
| <b>Electrical</b>                          | -                | -                              | \$2,522                       | \$14,475                      | \$10,807                        | \$27,804         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | \$4,824                       | -                               | \$4,824          |
| <b>TOTALS (3% inflation)</b>               | <b>-</b>         | <b>\$8,700</b>                 | <b>\$82,200</b>               | <b>\$52,600</b>               | <b>\$145,400</b>                | <b>\$288,900</b> |

## 8. Building G



### Building G: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                                   |                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                                                     |                  |
| <b>Building Size</b>         | 5,140 SF                                                                                                                                 |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                        |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                       | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                          | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                                            | Fair             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                                                | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, VCT, ceramic tile<br>Ceilings: Painted lath and plaster and ACT                       | Fair             |
| <b>Elevators</b>             | None                                                                                                                                     | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                          | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                                         | Fair             |

## Building G: Systems Summary

|                                |                                                                                                                                                                             |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Main switchboard with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                                            | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                        | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                            |      |
| <b>Key Issues and Findings</b> | Interior ACT ceiling tiles were found missing or loose.                                                                                                                     |      |

**Building G: Systems Expenditure Forecast**

| <b>System</b>                | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                | -                | -                              | \$71,331                      | -                             | \$17,799                        | \$89,130         |
| <b>Roofing</b>               | -                | -                              | \$71,893                      | -                             | -                               | \$71,893         |
| <b>Interiors</b>             | -                | \$16,237                       | \$30,553                      | \$15,023                      | \$152,400                       | \$214,213        |
| <b>Plumbing</b>              | -                | -                              | \$1,765                       | \$3,800                       | \$17,118                        | \$22,683         |
| <b>HVAC</b>                  | -                | -                              | \$85,888                      | -                             | \$127,070                       | \$212,958        |
| <b>Fire Protection</b>       | -                | -                              | -                             | -                             | \$9,321                         | \$9,321          |
| <b>Electrical</b>            | -                | -                              | \$1,261                       | \$33,819                      | \$123,501                       | \$158,581        |
| <b>TOTALS (3% inflation)</b> | <b>-</b>         | <b>\$16,300</b>                | <b>\$262,700</b>              | <b>\$52,700</b>               | <b>\$447,300</b>                | <b>\$779,000</b> |

## 9. Building H



### Building H: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                                                                    |                  |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1950                                                                                                                                                                      |                  |
| <b>Building Size</b>         | 5,140 SF                                                                                                                                                                  |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                                                         |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                        | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                                                           | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Steel                                                                                                                             | Poor             |
| <b>Roof</b>                  | Gable Design construction with modified bituminous finish                                                                                                                 | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: faux wood plank LVT and ceramic tile<br>Ceilings: Painted lath and plaster and ACT                                             | Fair             |
| <b>Elevators</b>             | None                                                                                                                                                                      | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                                                           | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                                                                          | Fair             |

## Building H: Systems Summary

|                                |                                                                                                                                                                       |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                                      | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                      |      |
| <b>Key Issues and Findings</b> | Exterior paint was found peeling around the building. Interior ACT ceiling tiles were found missing or loose.                                                         |      |

**Building H: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | \$14,926                       | \$111,497                     | -                             | \$35,881                        | \$162,304        |
| <b>Roofing</b>                             | -                | -                              | \$71,893                      | -                             | -                               | \$71,893         |
| <b>Interiors</b>                           | -                | \$18,590                       | \$15,535                      | \$79,419                      | \$56,249                        | \$169,793        |
| <b>Plumbing</b>                            | -                | -                              | \$17,303                      | \$21,346                      | \$121,012                       | \$159,661        |
| <b>HVAC</b>                                | -                | -                              | \$57,056                      | -                             | \$98,180                        | \$155,236        |
| <b>Fire Protection</b>                     | -                | -                              | -                             | -                             | \$9,321                         | \$9,321          |
| <b>Electrical</b>                          | -                | -                              | \$9,459                       | \$33,819                      | \$25,249                        | \$68,527         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | \$11,272                      | -                               | \$11,272         |
| <b>TOTALS (3% inflation)</b>               | <b>-</b>         | <b>\$33,600</b>                | <b>\$282,800</b>              | <b>\$145,900</b>              | <b>\$345,900</b>                | <b>\$808,200</b> |

## 10. Building M



### Building M: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                                   |                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 2003                                                                                                                                     |                  |
| <b>Building Size</b>         | 2,600 SF                                                                                                                                 |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                        |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                       | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab foundation                                                                          | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Aluminum                                                                                         | Fair             |
| <b>Roof</b>                  | Gable design construction with modified bituminous finish                                                                                | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: Carpet, VCT, LVT, ceramic tile,<br>Ceilings: Painted gypsum board and ACT                         | Fair             |
| <b>Elevators</b>             | None                                                                                                                                     | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Furnaces with split-system condensing units                                                                          | Fair             |

## Building M: Systems Summary

|                                |                                                                                                                                                                       |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers only                                                                                                                                               | Fair |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                                      | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                      |      |
| <b>Key Issues and Findings</b> | A fire suppression system was not found in building M.                                                                                                                |      |

**Building M: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | -                              | \$10,442                      | -                             | \$68,069                        | \$78,511         |
| <b>Roofing</b>                             | -                | -                              | -                             | \$41,347                      | -                               | \$41,347         |
| <b>Interiors</b>                           | -                | -                              | \$17,114                      | \$15,493                      | \$62,810                        | \$95,417         |
| <b>Plumbing</b>                            | -                | -                              | -                             | -                             | \$86,925                        | \$86,925         |
| <b>HVAC</b>                                | -                | -                              | \$12,362                      | -                             | \$39,696                        | \$52,058         |
| <b>Electrical</b>                          | -                | -                              | -                             | \$32,824                      | \$12,772                        | \$45,596         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | -                             | \$6,049                         | \$6,049          |
| <b>TOTALS (3% inflation)</b>               | -                | -                              | <b>\$40,000</b>               | <b>\$89,700</b>               | <b>\$276,400</b>                | <b>\$406,100</b> |

## 11. Building N



### Building N: Systems Summary

| <b>Address</b>               | 3544 North Canon Boulevard, Altadena, California 91001                                                                          |                  |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 2003                                                                                                                            |                  |
| <b>Building Size</b>         | 1,800 SF                                                                                                                        |                  |
| <b>Number of Stories</b>     | 1                                                                                                                               |                  |
| <i>System</i>                | <i>Description</i>                                                                                                              | <i>Condition</i> |
| <b>Structure</b>             | Masonry bearing walls with metal roof deck and concrete wall footing foundation system                                          | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Secondary Wall Finish: Brick<br>Windows: Aluminum                                                | Fair             |
| <b>Roof</b>                  | Butterfly design construction with built-up finish                                                                              | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: Carpet, VCT, LVT, ceramic tile, wood<br>Ceilings: ACT                                    | Fair             |
| <b>Elevators</b>             | None                                                                                                                            | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste and venting<br>Hot Water: None<br>Fixtures: Toilets, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Packaged unit                                                                                               | Fair             |

## Building N: Systems Summary

|                                |                                                                                                                                                   |      |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers only                                                                                                                           | Fair |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring. Fed from B building with copper wiring<br>Interior Lighting: LED<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs                                                                  | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                              | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                  |      |
| <b>Key Issues and Findings</b> | A fire suppression system was not found in building N.                                                                                            |      |

**Building N: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | -                              | \$7,567                       | -                             | \$38,815                        | \$46,382         |
| <b>Roofing</b>                             | -                | -                              | -                             | -                             | \$39,090                        | \$39,090         |
| <b>Interiors</b>                           | -                | -                              | \$19,916                      | \$5,260                       | \$58,361                        | \$83,537         |
| <b>Plumbing</b>                            | -                | -                              | -                             | \$1,900                       | \$20,565                        | \$22,465         |
| <b>HVAC</b>                                | -                | -                              | \$10,699                      | -                             | \$14,147                        | \$24,846         |
| <b>Electrical</b>                          | -                | -                              | \$554                         | -                             | \$25,251                        | \$25,805         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | \$3,947                       | -                               | \$3,947          |
| <b>TOTALS (3% inflation)</b>               | <b>-</b>         | <b>-</b>                       | <b>\$38,800</b>               | <b>\$11,200</b>               | <b>\$196,300</b>                | <b>\$246,300</b> |

## 12. Site Summary



| Site Information                  |                                                                                                                                                                    |           |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| System                            | Description                                                                                                                                                        | Condition |
| <b>Pavement/Flatwork</b>          | Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs                                                     | Fair      |
| <b>Site Development</b>           | Building-mounted signage; chain link fencing<br>Playgrounds and sports fields<br>Heavily furnished with picnic tables and trash receptacles                        | Fair      |
| <b>Landscaping and Topography</b> | Significant landscaping features including lawns, trees, bushes, and planters<br>Irrigation present<br>Concrete retaining walls<br>Severe site slopes throughout   | Fair      |
| <b>Utilities</b>                  | Municipal water and sewer                                                                                                                                          | Fair      |
| <b>Site Lighting</b>              | Building-mounted: LED                                                                                                                                              | Fair      |
| <b>Ancillary Structures</b>       | None                                                                                                                                                               | --        |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.                                                         |           |
| <b>Key Issues and Findings</b>    | Severe cracking was found in the playground asphalt. It appears the irrigation was shut off for the baseball field. The field has dried grass and dirt throughout. |           |

### Site: Systems Expenditure Forecast

| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade                       | -         | -                      | -                     | -                     | \$209,335               | \$209,335          |
| Electrical                   | -         | -                      | -                     | -                     | \$88,427                | \$88,427           |
| Site Pavement                | -         | \$102,693              | \$14,764              | \$171,923             | \$330,224               | \$619,604          |
| Site Development             | -         | -                      | \$89,551              | \$117,703             | \$63,210                | \$270,464          |
| <b>TOTALS (3% inflation)</b> | <b>-</b>  | <b>\$102,700</b>       | <b>\$104,400</b>      | <b>\$289,700</b>      | <b>\$691,200</b>        | <b>\$1,188,000</b> |

## 13. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

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

- Room A102, Building A Utility Room; locked room and no key

## 14. 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 1950 with additional buildings added and renovated in phases over time.

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

| <b>Campus: Accessibility Summary</b> |                                  |                                  |                                            |
|--------------------------------------|----------------------------------|----------------------------------|--------------------------------------------|
| <i>Facility</i>                      | <i>Year Built/<br/>Renovated</i> | <i>Prior Study<br/>Provided?</i> | <i>Major/Moderate<br/>Issues Observed?</i> |
| General Site                         | 1950                             | No                               | No                                         |
| Building A                           | 1950                             | No                               | No                                         |
| Building B                           | 1950                             | No                               | No                                         |
| Building C                           | 1950                             | No                               | No                                         |
| Building D                           | 1950                             | No                               | No                                         |
| Building E                           | 1950                             | No                               | No                                         |
| Building F                           | 1950                             | No                               | No                                         |
| Building G                           | 1950                             | No                               | No                                         |
| Building H                           | 1950                             | No                               | No                                         |
| Building M                           | 2003                             | No                               | No                                         |
| Building N                           | 2003                             | No                               | No                                         |

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

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 15. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 16. 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.

## 17. Certification

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DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Loma Alta Elementary School, 3544 North Canon Boulevard, Altadena, California 91001, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

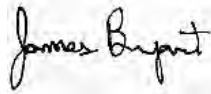
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Jarod Perkins,  
Project Manager

**Reviewed by:**



---

James Bryant,  
Technical Report Reviewer for  
Anselmo Martinez  
Program Manager  
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## 18. Appendices

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

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE OVERVIEW



6 - FACADE OVERVIEW

## Photographic Overview



7 - PRIMARY ROOF OVERVIEW



8 - FRONT OFFICE



9 - BREAK ROOM



10 - CLASSROOM



11 - KITCHEN



12 - AUDITORIUM

## Photographic Overview



13 - RESTROOM



14 - WHEELCHAIR LIFT



15 - PLUMBING SYSTEM



16 - GAS WATER HEATER



17 - CONDENSING UNITS



18 - HEATING MAIN COMPONENTS

## Photographic Overview



19 - MAIN ELECTRICAL



20 - LIGHTING SYSTEM



21 - FIRE SUPPRESSION SYSTEM



22 - FIRE EXTINGUISHER



23 - FIRE ALARM PANEL



24 - MAIN PARKING

## Photographic Overview



25 - SECOND PARKING LOT



26 - RETAINING WALL



27 - BASEBALL FIELD



28 - PLAYGROUND



29 - LANDSCAPE OVERVIEW



30 - GARDEN AREA

## Appendix B:

### Site Plan

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## Aerial Site Plan



**BUREAU  
VERITAS**

### Project Number

154554.22R000-026.354

### Project Name

Loma Alta Elementary School  
Pasadena Unified School District

### Source

Google

### On-Site Date

June 29, 2022



# Site Plan



## Legend

- ★ Entry
  - Drop-off
  - School Bus Zone
  - Accessible Entry
  - Property Line
  - ← Vehicular
  - ← Pedestrian
  - Accessible Route
  - School Bus Zone
  - Solar Panels
  - X-X- Existing Fence
  - X-X- New Fence
  - New Building
  - Modernization Spaces
  - Circulation
- ### SITE WORK
- Outdoor Learning
  - Site & Landscaping
  - Athletic Field
  - Accessible Improvements
  - Pervious Surface
  - Play Area & Structure
  - Shade Structure
  - Hardcourts
  - Parking
  - Demo



BUREAU  
VERITAS

## Project Number

154554.22R000-026.354

## Source

Client Supplied

## Project Name

Loma Alta Elementary School  
Pasadena Unified School District

## On-Site Date

June 29, 2022



## Appendix C:

### Pre-Survey Questionnaire

---

## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

|                                               |                                                         |
|-----------------------------------------------|---------------------------------------------------------|
| <b>Building / Facility Name:</b>              | Loma Alta Elementary School                             |
| <b>Name of person completing form:</b>        | Unknown                                                 |
| <b>Title / Association w/ property:</b>       | Unknown                                                 |
| <b>Length of time associated w/ property:</b> | Unknown                                                 |
| <b>Date Completed:</b>                        | 6/29/2022                                               |
| <b>Phone Number:</b>                          | Unknown                                                 |
| <b>Method of Completion:</b>                  | INCOMPLETE - client/POC unwilling or unable to complete |

---

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



*Signature of Assessor*

*Signature of POC*

## Appendix D:

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Loma Alta Elementary School

BV Project Number: 154554.22R000 - 026.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



Overview of accessible parking area



Close-up of stall

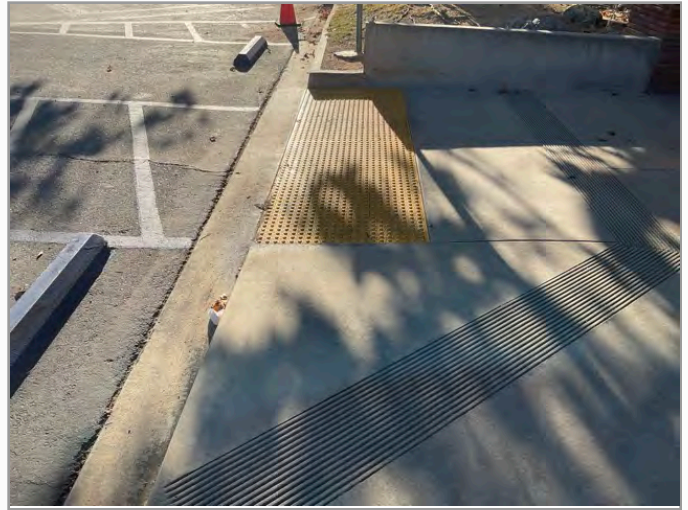
| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



Accessible ramp



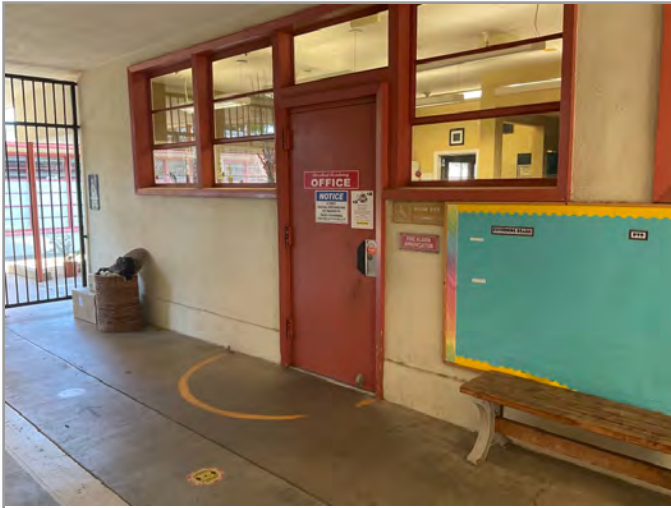
Curb cut

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

|   |                                                                                          |   |  |  |  |
|---|------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? | ✗ |  |  |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     | ✗ |  |  |  |

## Abbreviated Accessibility Checklist

### Building Entrances



Main/accessible entrance



Signage

| 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 ? |   |  | X |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             | X |  |   |  |

## Abbreviated Accessibility Checklist

### Interior Accessible Route



Accessible interior path (lift)



Door hardware

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

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

## Abbreviated Accessibility Checklist

### Elevators

NA

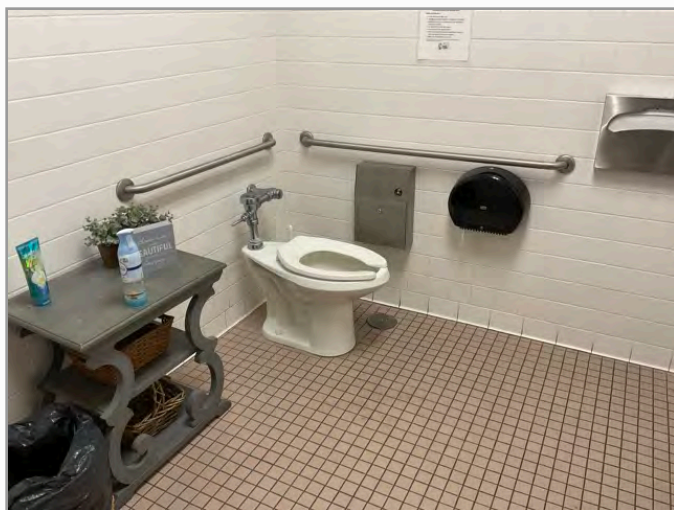
NA

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

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

## Abbreviated Accessibility Checklist

### Public Restrooms



Toilet stall overview



Sink and faucet handles

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

|   |                                                                                                                                                                        |   |  |   |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|---|--|
| 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

NA

NA

| 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) ? |  |  | ✕ |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

## Appendix E:

### Component Condition Report

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Component Condition Report | Loma Alta Elementary School / A

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| Facade                          |                     |           |                                                                            |          |     |         |
| B2010                           | Building Exterior   | Poor      | Exterior Walls, any painted surface, Prep & Paint                          | 3,240 SF | 1   | 4008421 |
| B2020                           | Building Exterior   | Fair      | Window, Steel, 16-25 SF                                                    | 36       | 5   | 4008279 |
| Roofing                         |                     |           |                                                                            |          |     |         |
| B3010                           | Roof                | Poor      | Roofing, Modified Bitumen                                                  | 4,950 SF | 1   | 4008314 |
| Interiors                       |                     |           |                                                                            |          |     |         |
| C1030                           | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                            | 5        | 10  | 4008443 |
| C1070                           | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                          | 3,200 SF | 10  | 4008459 |
| C2010                           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                   | 6,000 SF | 3   | 4008241 |
| C2010                           | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                                | 750 SF   | 5   | 4008280 |
| C2030                           | Throughout building | Fair      | Flooring, Vinyl Sheeting                                                   | 2,500 SF | 3   | 4008388 |
| C2030                           | Restrooms           | Fair      | Flooring, Ceramic Tile                                                     | 500 SF   | 5   | 4008446 |
| C2030                           | Throughout building | Poor      | Flooring, Carpet, Commercial Standard                                      | 1,500 SF | 1   | 4008300 |
| C2050                           | Restrooms           | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                           | 800 SF   | 3   | 4008406 |
| Plumbing                        |                     |           |                                                                            |          |     |         |
| D2010                           | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                   | 2        | 10  | 4008307 |
| D2010                           | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                 | 3        | 10  | 4008378 |
| D2010                           | Restrooms           | Fair      | Toilet, Child-Sized                                                        | 4        | 15  | 4008249 |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)     | 4,000 SF | 20  | 4008480 |
| HVAC                            |                     |           |                                                                            |          |     |         |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008321 |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008319 |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 4,000 SF | 20  | 4008424 |
| Fire Protection                 |                     |           |                                                                            |          |     |         |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 4,000 SF | 15  | 4008257 |
| Electrical                      |                     |           |                                                                            |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 4,000 SF | 20  | 4008281 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 16       | 5   | 4008438 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 4,000 SF | 10  | 4008308 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 4,000 SF | 10  | 4008360 |

Component Condition Report | Loma Alta Elementary School / B

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| Facade          |                     |           |                                                                         |          |     |         |
| B2010           | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint                       | 3,000 SF | 5   | 4008485 |
| B2020           | Building Exterior   | Fair      | Window, Steel, up to 15 SF                                              | 24       | 5   | 4008483 |
| B2050           | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                          | 6        | 20  | 4008365 |
| Roofing         |                     |           |                                                                         |          |     |         |
| B3010           | Roof                | Fair      | Roofing, Modified Bitumen                                               | 4,340 SF | 5   | 4008260 |
| Interiors       |                     |           |                                                                         |          |     |         |
| C1070           | Throughout building | Poor      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                       | 200 SF   | 1   | 4008417 |
| C1070           | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                       | 3,250 SF | 5   | 4008489 |
| C2010           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                | 5,320 SF | 3   | 4008278 |
| C2010           | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                             | 450 SF   | 20  | 4008353 |
| C2030           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                   | 1,250 SF | 3   | 4008271 |
| C2030           | Restrooms           | Fair      | Flooring, Ceramic Tile                                                  | 300 SF   | 20  | 4008399 |
| C2030           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                              | 2,000 SF | 3   | 4008334 |
| C2050           | Restrooms           | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                        | 3,550 SF | 5   | 4008413 |
| Plumbing        |                     |           |                                                                         |          |     |         |
| D2010           | Restrooms           | Fair      | Toilet, Commercial Water Closet                                         | 1        | 15  | 4008306 |
| D2010           | Throughout building | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                | 3        | 15  | 4008218 |
| D2010           | Mechanical room     | Fair      | Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]            | 1        | 5   | 4008284 |
| D2010           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)  | 3,550 SF | 20  | 4008469 |
| D2010           | Utility closet      | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                | 1        | 10  | 4008298 |
| D2010           | Classrooms          | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel                               | 1        | 20  | 4008352 |
| HVAC            |                     |           |                                                                         |          |     |         |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                       | 1        | 3   | 4008328 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [No tag/plate found]                    | 1        | 5   | 4008304 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]            | 1        | 9   | 4008477 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]            | 1        | 3   | 4008517 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                   | 3,550 SF | 20  | 4008337 |
| Fire Protection |                     |           |                                                                         |          |     |         |
| D4010           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                | 3,550 SF | 15  | 4008291 |
| Electrical      |                     |           |                                                                         |          |     |         |
| D5020           | Mechanical room     | Fair      | Switchboard, 120/208 V [DP2]                                            | 1        | 20  | 4008316 |
| D5030           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 3,550 SF | 20  | 4008395 |

Component Condition Report | Loma Alta Elementary School / B

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 3,550 SF | 5   | 4008320 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery        | 2        | 5   | 4008225 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                  | 3        | 5   | 4008497 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Utility closet      | Fair      | Fire Alarm Panel, Multiplex [No tag/plate found]                           | 1        | 8   | 4008327 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 3,550 SF | 10  | 4008381 |

Component Condition Report | Loma Alta Elementary School / C

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                            | Quantity  | RUL | ID      |
|------------|---------------------|-----------|-------------------------------------------------------------------|-----------|-----|---------|
| Facade     |                     |           |                                                                   |           |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint                 | 4,440 SF  | 3   | 4008312 |
| B2020      | Building Exterior   | Fair      | Window, Steel, 16-25 SF                                           | 15        | 5   | 4008512 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                    | 12        | 20  | 4008324 |
| Roofing    |                     |           |                                                                   |           |     |         |
| B3010      | Roof                | Fair      | Roofing, Built-Up                                                 | 100 SF    | 5   | 4008416 |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                                         | 7,830 SF  | 5   | 4008268 |
| Interiors  |                     |           |                                                                   |           |     |         |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                   | 10        | 10  | 4008295 |
| C1070      | Throughout building | Poor      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                 | 2,000 SF  | 1   | 4008348 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                          | 10,050 SF | 5   | 4008276 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                       | 600 SF    | 3   | 4008329 |
| C2030      | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                             | 200 SF    | 3   | 4008357 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                                            | 400 SF    | 3   | 4008277 |
| C2030      | Auditorium          | Fair      | Flooring, Wood, Strip                                             | 1,200 SF  | 15  | 4008243 |
| C2030      | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                        | 4,900 SF  | 3   | 4008466 |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                  | 4,700 SF  | 5   | 4008391 |
| Conveying  |                     |           |                                                                   |           |     |         |
| D1010      | Auditorium          | Fair      | Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found] | 1         | 10  | 4008309 |
| Plumbing   |                     |           |                                                                   |           |     |         |
| D2010      | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                          | 3         | 15  | 4008387 |
| D2010      | Utility closet      | Fair      | Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]      | 1         | 5   | 4008444 |
| D2010      | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 1-Bowl                         | 1         | 20  | 4008251 |
| D2010      | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 2-Bowl                         | 1         | 10  | 4008486 |

## Component Condition Report | Loma Alta Elementary School / C

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                              | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------------|----------|-----|---------|
| D2010                           | Restrooms           | Fair      | Toilet, Commercial Water Closet                                                     | 3        | 5   | 4008461 |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)              | 6,700 SF | 20  | 4008219 |
| D2010                           | Utility closet      | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                            | 1        | 15  | 4008239 |
| HVAC                            |                     |           |                                                                                     |          |     |         |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]                        | 1        | 3   | 4008296 |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]                        | 1        | 3   | 4008401 |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                               | 6,700 SF | 20  | 4008366 |
| Fire Protection                 |                     |           |                                                                                     |          |     |         |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                            | 6,700 SF | 15  | 4008493 |
| Electrical                      |                     |           |                                                                                     |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity             | 6,700 SF | 20  | 4008422 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                              | 14       | 10  | 4008252 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                           | 5        | 5   | 4008503 |
| Fire Alarm & Electronic Systems |                     |           |                                                                                     |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 6,700 SF | 10  | 4008338 |
| Equipment & Furnishings         |                     |           |                                                                                     |          |     |         |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found] | 1        | 5   | 4008491 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found] | 1        | 3   | 4008423 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Convection Oven, Double [No tag/plate found]                 | 1        | 6   | 4008262 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Convection Oven, Single [No tag/plate found]                 | 1        | 3   | 4008231 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found] | 1        | 5   | 4008275 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]                | 1        | 3   | 4008297 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]           | 1        | 10  | 4008411 |

## Component Condition Report | Loma Alta Elementary School / D

| UF L3 Code | Location          | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|-------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                   |          |     |         |
| B2010      | Building Exterior | Fair      | Exterior Walls, any painted surface, Prep & Paint | 2,400 SF | 5   | 4008382 |
| B2020      | Building Exterior | Fair      | Window, Steel, 16-25 SF                           | 16       | 5   | 4008311 |
| B2050      | Building Exterior | Fair      | Exterior Door, Steel, Standard                    | 5        | 20  | 4008248 |
| Roofing    |                   |           |                                                   |          |     |         |
| B3010      | Roof              | Fair      | Roofing, Modified Bitumen                         | 2,410 SF | 8   | 4008389 |
| Interiors  |                   |           |                                                   |          |     |         |

Component Condition Report | Loma Alta Elementary School / D

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| C2010                           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                   | 3,300 SF | 5   | 4008481 |
| C2030                           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                      | 1,000 SF | 5   | 4008370 |
| C2030                           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 1,200 SF | 3   | 4008412 |
| Plumbing                        |                     |           |                                                                            |          |     |         |
| D2010                           | Classrooms          | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                 | 1        | 15  | 4008515 |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)     | 2,200 SF | 20  | 4008506 |
| HVAC                            |                     |           |                                                                            |          |     |         |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 2,200 SF | 20  | 4008463 |
| Fire Protection                 |                     |           |                                                                            |          |     |         |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 2,200 SF | 15  | 4008310 |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 2,200 SF | 15  | 4008509 |
| Electrical                      |                     |           |                                                                            |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 2,200 SF | 20  | 4008250 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 2,200 SF | 10  | 4008431 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 10       | 10  | 4008482 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 2,200 SF | 10  | 4008376 |

Component Condition Report | Loma Alta Elementary School / E

| UF L3 Code | Location            | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                   |          |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint | 4,440 SF | 5   | 4008496 |
| B2020      | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, 16-25 SF          | 32       | 5   | 4008336 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                    | 16       | 20  | 4008513 |
| Roofing    |                     |           |                                                   |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                         | 5,700 SF | 8   | 4008323 |
| Interiors  |                     |           |                                                   |          |     |         |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 2,200 SF | 10  | 4008522 |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 3,940 SF | 3   | 4008222 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                       | 1,200 SF | 20  | 4008419 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint          | 7,710 SF | 4   | 4008385 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                            | 1,800 SF | 20  | 4008511 |
| C2030      | Throughout building | Fair      | Flooring, Carpet, Commercial Standard             | 1,800 SF | 3   | 4008294 |

Component Condition Report | Loma Alta Elementary School / E

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| C2030           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 2,070 SF | 3   | 4008478 |
| Plumbing        |                     |           |                                                                            |          |     |         |
| D2010           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)     | 5,140 SF | 20  | 4008344 |
| D2010           | Restrooms           | Fair      | Toilet, Commercial Water Closet                                            | 2        | 10  | 4008418 |
| D2010           | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                   | 4        | 15  | 4008290 |
| D2010           | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel                                  | 3        | 10  | 4008361 |
| D2010           | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                     | 1        | 5   | 4008501 |
| HVAC            |                     |           |                                                                            |          |     |         |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 3   | 4008479 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 5   | 4008341 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 5   | 4008492 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 3   | 4008216 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 5   | 4008315 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 5   | 4008373 |
| D3030           | Mechanical room     | Good      | Split System, Fan Coil Unit, DX [No tag/plate found]                       | 1        | 14  | 4008351 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008313 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008380 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008487 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008305 |
| D3030           | Roof                | Good      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 14  | 4008462 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [No tag/plate found]                       | 1        | 3   | 4008369 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008441 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [No tag/plate found]                       | 1        | 3   | 4008317 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [No tag/plate found]                       | 1        | 3   | 4008393 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [No tag/plate found]                       | 1        | 3   | 4008430 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [No tag/plate found]                       | 1        | 3   | 4008433 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 5,140 SF | 20  | 4008349 |
| Fire Protection |                     |           |                                                                            |          |     |         |
| D4010           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 5,140 SF | 15  | 4008521 |
| Electrical      |                     |           |                                                                            |          |     |         |
| D5030           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 5,140 SF | 20  | 4008221 |
| D5040           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,140 SF | 10  | 4008233 |

Component Condition Report | Loma Alta Elementary School / F

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| Facade                          |                     |           |                                                                            |          |     |         |
| B2010                           | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint                          | 2,400 SF | 3   | 4008449 |
| B2020                           | Building Exterior   | Fair      | Window, Steel, 16-25 SF                                                    | 16       | 5   | 4008447 |
| B2050                           | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                             | 5        | 15  | 4008282 |
| Roofing                         |                     |           |                                                                            |          |     |         |
| B3010                           | Roof                | Fair      | Roofing, Modified Bitumen                                                  | 2,410 SF | 8   | 4008339 |
| Interiors                       |                     |           |                                                                            |          |     |         |
| C1070                           | Throughout building | Poor      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                          | 2,200 SF | 1   | 4008495 |
| C2010                           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                   | 3,300 SF | 3   | 4008301 |
| C2030                           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                      | 2,000 SF | 3   | 4008445 |
| C2030                           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 2,200 SF | 3   | 4008476 |
| Plumbing                        |                     |           |                                                                            |          |     |         |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)     | 2,200 SF | 15  | 4008318 |
| D2010                           | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel                                  | 2        | 12  | 4008454 |
| HVAC                            |                     |           |                                                                            |          |     |         |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 2,200 SF | 20  | 4008519 |
| Fire Protection                 |                     |           |                                                                            |          |     |         |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 2,200 SF | 15  | 4008303 |
| Electrical                      |                     |           |                                                                            |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 2,200 SF | 20  | 4008455 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 2,200 SF | 10  | 4008428 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 8        | 5   | 4008356 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 2,200 SF | 10  | 4008429 |

Component Condition Report | Loma Alta Elementary School / G

| UF L3 Code | Location          | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|-------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                   |          |     |         |
| B2010      | Building Exterior | Fair      | Exterior Walls, any painted surface, Prep & Paint | 740 SF   | 4   | 4008520 |
| B2020      | Building Exterior | Fair      | Window, Steel, 16-25 SF                           | 32       | 5   | 4008322 |
| B2050      | Building Exterior | Fair      | Exterior Door, Steel, Standard                    | 12       | 20  | 4008398 |
| Roofing    |                   |           |                                                   |          |     |         |
| B3010      | Roof              | Fair      | Roofing, Modified Bitumen                         | 5,700 SF | 5   | 4008409 |

## Component Condition Report | Loma Alta Elementary School / G

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                       | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|--------------------------------------------------------------|----------|-----|---------|
| Interiors       |                     |           |                                                              |          |     |         |
| C1070           | Throughout building | Poor      | Suspended Ceilings, Hard Tile, Replacement w/ ACT            | 4,140 SF | 1   | 4008265 |
| C2010           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                     | 7,710 SF | 6   | 4008273 |
| C2010           | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                  | 1,000 SF | 20  | 4008420 |
| C2030           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                   | 2,140 SF | 3   | 4008220 |
| C2030           | Restrooms           | Fair      | Flooring, Ceramic Tile                                       | 1,500 SF | 20  | 4008234 |
| C2030           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                        | 2,000 SF | 3   | 4008330 |
| Plumbing        |                     |           |                                                              |          |     |         |
| D2010           | Restrooms           | Fair      | Toilet, Commercial Water Closet                              | 2        | 10  | 4008397 |
| D2010           | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                       | 1        | 5   | 4008390 |
| D2010           | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                     | 4        | 15  | 4008442 |
| D2010           | Restrooms           | Fair      | Urinal, Standard                                             | 3        | 15  | 4008345 |
| HVAC            |                     |           |                                                              |          |     |         |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                            | 1        | 3   | 4008283 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                            | 1        | 3   | 4008415 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                            | 1        | 3   | 4008229 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                            | 1        | 3   | 4008502 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                            | 1        | 3   | 4008435 |
| D3020           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                            | 1        | 5   | 4008470 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [F100]                       | 1        | 3   | 4008414 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [G100]                       | 1        | 3   | 4008331 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [G101]                       | 1        | 3   | 4008404 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [G102]                       | 1        | 3   | 4008392 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found] | 1        | 3   | 4008269 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [F10]                        | 1        | 3   | 4008440 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found] | 1        | 3   | 4008259 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found] | 1        | 3   | 4008261 |
| D3030           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [G103]                       | 1        | 3   | 4008264 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found] | 1        | 3   | 4008456 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found] | 1        | 3   | 4008432 |
| D3030           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found] | 1        | 3   | 4008402 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                        | 5,140 SF | 20  | 4008448 |
| Fire Protection |                     |           |                                                              |          |     |         |

Component Condition Report | Loma Alta Elementary School / G

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| D4010      | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 5,140 SF | 15  | 4008439 |
| Electrical |                     |           |                                                                            |          |     |         |
| D5020      | Electrical room     | Fair      | Switchboard, 120/208 V [DP1]                                               | 1        | 20  | 4008350 |
| D5030      | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 5,140 SF | 20  | 4008474 |
| D5040      | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 4        | 5   | 4008359 |
| D5040      | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,140 SF | 10  | 4008458 |

Component Condition Report | Loma Alta Elementary School / H

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                                        |          |     |         |
| B2010      | Building Exterior   | Poor      | Exterior Walls, any painted surface, Prep & Paint                      | 4,440 SF | 1   | 4008383 |
| B2020      | Building Exterior   | Fair      | Window, Steel, 16-25 SF                                                | 52       | 5   | 4008346 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                         | 17       | 12  | 4008237 |
| Roofing    |                     |           |                                                                        |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                                              | 5,700 SF | 5   | 4008244 |
| Interiors  |                     |           |                                                                        |          |     |         |
| C1070      | Throughout building | Poor      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                      | 4,740 SF | 1   | 4008289 |
| C2010      | Throughout building | Fair      | Wall Finishes, Ceramic Tile                                            | 1,000 SF | 20  | 4008223 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                               | 7,710 SF | 5   | 4008355 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                                                 | 1,500 SF | 10  | 4008410 |
| C2030      | Throughout building | Fair      | Flooring, Laminate Faux Wood                                           | 4,140 SF | 8   | 4008302 |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 400 SF   | 3   | 4008270 |
| Plumbing   |                     |           |                                                                        |          |     |         |
| D2010      | Restrooms           | Fair      | Toilet, Commercial Water Closet                                        | 6        | 10  | 4008472 |
| D2010      | Mechanical room     | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                 | 1        | 3   | 4008285 |
| D2010      | Restrooms           | Fair      | Urinal, Standard                                                       | 2        | 20  | 4008228 |
| D2010      | Classrooms          | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                             | 1        | 12  | 4008343 |
| D2010      | Classrooms          | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel                              | 2        | 15  | 4008453 |
| D2010      | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                               | 4        | 10  | 4008374 |
| D2010      | Mechanical room     | Fair      | Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]           | 1        | 5   | 4008464 |
| D2010      | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 5,140 SF | 20  | 4008236 |
| HVAC       |                     |           |                                                                        |          |     |         |
| D3020      | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                      | 1        | 3   | 4008436 |

Component Condition Report | Loma Alta Elementary School / H

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| D3020                           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 3   | 4008226 |
| D3020                           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 3   | 4008347 |
| D3020                           | Mechanical room     | Fair      | Furnace, Gas [No tag/plate found]                                          | 1        | 3   | 4008256 |
| D3030                           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [H101]                                     | 1        | 3   | 4008253 |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008224 |
| D3030                           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [H102]                                     | 1        | 3   | 4008437 |
| D3030                           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [H100]                                     | 1        | 3   | 4008340 |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008358 |
| D3030                           | Mechanical room     | Fair      | Split System, Fan Coil Unit, DX [H103]                                     | 1        | 3   | 4008255 |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008367 |
| D3030                           | Roof                | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]               | 1        | 3   | 4008363 |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 5,140 SF | 20  | 4008263 |
| Fire Protection                 |                     |           |                                                                            |          |     |         |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 5,140 SF | 15  | 4008368 |
| Electrical                      |                     |           |                                                                            |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 5,140 SF | 20  | 4008238 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 30       | 5   | 4008267 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 5,140 SF | 10  | 4008490 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 5,140 SF | 10  | 4008288 |

Component Condition Report | Loma Alta Elementary School / M

| UF L3 Code | Location            | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                   |          |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint | 2,760 SF | 5   | 4008227 |
| B2020      |                     | Fair      | Window, Aluminum Double-Glazed, 16-25 SF          | 32       | 11  | 4015044 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                    | 7        | 20  | 4008504 |
| Roofing    |                     |           |                                                   |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Modified Bitumen                         | 3,000 SF | 8   | 4008230 |
| Interiors  |                     |           |                                                   |          |     |         |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 2,600 SF | 12  | 4008372 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint          | 3,900 SF | 6   | 4008235 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                       | 450 SF   | 15  | 4008400 |

Component Condition Report | Loma Alta Elementary School / M

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| C2030                           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                      | 1,000 SF | 3   | 4008217 |
| C2030                           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 1,300 SF | 5   | 4008371 |
| C2030                           | Restrooms           | Fair      | Flooring, Ceramic Tile                                                     | 300 SF   | 10  | 4008299 |
| Plumbing                        |                     |           |                                                                            |          |     |         |
| D2010                           | Restrooms           | Fair      | Toilet, Commercial Water Closet                                            | 6        | 15  | 4008364 |
| D2010                           | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                   | 5        | 12  | 4008375 |
| D2010                           | Restrooms           | Fair      | Urinal, Standard                                                           | 2        | 20  | 4008407 |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)     | 2,600 SF | 20  | 4008394 |
| HVAC                            |                     |           |                                                                            |          |     |         |
| D3030                           | Building exterior   | Fair      | Split System, Condensing Unit/Heat Pump [M100]                             | 1        | 3   | 4008403 |
| D3030                           | Building exterior   | Fair      | Split System, Condensing Unit/Heat Pump [M101]                             | 1        | 3   | 4008354 |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 2,600 SF | 20  | 4008396 |
| Electrical                      |                     |           |                                                                            |          |     |         |
| D5020                           | Throughout building | Fair      | Distribution Panel, 120/208 V [SDP]                                        | 1        | 10  | 4008240 |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 2,600 SF | 20  | 4008471 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 15       | 10  | 4008488 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 2,600 SF | 10  | 4008500 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 2,600 SF | 12  | 4008473 |

Component Condition Report | Loma Alta Elementary School / N

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                  | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                         |          |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint       | 2,000 SF | 5   | 4008242 |
| B2010      | Building Exterior   | Fair      | Exterior Walls, Brick Veneer                            | 1,200 SF | 35  | 4008514 |
| B2020      | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, up to 15 SF             | 20       | 15  | 4008499 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 3        | 15  | 4008384 |
| Roofing    |                     |           |                                                         |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Built-Up                                       | 1,800 SF | 12  | 4008494 |
| Interiors  |                     |           |                                                         |          |     |         |
| C1010      | Throughout building | Fair      | Interior Wall, Concrete Block (CMU)                     | 300 SF   | 35  | 4008484 |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                         | 4        | 30  | 4008523 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                             | 150 SF   | 20  | 4008342 |

Component Condition Report | Loma Alta Elementary School / N

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| C2010                           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                   | 2,700 SF | 6   | 4008405 |
| C2030                           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 200 SF   | 3   | 4008508 |
| C2030                           | Restrooms           | Fair      | Flooring, Ceramic Tile                                                     | 100 SF   | 15  | 4008292 |
| C2030                           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                      | 1,500 SF | 5   | 4008274 |
| C2050                           | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                           | 1,800 SF | 5   | 4008475 |
| C2050                           | Throughout building | Fair      | Ceiling Finishes, Plastic Fiberglass-Reinforced                            | 1,800 SF | 20  | 4008332 |
| Plumbing                        |                     |           |                                                                            |          |     |         |
| D2010                           | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                   | 1        | 15  | 4008505 |
| D2010                           | Restrooms           | Fair      | Toilet, Commercial Water Closet                                            | 1        | 10  | 4008362 |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)        | 1,800 SF | 20  | 4008451 |
| HVAC                            |                     |           |                                                                            |          |     |         |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 1,800 SF | 20  | 4008293 |
| D3050                           | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]               | 1        | 3   | 4008232 |
| Electrical                      |                     |           |                                                                            |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 1,800 SF | 20  | 4008518 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                  | 2        | 5   | 4008258 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                     | 8        | 12  | 4008254 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 1,800 SF | 12  | 4008467 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install       | 1,800 SF | 10  | 4008507 |

Component Condition Report | Loma Alta Elementary School / Site

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                          | Quantity  | RUL | ID      |
|------------------------------|----------|-----------|-------------------------------------------------|-----------|-----|---------|
| Facade                       |          |           |                                                 |           |     |         |
| B2010                        | Site     | Fair      | Exterior Walls, Brick                           | 2,010 SF  | 20  | 4008287 |
| Electrical                   |          |           |                                                 |           |     |         |
| D5020                        | Site     | Fair      | Switchboard, 120/208 V [No tag/plate found]     | 1         | 20  | 4008286 |
| Pedestrian Plazas & Walkways |          |           |                                                 |           |     |         |
| G2020                        | Site     | Fair      | Parking Lots, Pavement, Concrete                | 14,330 SF | 20  | 4008326 |
| G2020                        | Site     | Poor      | Parking Lots, Pavement, Asphalt, Seal & Stripe  | 23,200 SF | 1   | 4008468 |
| G2020                        | Site     | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay | 27,600 SF | 10  | 4008247 |
| G2020                        | Site     | Poor      | Parking Lots, Pavement, Asphalt, Mill & Overlay | 23,200 SF | 1   | 4008516 |
| G2020                        | Site     | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe  | 27,600 SF | 3   | 4008510 |

Component Condition Report | Loma Alta Elementary School / Site

| UF L3 Code                               | Location | Condition | Asset/Component/Repair                                             | Quantity  | RUL | ID      |
|------------------------------------------|----------|-----------|--------------------------------------------------------------------|-----------|-----|---------|
| Athletic, Recreational & Playfield Areas |          |           |                                                                    |           |     |         |
| G2050                                    | Site     | Fair      | Play Structure, Swing Set, 4 Seats                                 | 1         | 3   | 4008272 |
| G2050                                    | Site     | Fair      | Play Structure, Multipurpose, Small                                | 1         | 10  | 4008408 |
| G2050                                    | Site     | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole                   | 2         | 5   | 4008246 |
| G2050                                    | Site     | Fair      | Playfield Surfaces, Rubber, Small Areas                            | 1,780 SF  | 4   | 4008452 |
| G2050                                    | Site     | Fair      | Play Structure, Multipurpose, Medium                               | 1         | 12  | 4008245 |
| G2050                                    | Site     | Fair      | Sports Apparatus, Baseball, Backstop Chain-Link                    | 1         | 3   | 4008434 |
| G2050                                    | Site     | Fair      | Play Structure, Multipurpose, Small                                | 1         | 10  | 4008379 |
| Sitework                                 |          |           |                                                                    |           |     |         |
| G2060                                    | Site     | Fair      | Fences & Gates, Fence, Chain Link 6'                               | 780 LF    | 20  | 4008377 |
| G2060                                    | Site     | Fair      | Retaining Wall, Concrete Cast-in-Place                             | 16,000 SF | 35  | 4008450 |
| G2080                                    | Site     | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 60,500 SF | 10  | 4008333 |

Component Condition Report | Loma Alta Elementary School

| UF L3 Code | Location     | Condition | Asset/Component/Repair | Quantity  | RUL | ID      |
|------------|--------------|-----------|------------------------|-----------|-----|---------|
| Roofing    |              |           |                        |           |     |         |
| B3010      | Roof walkway | Fair      | Roofing, Built-Up      | 11,030 SF | 5   | 4008524 |

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

9/12/2022

| Location                           | 2022 | 2023      | 2024 | 2025      | 2026     | 2027        | 2028     | 2029 | 2030      | 2031    | 2032      | 2033      | 2034      | 2035      | 2036     | 2037      | 2038     | 2039 | 2040      | 2041 | 2042        | Total Escalated Estimate |
|------------------------------------|------|-----------|------|-----------|----------|-------------|----------|------|-----------|---------|-----------|-----------|-----------|-----------|----------|-----------|----------|------|-----------|------|-------------|--------------------------|
| Loma Alta Elementary School        | \$0  | \$0       | \$0  | \$0       | \$0      | \$194,768   | \$0      | \$0  | \$0       | \$0     | \$0       | \$0       | \$0       | \$0       | \$0      | \$0       | \$0      | \$0  | \$0       | \$0  | \$0         | \$194,768                |
| Loma Alta Elementary School / A    | \$0  | \$78,972  | \$0  | \$41,492  | \$0      | \$110,615   | \$0      | \$0  | \$0       | \$0     | \$66,822  | \$31,582  | \$0       | \$16,936  | \$0      | \$13,357  | \$0      | \$0  | \$45,010  | \$0  | \$137,553   | \$542,339                |
| Loma Alta Elementary School / B    | \$0  | \$784     | \$0  | \$41,558  | \$0      | \$164,661   | \$0      | \$0  | \$5,513   | \$4,827 | \$10,272  | \$0       | \$0       | \$27,729  | \$0      | \$46,442  | \$0      | \$0  | \$24,820  | \$0  | \$263,562   | \$590,169                |
| Loma Alta Elementary School / C    | \$0  | \$7,844   | \$0  | \$90,260  | \$0      | \$189,793   | \$12,342 | \$0  | \$0       | \$0     | \$61,923  | \$0       | \$0       | \$32,626  | \$0      | \$97,541  | \$16,586 | \$0  | \$69,459  | \$0  | \$254,376   | \$832,751                |
| Loma Alta Elementary School / D    | \$0  | \$0       | \$0  | \$7,133   | \$0      | \$59,091    | \$0      | \$0  | \$33,216  | \$0     | \$22,956  | \$0       | \$0       | \$0       | \$0      | \$43,323  | \$0      | \$0  | \$11,113  | \$0  | \$81,550    | \$258,382                |
| Loma Alta Elementary School / E    | \$0  | \$0       | \$0  | \$101,103 | \$14,162 | \$78,099    | \$0      | \$0  | \$78,560  | \$0     | \$53,706  | \$0       | \$0       | \$21,570  | \$31,869 | \$43,427  | \$0      | \$0  | \$91,408  | \$0  | \$301,733   | \$815,638                |
| Loma Alta Elementary School / F    | \$0  | \$8,629   | \$0  | \$45,356  | \$0      | \$36,830    | \$0      | \$0  | \$33,216  | \$0     | \$19,301  | \$0       | \$3,413   | \$43,379  | \$0      | \$50,096  | \$0      | \$0  | \$20,375  | \$0  | \$28,100    | \$288,694                |
| Loma Alta Elementary School / G    | \$0  | \$16,238  | \$0  | \$111,161 | \$2,719  | \$148,832   | \$15,024 | \$0  | \$0       | \$0     | \$37,622  | \$0       | \$0       | \$23,966  | \$3,653  | \$26,443  | \$20,192 | \$0  | \$106,504 | \$0  | \$266,480   | \$778,835                |
| Loma Alta Elementary School / H    | \$0  | \$33,518  | \$0  | \$59,682  | \$0      | \$223,078   | \$0      | \$0  | \$39,942  | \$0     | \$105,920 | \$20,061  | \$17,684  | \$1,278   | \$0      | \$32,655  | \$0      | \$0  | \$57,790  | \$0  | \$216,450   | \$808,059                |
| Loma Alta Elementary School / M    | \$0  | \$0       | \$0  | \$21,281  | \$0      | \$18,642    | \$7,600  | \$0  | \$41,347  | \$0     | \$40,722  | \$45,784  | \$33,351  | \$11,983  | \$0      | \$40,987  | \$10,214 | \$0  | \$19,263  | \$0  | \$114,759   | \$405,933                |
| Loma Alta Elementary School / N    | \$0  | \$0       | \$0  | \$11,889  | \$0      | \$26,853    | \$5,261  | \$0  | \$0       | \$0     | \$5,849   | \$0       | \$54,758  | \$0       | \$0      | \$70,667  | \$7,071  | \$0  | \$1,852   | \$0  | \$61,899    | \$246,100                |
| Loma Alta Elementary School / Site | \$0  | \$102,695 | \$0  | \$23,683  | \$56,672 | \$23,965    | \$13,563 | \$0  | \$17,118  | \$0     | \$258,952 | \$15,723  | \$31,025  | \$19,844  | \$0      | \$0       | \$18,227 | \$0  | \$23,005  | \$0  | \$583,384   | \$1,187,856              |
| Grand Total                        | \$0  | \$248,681 | \$0  | \$554,598 | \$73,553 | \$1,275,227 | \$53,790 | \$0  | \$248,911 | \$4,827 | \$684,045 | \$113,149 | \$140,231 | \$199,313 | \$35,522 | \$464,938 | \$72,290 | \$0  | \$470,600 | \$0  | \$2,309,846 | \$6,949,523              |

Loma Alta Elementary School

| 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 |
|---------------------------------------------------------|----------------------|---------|----------------------------|----------------|------|-----|----------|------|-------------|-----------|------|------|------|------|------|-----------|-----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------|
| B3010                                                   | Roof walkway         | 4008524 | Roofing, Built-Up, Replace | 25             | 20   | 5   | 11030    | SF   | \$15.23     | \$168,009 |      |      |      |      |      | \$168,009 |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      | \$168,009                  |
| Totals, Unescalated                                     |                      |         |                            |                |      |     |          |      |             |           |      | \$0  | \$0  | \$0  | \$0  | \$0       | \$168,009 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$168,009                  |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                            |                |      |     |          |      |             |           |      | \$0  | \$0  | \$0  | \$0  | \$0       | \$194,768 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$194,768                  |

Loma Alta Elementary School / A

| Uniformat Code      | Location Description | ID      | Cost Description                                                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023     | 2024     | 2025     | 2026     | 2027     | 2028     | 2029 | 2030 | 2031     | 2032     | 2033 | 2034     | 2035     | 2036    | 2037     | 2038 | 2039    | 2040     | 2041     | 2042     | Deficiency Repair Estimate |          |           |
|---------------------|----------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|----------|----------|----------|----------|----------|----------|------|------|----------|----------|------|----------|----------|---------|----------|------|---------|----------|----------|----------|----------------------------|----------|-----------|
| B2010               | Building Exterior    | 4008421 | Exterior Walls, any painted surface, Prep & Paint                                   | 10             | 9    | 1   | 3240     | SF   | \$3.26      | \$10,575 |      | \$10,575 |          |          |          |          |          |      |      |          | \$10,575 |      |          |          |         |          |      |         |          |          |          | \$21,151                   |          |           |
| B2020               | Building Exterior    | 4008279 | Window, Steel, 16-25 SF, Replace                                                    | 30             | 25   | 5   | 36       | EA   | \$1,849.60  | \$66,586 |      |          |          |          |          | \$66,586 |          |      |      |          | \$10,575 |      |          |          |         |          |      |         |          |          |          | \$66,586                   |          |           |
| B3010               | Roof                 | 4008314 | Roofing, Modified Bitumen, Replace                                                  | 20             | 19   | 1   | 4950     | SF   | \$10.88     | \$53,856 |      | \$53,856 |          |          |          |          |          |      |      |          |          |      |          |          |         |          |      |         |          |          |          | \$53,856                   |          |           |
| C1030               | Throughout building  | 4008443 | Interior Door, Wood, Solid-Core, Replace                                            | 40             | 30   | 10  | 5        | EA   | \$761.60    | \$3,808  |      |          |          |          |          |          |          |      |      | \$3,808  |          |      |          |          |         |          |      |         |          |          |          | \$3,808                    |          |           |
| C1070               | Throughout building  | 4008459 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace                          | 25             | 15   | 10  | 3200     | SF   | \$3.81      | \$12,186 |      |          |          |          |          |          |          |      |      | \$12,186 |          |      |          |          |         |          |      |         |          |          |          | \$12,186                   |          |           |
| C2010               | Restrooms            | 4008280 | Wall Finishes, Ceramic Tile, Replace                                                | 40             | 35   | 5   | 750      | SF   | \$19.58     | \$14,688 |      |          |          |          |          | \$14,688 |          |      |      |          |          |      |          |          |         |          |      |         |          |          |          | \$14,688                   |          |           |
| C2010               | Throughout building  | 4008241 | Wall Finishes, any surface, Prep & Paint                                            | 10             | 7    | 3   | 6000     | SF   | \$1.63      | \$9,792  |      |          |          | \$9,792  |          |          |          |      |      |          | \$9,792  |      |          |          |         |          |      |         |          |          |          | \$19,584                   |          |           |
| C2030               | Restrooms            | 4008446 | Flooring, Ceramic Tile, Replace                                                     | 40             | 35   | 5   | 500      | SF   | \$19.58     | \$9,792  |      |          |          |          |          | \$9,792  |          |      |      |          |          |      |          |          |         |          |      |         |          |          |          | \$9,792                    |          |           |
| C2030               | Throughout building  | 4008388 | Flooring, Vinyl Sheeting, Replace                                                   | 15             | 12   | 3   | 2500     | SF   | \$7.62      | \$19,040 |      |          |          | \$19,040 |          |          |          |      |      |          |          |      |          |          |         |          |      |         | \$19,040 |          |          | \$38,080                   |          |           |
| C2030               | Throughout building  | 4008300 | Flooring, Carpet, Commercial Standard, Replace                                      | 10             | 9    | 1   | 1500     | SF   | \$8.16      | \$12,240 |      | \$12,240 |          |          |          |          |          |      |      |          | \$12,240 |      |          |          |         |          |      |         |          |          |          | \$24,480                   |          |           |
| C2050               | Restrooms            | 4008406 | Ceiling Finishes, any flat surface, Prep & Paint                                    | 10             | 7    | 3   | 800      | SF   | \$2.18      | \$1,741  |      |          |          | \$1,741  |          |          |          |      |      |          | \$1,741  |      |          |          |         |          |      |         |          |          |          | \$3,482                    |          |           |
| D2010               | Throughout building  | 4008480 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | 40             | 20   | 20  | 4000     | SF   | \$11.97     | \$47,872 |      |          |          |          |          |          |          |      |      |          |          |      |          |          |         |          |      |         |          | \$47,872 |          | \$47,872                   |          |           |
| D2010               | Restrooms            | 4008307 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                                   | 30             | 20   | 10  | 2        | EA   | \$1,849.60  | \$3,699  |      |          |          |          |          |          |          |      |      |          | \$3,699  |      |          |          |         |          |      |         |          |          |          | \$3,699                    |          |           |
| D2010               | Throughout building  | 4008378 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                                 | 30             | 20   | 10  | 3        | EA   | \$1,305.60  | \$3,917  |      |          |          |          |          |          |          |      |      |          | \$3,917  |      |          |          |         |          |      |         |          |          |          | \$3,917                    |          |           |
| D2010               | Restrooms            | 4008249 | Toilet, Child-Sized, Replace                                                        | 30             | 15   | 15  | 4        | EA   | \$979.20    | \$3,917  |      |          |          |          |          |          |          |      |      |          |          |      |          |          |         | \$3,917  |      |         |          |          |          | \$3,917                    |          |           |
| D3030               | Roof                 | 4008321 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15             | 12   | 3   | 1        | EA   | \$3,699.20  | \$3,699  |      |          |          | \$3,699  |          |          |          |      |      |          |          |      |          |          |         |          |      |         | \$3,699  |          |          | \$7,398                    |          |           |
| D3030               | Roof                 | 4008319 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15             | 12   | 3   | 1        | EA   | \$3,699.20  | \$3,699  |      |          |          | \$3,699  |          |          |          |      |      |          |          |      |          |          |         |          |      |         | \$3,699  |          |          | \$7,398                    |          |           |
| D3050               | Throughout building  | 4008424 | HVAC System, Ductwork, Medium Density, Replace                                      | 30             | 10   | 20  | 4000     | SF   | \$4.35      | \$17,408 |      |          |          |          |          |          |          |      |      |          |          |      |          |          |         |          |      |         |          | \$17,408 |          | \$17,408                   |          |           |
| D4010               | Throughout building  | 4008257 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | 25             | 10   | 15  | 4000     | SF   | \$1.16      | \$4,657  |      |          |          |          |          |          |          |      |      |          |          |      |          |          | \$4,657 |          |      |         |          |          |          | \$4,657                    |          |           |
| D5030               | Throughout building  | 4008281 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40             | 20   | 20  | 4000     | SF   | \$2.72      | \$10,880 |      |          |          |          |          |          |          |      |      |          |          |      |          |          |         |          |      |         |          | \$10,880 |          | \$10,880                   |          |           |
| D5040               | Building exterior    | 4008438 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 15   | 5   | 16       | EA   | \$272.00    | \$4,352  |      |          |          |          |          | \$4,352  |          |      |      |          |          |      |          |          |         |          |      |         |          |          |          | \$4,352                    |          |           |
| D5040               | Throughout building  | 4008308 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10   | 10  | 4000     | SF   | \$4.90      | \$19,584 |      |          |          |          |          |          |          |      |      |          | \$19,584 |      |          |          |         |          |      |         |          |          |          | \$19,584                   |          |           |
| D7050               | Throughout building  | 4008360 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 10   | 10  | 4000     | SF   | \$1.63      | \$6,528  |      |          |          |          |          |          |          |      |      |          | \$6,528  |      |          |          |         |          |      |         |          |          |          | \$6,528                    |          |           |
| Totals, Unescalated |                      |         |                                                                                     |                |      |     |          |      |             |          |      | \$0      | \$76,671 | \$0      | \$37,971 | \$0      | \$95,418 | \$0  | \$0  | \$0      | \$0      | \$0  | \$49,722 | \$22,815 | \$0     | \$11,533 | \$0  | \$8,573 | \$0      | \$0      | \$26,438 | \$0                        | \$76,160 | \$405,302 |





| Unifor<br>mat<br>Code                                   | Location<br>Description | ID      | Cost Description                                                                    | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost<br>* | Subtotal | 2022 | 2023 | 2024 | 2025      | 2026     | 2027     | 2028 | 2029 | 2030     | 2031 | 2032     | 2033 | 2034     | 2035     | 2036     | 2037     | 2038 | 2039 | 2040     | 2041     | 2042      | Deficiency<br>Repair<br>Estimate |  |
|---------------------------------------------------------|-------------------------|---------|-------------------------------------------------------------------------------------|-------------------|------|-----|----------|------|----------------|----------|------|------|------|-----------|----------|----------|------|------|----------|------|----------|------|----------|----------|----------|----------|------|------|----------|----------|-----------|----------------------------------|--|
| D7050                                                   | Throughout building     | 4008376 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20                | 10   | 10  | 2200     | SF   | \$1.63         | \$3,590  |      |      |      |           |          |          |      |      |          |      | \$3,590  |      |          |          |          |          |      |      |          |          |           | \$3,590                          |  |
| Totals, Unescalated                                     |                         |         |                                                                                     |                   |      |     |          |      |                |          | \$0  | \$0  | \$0  | \$6,528   | \$0      | \$50,973 | \$0  | \$0  | \$26,221 | \$0  | \$17,082 | \$0  | \$0      | \$0      | \$0      | \$27,807 | \$0  | \$0  | \$6,528  | \$0      | \$45,152  | \$180,290                        |  |
| Totals, Escalated (3.0% inflation, compounded annually) |                         |         |                                                                                     |                   |      |     |          |      |                |          | \$0  | \$0  | \$0  | \$7,133   | \$0      | \$59,091 | \$0  | \$0  | \$33,216 | \$0  | \$22,956 | \$0  | \$0      | \$0      | \$0      | \$43,323 | \$0  | \$0  | \$11,113 | \$0      | \$81,550  | \$258,382                        |  |
| Loma Alta Elementary School / E                         |                         |         |                                                                                     |                   |      |     |          |      |                |          |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           |                                  |  |
| Unifor<br>mat<br>Code                                   | Location<br>Description | ID      | Cost Description                                                                    | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost<br>* | Subtotal | 2022 | 2023 | 2024 | 2025      | 2026     | 2027     | 2028 | 2029 | 2030     | 2031 | 2032     | 2033 | 2034     | 2035     | 2036     | 2037     | 2038 | 2039 | 2040     | 2041     | 2042      | Deficiency<br>Repair<br>Estimate |  |
| B2010                                                   | Building Exterior       | 4008496 | Exterior Walls, any painted surface, Prep & Paint                                   | 10                | 5    | 5   | 4440     | SF   | \$3.26         | \$14,492 |      |      |      |           |          | \$14,492 |      |      |          |      |          |      |          |          |          | \$14,492 |      |      |          |          |           | \$28,984                         |  |
| B2020                                                   | Building Exterior       | 4008336 | Window, Aluminum Double-Glazed, 16-25 SF, Replace                                   | 30                | 25   | 5   | 32       | EA   | \$1,033.60     | \$33,075 |      |      |      |           |          | \$33,075 |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$33,075                         |  |
| B2050                                                   | Building Exterior       | 4008513 | Exterior Door, Steel, Standard, Replace                                             | 40                | 20   | 20  | 16       | EA   | \$652.80       | \$10,445 |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          | \$10,445 | \$10,445  |                                  |  |
| B3010                                                   | Roof                    | 4008323 | Roofing, Modified Bitumen, Replace                                                  | 20                | 12   | 8   | 5700     | SF   | \$10.88        | \$62,016 |      |      |      |           |          |          |      |      | \$62,016 |      |          |      |          |          |          |          |      |      |          |          |           | \$62,016                         |  |
| C1070                                                   | Throughout building     | 4008222 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace                          | 25                | 22   | 3   | 3940     | SF   | \$3.81         | \$15,004 |      |      |      | \$15,004  |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$15,004                         |  |
| C1070                                                   | Throughout building     | 4008522 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace                          | 25                | 15   | 10  | 2200     | SF   | \$3.81         | \$8,378  |      |      |      |           |          |          |      |      |          |      | \$8,378  |      |          |          |          |          |      |      |          |          |           | \$8,378                          |  |
| C2010                                                   | Restrooms               | 4008419 | Wall Finishes, Ceramic Tile, Replace                                                | 40                | 20   | 20  | 1200     | SF   | \$19.58        | \$23,501 |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          | \$23,501 | \$23,501  |                                  |  |
| C2010                                                   | Throughout building     | 4008385 | Wall Finishes, any surface, Prep & Paint                                            | 10                | 6    | 4   | 7710     | SF   | \$1.63         | \$12,583 |      |      |      |           | \$12,583 |          |      |      |          |      |          |      |          |          | \$12,583 |          |      |      |          |          |           | \$25,165                         |  |
| C2030                                                   | Restrooms               | 4008511 | Flooring, Ceramic Tile, Replace                                                     | 40                | 20   | 20  | 1800     | SF   | \$19.58        | \$35,251 |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          | \$35,251 | \$35,251  |                                  |  |
| C2030                                                   | Throughout building     | 4008478 | Flooring, Vinyl Tile (VCT), Replace                                                 | 15                | 12   | 3   | 2070     | SF   | \$5.44         | \$11,261 |      |      |      | \$11,261  |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$11,261 |          |           | \$22,522                         |  |
| C2030                                                   | Throughout building     | 4008294 | Flooring, Carpet, Commercial Standard, Replace                                      | 10                | 7    | 3   | 1800     | SF   | \$8.16         | \$14,688 |      |      |      | \$14,688  |          |          |      |      |          |      |          |      | \$14,688 |          |          |          |      |      |          |          |           | \$29,376                         |  |
| D2010                                                   | Throughout building     | 4008344 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | 40                | 20   | 20  | 5140     | SF   | \$11.97        | \$61,516 |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          | \$61,516 | \$61,516  |                                  |  |
| D2010                                                   | Utility closet          | 4008501 | Sink/Lavatory, Service Sink, Wall-Hung, Replace                                     | 35                | 30   | 5   | 1        | EA   | \$1,523.20     | \$1,523  |      |      |      |           |          | \$1,523  |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$1,523                          |  |
| D2010                                                   | Restrooms               | 4008418 | Toilet, Commercial Water Closet, Replace                                            | 30                | 20   | 10  | 2        | EA   | \$1,414.40     | \$2,829  |      |      |      |           |          |          |      |      |          |      | \$2,829  |      |          |          |          |          |      |      |          |          |           | \$2,829                          |  |
| D2010                                                   | Throughout building     | 4008361 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace                                  | 30                | 20   | 10  | 3        | EA   | \$1,196.80     | \$3,590  |      |      |      |           |          |          |      |      |          |      | \$3,590  |      |          |          |          |          |      |      |          |          |           | \$3,590                          |  |
| D2010                                                   | Restrooms               | 4008290 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                                   | 30                | 15   | 15  | 4        | EA   | \$1,849.60     | \$7,398  |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          | \$7,398  |      |      |          |          |           | \$7,398                          |  |
| D3020                                                   | Mechanical room         | 4008479 | Furnace, Gas, Replace                                                               | 20                | 17   | 3   | 1        | EA   | \$4,569.60     | \$4,570  |      |      |      | \$4,570   |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$4,570                          |  |
| D3020                                                   | Mechanical room         | 4008216 | Furnace, Gas, Replace                                                               | 20                | 17   | 3   | 1        | EA   | \$4,569.60     | \$4,570  |      |      |      | \$4,570   |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$4,570                          |  |
| D3020                                                   | Mechanical room         | 4008341 | Furnace, Gas, Replace                                                               | 20                | 15   | 5   | 1        | EA   | \$4,569.60     | \$4,570  |      |      |      |           |          | \$4,570  |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$4,570                          |  |
| D3020                                                   | Mechanical room         | 4008492 | Furnace, Gas, Replace                                                               | 20                | 15   | 5   | 1        | EA   | \$4,569.60     | \$4,570  |      |      |      |           |          | \$4,570  |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$4,570                          |  |
| D3020                                                   | Mechanical room         | 4008315 | Furnace, Gas, Replace                                                               | 20                | 15   | 5   | 1        | EA   | \$4,569.60     | \$4,570  |      |      |      |           |          | \$4,570  |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$4,570                          |  |
| D3020                                                   | Mechanical room         | 4008373 | Furnace, Gas, Replace                                                               | 20                | 15   | 5   | 1        | EA   | \$4,569.60     | \$4,570  |      |      |      |           |          | \$4,570  |      |      |          |      |          |      |          |          |          |          |      |      |          |          |           | \$4,570                          |  |
| D3030                                                   | Roof                    | 4008313 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 12   | 3   | 1        | EA   | \$4,352.00     | \$4,352  |      |      |      | \$4,352   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,352  |          |           | \$8,704                          |  |
| D3030                                                   | Roof                    | 4008380 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 12   | 3   | 1        | EA   | \$4,352.00     | \$4,352  |      |      |      | \$4,352   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,352  |          |           | \$8,704                          |  |
| D3030                                                   | Roof                    | 4008487 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 12   | 3   | 1        | EA   | \$4,352.00     | \$4,352  |      |      |      | \$4,352   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,352  |          |           | \$8,704                          |  |
| D3030                                                   | Roof                    | 4008305 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 12   | 3   | 1        | EA   | \$4,352.00     | \$4,352  |      |      |      | \$4,352   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,352  |          |           | \$8,704                          |  |
| D3030                                                   | Mechanical room         | 4008369 | Split System, Fan Coil Unit, DX, Replace                                            | 15                | 12   | 3   | 1        | EA   | \$4,134.40     | \$4,134  |      |      |      | \$4,134   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,134  |          |           | \$8,269                          |  |
| D3030                                                   | Roof                    | 4008441 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 12   | 3   | 1        | EA   | \$4,352.00     | \$4,352  |      |      |      | \$4,352   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,352  |          |           | \$8,704                          |  |
| D3030                                                   | Mechanical room         | 4008317 | Split System, Fan Coil Unit, DX, Replace                                            | 15                | 12   | 3   | 1        | EA   | \$4,134.40     | \$4,134  |      |      |      | \$4,134   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,134  |          |           | \$8,269                          |  |
| D3030                                                   | Mechanical room         | 4008393 | Split System, Fan Coil Unit, DX, Replace                                            | 15                | 12   | 3   | 1        | EA   | \$4,134.40     | \$4,134  |      |      |      | \$4,134   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,134  |          |           | \$8,269                          |  |
| D3030                                                   | Mechanical room         | 4008430 | Split System, Fan Coil Unit, DX, Replace                                            | 15                | 12   | 3   | 1        | EA   | \$4,134.40     | \$4,134  |      |      |      | \$4,134   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,134  |          |           | \$8,269                          |  |
| D3030                                                   | Mechanical room         | 4008433 | Split System, Fan Coil Unit, DX, Replace                                            | 15                | 12   | 3   | 1        | EA   | \$4,134.40     | \$4,134  |      |      |      | \$4,134   |          |          |      |      |          |      |          |      |          |          |          |          |      |      | \$4,134  |          |           | \$8,269                          |  |
| D3030                                                   | Mechanical room         | 4008351 | Split System, Fan Coil Unit, DX, Replace                                            | 15                | 1    | 14  | 1        | EA   | \$4,134.40     | \$4,134  |      |      |      |           |          |          |      |      |          |      |          |      |          |          | \$4,134  |          |      |      |          |          |           | \$4,134                          |  |
| D3030                                                   | Roof                    | 4008462 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15                | 1    | 14  | 1        | EA   | \$4,352.00     | \$4,352  |      |      |      |           |          |          |      |      |          |      |          |      |          |          | \$4,352  |          |      |      |          |          |           | \$4,352                          |  |
| D3050                                                   | Throughout building     | 4008349 | HVAC System, Ductwork, Medium Density, Replace                                      | 30                | 10   | 20  | 5140     | SF   | \$4.35         | \$22,369 |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          | \$22,369 | \$22,369  |                                  |  |
| D4010                                                   | Throughout building     | 4008521 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | 25                | 10   | 15  | 5140     | SF   | \$1.16         | \$5,984  |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          | \$5,984  |      |      |          |          |           | \$5,984                          |  |
| D5030                                                   | Throughout building     | 4008221 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40                | 20   | 20  | 5140     | SF   | \$2.72         | \$13,981 |      |      |      |           |          |          |      |      |          |      |          |      |          |          |          |          |      |      |          | \$13,981 | \$13,981  |                                  |  |
| D5040                                                   | Throughout building     | 4008233 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20                | 10   | 10  | 5140     | SF   | \$4.90         | \$25,165 |      |      |      |           |          |          |      |      |          |      | \$25,165 |      |          |          |          |          |      |      |          |          |           | \$25,165                         |  |
| Totals, Unescalated                                     |                         |         |                                                                                     |                   |      |     |          |      |                |          | \$0  | \$0  | \$0  | \$92,524  | \$12,583 | \$67,369 | \$0  | \$0  | \$62,016 | \$0  | \$39,962 | \$0  | \$0      | \$14,688 | \$21,069 | \$27,874 | \$0  | \$0  | \$53,693 | \$0      | \$167,062 | \$558,840                        |  |
| Totals, Escalated (3.0% inflation, compounded annually) |                         |         |                                                                                     |                   |      |     |          |      |                |          | \$0  | \$0  | \$0  | \$101,103 | \$14,162 | \$78,099 | \$0  | \$0  | \$78,560 | \$0  | \$53,706 | \$0  | \$0      | \$21,570 | \$31,869 | \$43,427 | \$0  | \$0  | \$91,408 | \$0      | \$301,733 | \$815,638                        |  |

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| Unformat Code                                           | Location Description | ID      | Cost Description                                                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023    | 2024 | 2025     | 2026 | 2027     | 2028 | 2029 | 2030     | 2031 | 2032     | 2033    | 2034    | 2035     | 2036     | 2037     | 2038 | 2039 | 2040     | 2041    | 2042     | Deficiency Repair Estimate |
|---------------------------------------------------------|----------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|---------|------|----------|------|----------|------|------|----------|------|----------|---------|---------|----------|----------|----------|------|------|----------|---------|----------|----------------------------|
| B2010                                                   | Building Exterior    | 4008449 | Exterior Walls, any painted surface, Prep & Paint                                   | 10             | 7    | 3   | 2400     | SF   | \$3.26      | \$7,834  |      |         |      | \$7,834  |      |          |      |      |          |      |          |         |         | \$7,834  |          |          |      |      |          |         |          | \$15,667                   |
| B2020                                                   | Building Exterior    | 4008447 | Window, Steel, 16-25 SF, Replace                                                    | 30             | 25   | 5   | 16       | EA   | \$1,849.60  | \$29,594 |      |         |      |          |      | \$29,594 |      |      |          |      |          |         |         |          |          |          |      |      |          |         |          | \$29,594                   |
| B2050                                                   | Building Exterior    | 4008282 | Exterior Door, Steel, Standard, Replace                                             | 40             | 25   | 15  | 5        | EA   | \$652.80    | \$3,264  |      |         |      |          |      |          |      |      |          |      |          |         |         |          | \$3,264  |          |      |      |          |         |          | \$3,264                    |
| B3010                                                   | Roof                 | 4008339 | Roofing, Modified Bitumen, Replace                                                  | 20             | 12   | 8   | 2410     | SF   | \$10.88     | \$26,221 |      |         |      |          |      |          |      |      | \$26,221 |      |          |         |         |          |          |          |      |      |          |         |          | \$26,221                   |
| C1070                                                   | Throughout building  | 4008495 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace                          | 25             | 24   | 1   | 2200     | SF   | \$3.81      | \$8,378  |      | \$8,378 |      |          |      |          |      |      |          |      |          |         |         |          |          |          |      |      |          |         |          | \$8,378                    |
| C2010                                                   | Throughout building  | 4008301 | Wall Finishes, any surface, Prep & Paint                                            | 10             | 7    | 3   | 3300     | SF   | \$1.63      | \$5,386  |      |         |      | \$5,386  |      |          |      |      |          |      |          |         |         | \$5,386  |          |          |      |      |          |         |          | \$10,771                   |
| C2030                                                   | Throughout building  | 4008476 | Flooring, Vinyl Tile (VCT), Replace                                                 | 15             | 12   | 3   | 2200     | SF   | \$5.44      | \$11,968 |      |         |      | \$11,968 |      |          |      |      |          |      |          |         |         |          |          |          |      |      | \$11,968 |         |          | \$23,936                   |
| C2030                                                   | Throughout building  | 4008445 | Flooring, Carpet, Commercial Standard, Replace                                      | 10             | 7    | 3   | 2000     | SF   | \$8.16      | \$16,320 |      |         |      | \$16,320 |      |          |      |      |          |      |          |         |         | \$16,320 |          |          |      |      |          |         |          | \$32,640                   |
| D2010                                                   | Throughout building  | 4008318 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | 40             | 25   | 15  | 2200     | SF   | \$11.97     | \$26,330 |      |         |      |          |      |          |      |      |          |      |          |         |         |          | \$26,330 |          |      |      |          |         |          | \$26,330                   |
| D2010                                                   | Throughout building  | 4008454 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace                                  | 30             | 18   | 12  | 2        | EA   | \$1,196.80  | \$2,394  |      |         |      |          |      |          |      |      |          |      |          | \$2,394 |         |          |          |          |      |      |          |         |          | \$2,394                    |
| D3050                                                   | Throughout building  | 4008519 | HVAC System, Ductwork, Medium Density, Replace                                      | 30             | 10   | 20  | 2200     | SF   | \$4.35      | \$9,574  |      |         |      |          |      |          |      |      |          |      |          |         |         |          |          |          |      |      |          | \$9,574 |          | \$9,574                    |
| D4010                                                   | Throughout building  | 4008303 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | 25             | 10   | 15  | 2200     | SF   | \$1.16      | \$2,561  |      |         |      |          |      |          |      |      |          |      |          |         |         |          | \$2,561  |          |      |      |          |         |          | \$2,561                    |
| D5030                                                   | Throughout building  | 4008455 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40             | 20   | 20  | 2200     | SF   | \$2.72      | \$5,984  |      |         |      |          |      |          |      |      |          |      |          |         |         |          |          |          |      |      |          | \$5,984 |          | \$5,984                    |
| D5040                                                   | Building exterior    | 4008356 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 15   | 5   | 8        | EA   | \$272.00    | \$2,176  |      |         |      | \$2,176  |      |          |      |      |          |      |          |         |         |          |          |          |      |      |          |         |          | \$2,176                    |
| D5040                                                   | Throughout building  | 4008428 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10   | 10  | 2200     | SF   | \$4.90      | \$10,771 |      |         |      |          |      |          |      |      |          |      | \$10,771 |         |         |          |          |          |      |      |          |         |          | \$10,771                   |
| D7050                                                   | Throughout building  | 4008429 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 10   | 10  | 2200     | SF   | \$1.63      | \$3,590  |      |         |      |          |      |          |      |      |          |      |          | \$3,590 |         |          |          |          |      |      |          |         |          | \$3,590                    |
| Totals, Unescalated                                     |                      |         |                                                                                     |                |      |     |          |      |             |          | \$0  | \$8,378 | \$0  | \$41,507 | \$0  | \$31,770 | \$0  | \$0  | \$26,221 | \$0  | \$14,362 | \$0     | \$2,394 | \$29,539 | \$0      | \$32,155 | \$0  | \$0  | \$11,968 | \$0     | \$15,558 | \$213,851                  |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                                                                     |                |      |     |          |      |             |          | \$0  | \$8,629 | \$0  | \$45,356 | \$0  | \$36,830 | \$0  | \$0  | \$33,216 | \$0  | \$19,301 | \$0     | \$3,413 | \$43,379 | \$0      | \$50,096 | \$0  | \$0  | \$20,375 | \$0     | \$28,100 | \$288,694                  |

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| Unformat Code | Location Description | ID      | Cost Description                                           | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023     | 2024 | 2025     | 2026    | 2027     | 2028 | 2029 | 2030 | 2031 | 2032    | 2033 | 2034 | 2035     | 2036    | 2037     | 2038 | 2039 | 2040 | 2041     | 2042 | Deficiency Repair Estimate |
|---------------|----------------------|---------|------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|----------|------|----------|---------|----------|------|------|------|------|---------|------|------|----------|---------|----------|------|------|------|----------|------|----------------------------|
| B2010         | Building Exterior    | 4008520 | Exterior Walls, any painted surface, Prep & Paint          | 10             | 6    | 4   | 740      | SF   | \$3.26      | \$2,415  |      |          |      |          | \$2,415 |          |      |      |      |      |         |      |      |          | \$2,415 |          |      |      |      |          |      | \$4,831                    |
| B2020         | Building Exterior    | 4008322 | Window, Steel, 16-25 SF, Replace                           | 30             | 25   | 5   | 32       | EA   | \$1,849.60  | \$59,187 |      |          |      |          |         | \$59,187 |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$59,187                   |
| B2050         | Building Exterior    | 4008398 | Exterior Door, Steel, Standard, Replace                    | 40             | 20   | 20  | 12       | EA   | \$652.80    | \$7,834  |      |          |      |          |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$7,834  |      | \$7,834                    |
| B3010         | Roof                 | 4008409 | Roofing, Modified Bitumen, Replace                         | 20             | 15   | 5   | 5700     | SF   | \$10.88     | \$62,016 |      |          |      |          |         | \$62,016 |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$62,016                   |
| C1070         | Throughout building  | 4008265 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace | 25             | 24   | 1   | 4140     | SF   | \$3.81      | \$15,765 |      | \$15,765 |      |          |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$15,765                   |
| C2010         | Restrooms            | 4008420 | Wall Finishes, Ceramic Tile, Replace                       | 40             | 20   | 20  | 1000     | SF   | \$19.58     | \$19,584 |      |          |      |          |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$19,584 |      | \$19,584                   |
| C2010         | Throughout building  | 4008273 | Wall Finishes, any surface, Prep & Paint                   | 10             | 4    | 6   | 7710     | SF   | \$1.63      | \$12,583 |      |          |      |          |         | \$12,583 |      |      |      |      |         |      |      |          |         | \$12,583 |      |      |      |          |      | \$25,165                   |
| C2030         | Restrooms            | 4008234 | Flooring, Ceramic Tile, Replace                            | 40             | 20   | 20  | 1500     | SF   | \$19.58     | \$29,376 |      |          |      |          |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$29,376 |      | \$29,376                   |
| C2030         | Throughout building  | 4008220 | Flooring, Vinyl Tile (VCT), Replace                        | 15             | 12   | 3   | 2140     | SF   | \$5.44      | \$11,642 |      |          |      | \$11,642 |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$11,642 |      | \$23,283                   |
| C2030         | Throughout building  | 4008330 | Flooring, Carpet, Commercial Standard, Replace             | 10             | 7    | 3   | 2000     | SF   | \$8.16      | \$16,320 |      |          |      | \$16,320 |         |          |      |      |      |      |         |      |      | \$16,320 |         |          |      |      |      |          |      | \$32,640                   |
| D2010         | Utility closet       | 4008390 | Sink/Lavatory, Service Sink, Wall-Hung, Replace            | 35             | 30   | 5   | 1        | EA   | \$1,523.20  | \$1,523  |      |          |      |          |         | \$1,523  |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$1,523                    |
| D2010         | Restrooms            | 4008397 | Toilet, Commercial Water Closet, Replace                   | 30             | 20   | 10  | 2        | EA   | \$1,414.40  | \$2,829  |      |          |      |          |         |          |      |      |      |      | \$2,829 |      |      |          |         |          |      |      |      |          |      | \$2,829                    |
| D2010         | Restrooms            | 4008442 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace          | 30             | 15   | 15  | 4        | EA   | \$1,849.60  | \$7,398  |      |          |      |          |         |          |      |      |      |      |         |      |      |          | \$7,398 |          |      |      |      |          |      | \$7,398                    |
| D2010         | Restrooms            | 4008345 | Urinal, Standard, Replace                                  | 30             | 15   | 15  | 3        | EA   | \$1,196.80  | \$3,590  |      |          |      |          |         |          |      |      |      |      |         |      |      |          | \$3,590 |          |      |      |      |          |      | \$3,590                    |
| D3020         | Mechanical room      | 4008283 | Furnace, Gas, Replace                                      | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570  |      |          |      | \$4,570  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$4,570                    |
| D3020         | Mechanical room      | 4008415 | Furnace, Gas, Replace                                      | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570  |      |          |      | \$4,570  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$4,570                    |
| D3020         | Mechanical room      | 4008229 | Furnace, Gas, Replace                                      | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570  |      |          |      | \$4,570  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$4,570                    |
| D3020         | Mechanical room      | 4008502 | Furnace, Gas, Replace                                      | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570  |      |          |      | \$4,570  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$4,570                    |
| D3020         | Mechanical room      | 4008435 | Furnace, Gas, Replace                                      | 20             | 17   | 3   | 1        | EA   | \$4,569.60  | \$4,570  |      |          |      | \$4,570  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$4,570                    |
| D3020         | Mechanical room      | 4008470 | Furnace, Gas, Replace                                      | 20             | 15   | 5   | 1        | EA   | \$4,569.60  | \$4,570  |      |          |      |          |         | \$4,570  |      |      |      |      |         |      |      |          |         |          |      |      |      |          |      | \$4,570                    |
| D3030         | Mechanical room      | 4008414 | Split System, Fan Coil Unit, DX, Replace                   | 15             | 12   | 3   | 1        | EA   | \$4,134.40  | \$4,134  |      |          |      | \$4,134  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,134  |      | \$8,269                    |
| D3030         | Mechanical room      | 4008331 | Split System, Fan Coil Unit, DX, Replace                   | 15             | 12   | 3   | 1        | EA   | \$4,134.40  | \$4,134  |      |          |      | \$4,134  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,134  |      | \$8,269                    |
| D3030         | Mechanical room      | 4008404 | Split System, Fan Coil Unit, DX, Replace                   | 15             | 12   | 3   | 1        | EA   | \$4,134.40  | \$4,134  |      |          |      | \$4,134  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,134  |      | \$8,269                    |
| D3030         | Mechanical room      | 4008392 | Split System, Fan Coil Unit, DX, Replace                   | 15             | 12   | 3   | 1        | EA   | \$4,134.40  | \$4,134  |      |          |      | \$4,134  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,134  |      | \$8,269                    |
| D3030         | Roof                 | 4008269 | Split System, Condensing Unit/Heat Pump, Replace           | 15             | 12   | 3   | 1        | EA   | \$4,352.00  | \$4,352  |      |          |      | \$4,352  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,352  |      | \$8,704                    |
| D3030         | Mechanical room      | 4008440 | Split System, Fan Coil Unit, DX, Replace                   | 15             | 12   | 3   | 1        | EA   | \$4,134.40  | \$4,134  |      |          |      | \$4,134  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,134  |      | \$8,269                    |
| D3030         | Roof                 | 4008259 | Split System, Condensing Unit/Heat Pump, Replace           | 15             | 12   | 3   | 1        | EA   | \$4,352.00  | \$4,352  |      |          |      | \$4,352  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,352  |      | \$8,704                    |
| D3030         | Roof                 | 4008261 | Split System, Condensing Unit/Heat Pump, Replace           | 15             | 12   | 3   | 1        | EA   | \$4,352.00  | \$4,352  |      |          |      | \$4,352  |         |          |      |      |      |      |         |      |      |          |         |          |      |      |      | \$4,352  |      | \$8,704                    |



| 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 |          |
|---------------------------------------------------------|----------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|----------|------|----------|------|-----------|---------|------|----------|------|-----------|----------|----------|----------|----------|----------|----------|------|----------|----------|-----------|----------------------------|----------|
| D5040                                                   | Throughout building  | 4008490 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10   | 10  | 5140     | SF   | \$4.90      | \$25,165 |      |          |      |          |      |           |         |      |          |      | \$25,165  |          |          |          |          |          |          |      |          |          |           | \$25,165                   |          |
| D7050                                                   | Throughout building  | 4008288 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 10   | 10  | 5140     | SF   | \$1.63      | \$8,388  |      |          |      |          |      |           |         |      |          |      | \$8,388   |          |          |          |          |          |          |      |          |          |           | \$8,388                    |          |
| Totals, Unescalated                                     |                      |         |                                                                                     |                |      |     |          |      |             |          | \$0  | \$32,542 | \$0  | \$54,618 | \$0  | \$192,429 | \$0     | \$0  | \$31,530 | \$0  | \$78,815  | \$14,492 | \$12,403 | \$870    | \$0      | \$20,960 | \$0      | \$0  | \$33,946 | \$0      | \$119,843 | \$592,448                  |          |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                                                                     |                |      |     |          |      |             |          | \$0  | \$33,518 | \$0  | \$59,682 | \$0  | \$223,078 | \$0     | \$0  | \$39,942 | \$0  | \$105,920 | \$20,061 | \$17,684 | \$1,278  | \$0      | \$32,655 | \$0      | \$0  | \$57,790 | \$0      | \$216,450 | \$808,059                  |          |
| Loma Alta Elementary School / M                         |                      |         |                                                                                     |                |      |     |          |      |             |          |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          |          |           |                            |          |
| Uniformat Code                                          | Location Description | ID      | Cost Description                                                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023     | 2024 | 2025     | 2026 | 2027      | 2028    | 2029 | 2030     | 2031 | 2032      | 2033     | 2034     | 2035     | 2036     | 2037     | 2038     | 2039 | 2040     | 2041     | 2042      | Deficiency Repair Estimate |          |
| B2010                                                   | Building Exterior    | 4008227 | Exterior Walls, any painted surface, Prep & Paint                                   | 10             | 5    | 5   | 2760     | SF   | \$3.26      | \$9,009  |      |          |      |          |      | \$9,009   |         |      |          |      |           |          |          |          |          | \$9,009  |          |      |          |          |           | \$18,017                   |          |
| B2020                                                   | M                    | 4015044 | Window, Aluminum Double-Glazed, 16-25 SF, Replace                                   | 30             | 19   | 11  | 32       | EA   | \$1,033.60  | \$33,075 |      |          |      |          |      |           |         |      |          |      | \$33,075  |          |          |          |          |          |          |      |          |          |           | \$33,075                   |          |
| B2050                                                   | Building Exterior    | 4008504 | Exterior Door, Steel, Standard, Replace                                             | 40             | 20   | 20  | 7        | EA   | \$652.80    | \$4,570  |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$4,570  |           | \$4,570                    |          |
| B3010                                                   | Roof                 | 4008230 | Roofing, Modified Bitumen, Replace                                                  | 20             | 12   | 8   | 3000     | SF   | \$10.88     | \$32,640 |      |          |      |          |      |           |         |      | \$32,640 |      |           |          |          |          |          |          |          |      |          |          |           | \$32,640                   |          |
| C1070                                                   | Throughout building  | 4008372 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace                          | 25             | 13   | 12  | 2600     | SF   | \$3.81      | \$9,901  |      |          |      |          |      |           |         |      |          |      |           | \$9,901  |          |          |          |          |          |      |          |          |           | \$9,901                    |          |
| C2010                                                   | Restrooms            | 4008400 | Wall Finishes, Ceramic Tile, Replace                                                | 40             | 25   | 15  | 450      | SF   | \$19.58     | \$8,813  |      |          |      |          |      |           |         |      |          |      |           |          |          |          | \$8,813  |          |          |      |          |          |           | \$8,813                    |          |
| C2010                                                   | Throughout building  | 4008235 | Wall Finishes, any surface, Prep & Paint                                            | 10             | 4    | 6   | 3900     | SF   | \$1.63      | \$6,365  |      |          |      |          |      |           | \$6,365 |      |          |      |           |          |          |          |          |          | \$6,365  |      |          |          |           |                            | \$12,730 |
| C2030                                                   | Restrooms            | 4008299 | Flooring, Ceramic Tile, Replace                                                     | 40             | 30   | 10  | 300      | SF   | \$19.58     | \$5,875  |      |          |      |          |      |           |         |      |          |      | \$5,875   |          |          |          |          |          |          |      |          |          |           | \$5,875                    |          |
| C2030                                                   | Throughout building  | 4008371 | Flooring, Vinyl Tile (VCT), Replace                                                 | 15             | 10   | 5   | 1300     | SF   | \$5.44      | \$7,072  |      |          |      |          |      | \$7,072   |         |      |          |      |           |          |          |          |          |          |          |      |          | \$7,072  |           | \$14,144                   |          |
| C2030                                                   | Throughout building  | 4008217 | Flooring, Carpet, Commercial Standard, Replace                                      | 10             | 7    | 3   | 1000     | SF   | \$8.16      | \$8,160  |      |          |      | \$8,160  |      |           |         |      |          |      |           |          | \$8,160  |          |          |          |          |      |          |          |           | \$16,320                   |          |
| D2010                                                   | Throughout building  | 4008394 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | 40             | 20   | 20  | 2600     | SF   | \$11.97     | \$31,117 |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$31,117 |           | \$31,117                   |          |
| D2010                                                   | Restrooms            | 4008375 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                                   | 30             | 18   | 12  | 5        | EA   | \$1,849.60  | \$9,248  |      |          |      |          |      |           |         |      |          |      |           | \$9,248  |          |          |          |          |          |      |          |          |           | \$9,248                    |          |
| D2010                                                   | Restrooms            | 4008364 | Toilet, Commercial Water Closet, Replace                                            | 30             | 15   | 15  | 6        | EA   | \$1,414.40  | \$8,486  |      |          |      |          |      |           |         |      |          |      |           |          |          |          | \$8,486  |          |          |      |          |          |           | \$8,486                    |          |
| D2010                                                   | Restrooms            | 4008407 | Urinal, Standard, Replace                                                           | 30             | 10   | 20  | 2        | EA   | \$1,196.80  | \$2,394  |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$2,394  |           | \$2,394                    |          |
| D3030                                                   | Building exterior    | 4008403 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15             | 12   | 3   | 1        | EA   | \$5,657.60  | \$5,658  |      |          |      | \$5,658  |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$5,658  |           | \$11,315                   |          |
| D3030                                                   | Building exterior    | 4008354 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15             | 12   | 3   | 1        | EA   | \$5,657.60  | \$5,658  |      |          |      | \$5,658  |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$5,658  |           | \$11,315                   |          |
| D3050                                                   | Throughout building  | 4008396 | HVAC System, Ductwork, Medium Density, Replace                                      | 30             | 10   | 20  | 2600     | SF   | \$4.35      | \$11,315 |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$11,315 |           | \$11,315                   |          |
| D5020                                                   | Throughout building  | 4008240 | Distribution Panel, 120/208 V, Replace                                              | 30             | 20   | 10  | 1        | EA   | \$7,616.00  | \$7,616  |      |          |      |          |      |           |         |      |          |      | \$7,616   |          |          |          |          |          |          |      |          |          |           | \$7,616                    |          |
| D5030                                                   | Throughout building  | 4008471 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40             | 20   | 20  | 2600     | SF   | \$2.72      | \$7,072  |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$7,072  |           | \$7,072                    |          |
| D5040                                                   | Building exterior    | 4008488 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 10   | 10  | 15       | EA   | \$272.00    | \$4,080  |      |          |      |          |      |           |         |      |          |      | \$4,080   |          |          |          |          |          |          |      |          |          |           | \$4,080                    |          |
| D5040                                                   | Throughout building  | 4008500 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10   | 10  | 2600     | SF   | \$4.90      | \$12,730 |      |          |      |          |      |           |         |      |          |      | \$12,730  |          |          |          |          |          |          |      |          |          |           | \$12,730                   |          |
| D7050                                                   | Throughout building  | 4008473 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 8    | 12  | 2600     | SF   | \$1.63      | \$4,243  |      |          |      |          |      |           |         |      |          |      |           |          | \$4,243  |          |          |          |          |      |          |          |           | \$4,243                    |          |
| Totals, Unescalated                                     |                      |         |                                                                                     |                |      |     |          |      |             |          | \$0  | \$0      | \$0  | \$19,475 | \$0  | \$16,081  | \$6,365 | \$0  | \$32,640 | \$0  | \$30,301  | \$33,075 | \$23,392 | \$8,160  | \$0      | \$26,308 | \$6,365  | \$0  | \$11,315 | \$0      | \$63,539  | \$277,016                  |          |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                                                                     |                |      |     |          |      |             |          | \$0  | \$0      | \$0  | \$21,281 | \$0  | \$18,642  | \$7,600 | \$0  | \$41,347 | \$0  | \$40,722  | \$45,784 | \$33,351 | \$11,983 | \$0      | \$40,987 | \$10,214 | \$0  | \$19,263 | \$0      | \$114,759 | \$405,933                  |          |
| Loma Alta Elementary School / N                         |                      |         |                                                                                     |                |      |     |          |      |             |          |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          |          |           |                            |          |
| Uniformat Code                                          | Location Description | ID      | Cost Description                                                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023     | 2024 | 2025     | 2026 | 2027      | 2028    | 2029 | 2030     | 2031 | 2032      | 2033     | 2034     | 2035     | 2036     | 2037     | 2038     | 2039 | 2040     | 2041     | 2042      | Deficiency Repair Estimate |          |
| B2010                                                   | Building Exterior    | 4008242 | Exterior Walls, any painted surface, Prep & Paint                                   | 10             | 5    | 5   | 2000     | SF   | \$3.26      | \$6,528  |      |          |      |          |      | \$6,528   |         |      |          |      |           |          |          |          |          | \$6,528  |          |      |          |          |           | \$13,056                   |          |
| B2020                                                   | Building Exterior    | 4008499 | Window, Aluminum Double-Glazed, up to 15 SF, Replace                                | 30             | 15   | 15  | 20       | EA   | \$707.20    | \$14,144 |      |          |      |          |      |           |         |      |          |      |           |          |          |          | \$14,144 |          |          |      |          |          |           | \$14,144                   |          |
| B2050                                                   | Building Exterior    | 4008384 | Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace                    | 30             | 15   | 15  | 3        | EA   | \$1,414.40  | \$4,243  |      |          |      |          |      |           |         |      |          |      |           |          |          |          | \$4,243  |          |          |      |          |          |           | \$4,243                    |          |
| B3010                                                   | Roof                 | 4008494 | Roofing, Built-Up, Replace                                                          | 25             | 13   | 12  | 1800     | SF   | \$15.23     | \$27,418 |      |          |      |          |      |           |         |      |          |      |           | \$27,418 |          |          |          |          |          |      |          |          |           | \$27,418                   |          |
| C2010                                                   | Restrooms            | 4008342 | Wall Finishes, Ceramic Tile, Replace                                                | 40             | 20   | 20  | 150      | SF   | \$19.58     | \$2,938  |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$2,938  |           | \$2,938                    |          |
| C2010                                                   | Throughout building  | 4008405 | Wall Finishes, any surface, Prep & Paint                                            | 10             | 4    | 6   | 2700     | SF   | \$1.63      | \$4,406  |      |          |      |          |      |           | \$4,406 |      |          |      |           |          |          |          |          |          | \$4,406  |      |          |          |           | \$8,813                    |          |
| C2030                                                   | Restrooms            | 4008292 | Flooring, Ceramic Tile, Replace                                                     | 40             | 25   | 15  | 100      | SF   | \$19.58     | \$1,958  |      |          |      |          |      |           |         |      |          |      |           |          |          |          | \$1,958  |          |          |      |          |          |           | \$1,958                    |          |
| C2030                                                   | Throughout building  | 4008508 | Flooring, Vinyl Tile (VCT), Replace                                                 | 15             | 12   | 3   | 200      | SF   | \$5.44      | \$1,088  |      |          |      | \$1,088  |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$1,088  |           | \$2,176                    |          |
| C2030                                                   | Throughout building  | 4008274 | Flooring, Carpet, Commercial Standard, Replace                                      | 10             | 5    | 5   | 1500     | SF   | \$8.16      | \$12,240 |      |          |      |          |      | \$12,240  |         |      |          |      |           |          |          |          | \$12,240 |          |          |      |          |          |           | \$24,480                   |          |
| C2050                                                   | Throughout building  | 4008332 | Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace                            | 30             | 10   | 20  | 1800     | SF   | \$4.90      | \$8,813  |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          | \$8,813  |           | \$8,813                    |          |
| C2050                                                   | Throughout building  | 4008475 | Ceiling Finishes, any flat surface, Prep & Paint                                    | 10             | 5    | 5   | 1800     | SF   | \$2.18      | \$3,917  |      |          |      |          |      | \$3,917   |         |      |          |      |           |          |          |          | \$3,917  |          |          |      |          |          |           | \$7,834                    |          |
| D2010                                                   | Throughout building  | 4008451 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace        | 40             | 20   | 20  | 1800     | SF   | \$5.44      | \$9,792  |      |          |      |          |      |           |         |      |          |      |           |          |          |          |          |          |          |      |          |          |           |                            |          |

| Uniformat Code                                          | Location Description | ID      | Cost Description                                                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal2022 | 2023 | 2024 | 2025 | 2026     | 2027  | 2028     | 2029    | 2030 | 2031 | 2032 | 2033    | 2034    | 2035     | 2036 | 2037  | 2038     | 2039    | 2040 | 2041    | 2042    | Deficiency Repair Estimate |           |
|---------------------------------------------------------|----------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|--------------|------|------|------|----------|-------|----------|---------|------|------|------|---------|---------|----------|------|-------|----------|---------|------|---------|---------|----------------------------|-----------|
| D3050                                                   | Roof                 | 4008232 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace                                    | 20             | 17   | 3   | 1        | EA   | \$9,792.00  | \$9,792      |      |      |      | \$9,792  |       |          |         |      |      |      |         |         |          |      |       |          |         |      |         |         | \$9,792                    |           |
| D3050                                                   | Throughout building  | 4008293 | HVAC System, Ductwork, Medium Density, Replace                                      | 30             | 10   | 20  | 1800     | SF   | \$4.35      | \$7,834      |      |      |      |          |       |          |         |      |      |      |         |         |          |      |       |          |         |      |         | \$7,834 | \$7,834                    |           |
| D5030                                                   | Throughout building  | 4008518 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | 40             | 20   | 20  | 1800     | SF   | \$2.72      | \$4,896      |      |      |      |          |       |          |         |      |      |      |         |         |          |      |       |          |         |      |         | \$4,896 | \$4,896                    |           |
| D5040                                                   | Throughout building  | 4008258 | Emergency & Exit Lighting, Exit Sign, LED, Replace                                  | 10             | 5    | 5   | 2        | EA   | \$239.36    | \$479        |      |      |      |          | \$479 |          |         |      |      |      |         |         |          |      | \$479 |          |         |      |         |         | \$957                      |           |
| D5040                                                   | Building exterior    | 4008254 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 8    | 12  | 8        | EA   | \$272.00    | \$2,176      |      |      |      |          |       |          |         |      |      |      |         | \$2,176 |          |      |       |          |         |      |         |         | \$2,176                    |           |
| D5040                                                   | Throughout building  | 4008467 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 8    | 12  | 1800     | SF   | \$4.90      | \$8,813      |      |      |      |          |       |          |         |      |      |      |         | \$8,813 |          |      |       |          |         |      |         |         | \$8,813                    |           |
| D7050                                                   | Throughout building  | 4008507 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 10   | 10  | 1800     | SF   | \$1.63      | \$2,938      |      |      |      |          |       |          |         |      |      |      | \$2,938 |         |          |      |       |          |         |      |         |         | \$2,938                    |           |
| Totals, Unescalated                                     |                      |         |                                                                                     |                |      |     |          |      |             |              | \$0  | \$0  | \$0  | \$10,880 | \$0   | \$23,164 | \$4,406 | \$0  | \$0  | \$0  | \$4,352 | \$0     | \$38,406 | \$0  | \$0   | \$45,359 | \$4,406 | \$0  | \$1,088 | \$0     | \$34,272                   | \$166,333 |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                                                                     |                |      |     |          |      |             |              | \$0  | \$0  | \$0  | \$11,889 | \$0   | \$26,853 | \$5,261 | \$0  | \$0  | \$0  | \$5,849 | \$0     | \$54,758 | \$0  | \$0   | \$70,667 | \$7,071 | \$0  | \$1,852 | \$0     | \$61,899                   | \$246,100 |

Loma Alta Elementary School / Site

| Uniformat Code                                          | Location Description | ID      | Cost Description                                                   | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2022 | 2023      | 2024 | 2025     | 2026     | 2027     | 2028     | 2029     | 2030     | 2031 | 2032      | 2033     | 2034     | 2035     | 2036 | 2037 | 2038     | 2039     | 2040     | 2041      | 2042      | Deficiency Repair Estimate |
|---------------------------------------------------------|----------------------|---------|--------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|------|-----------|------|----------|----------|----------|----------|----------|----------|------|-----------|----------|----------|----------|------|------|----------|----------|----------|-----------|-----------|----------------------------|
| B2010                                                   | Site                 | 4008287 | Exterior Walls, Brick, Replace                                     | 50             | 30   | 20  | 2010     | SF   | \$57.66     | \$115,905 |      |           |      |          |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          | \$115,905 | \$115,905 |                            |
| D5020                                                   | Site                 | 4008286 | Switchboard, 120/208 V, Replace                                    | 40             | 20   | 20  | 1        | EA   | \$48,960.00 | \$48,960  |      |           |      |          |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          | \$48,960  | \$48,960  |                            |
| G2020                                                   | Site                 | 4008468 | Parking Lots, Pavement, Asphalt, Seal & Stripe                     | 5              | 4    | 1   | 23200    | SF   | \$0.49      | \$11,359  |      | \$11,359  |      |          |          |          | \$11,359 |          |          |      |           | \$11,359 |          |          |      |      | \$11,359 |          |          |           |           | \$45,435                   |
| G2020                                                   | Site                 | 4008516 | Parking Lots, Pavement, Asphalt, Mill & Overlay                    | 25             | 24   | 1   | 23200    | SF   | \$3.81      | \$88,346  |      | \$88,346  |      |          |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          |           |           | \$88,346                   |
| G2020                                                   | Site                 | 4008510 | Parking Lots, Pavement, Asphalt, Seal & Stripe                     | 5              | 2    | 3   | 27600    | SF   | \$0.49      | \$13,513  |      |           |      | \$13,513 |          |          |          | \$13,513 |          |      |           |          | \$13,513 |          |      |      |          | \$13,513 |          |           |           | \$54,052                   |
| G2020                                                   | Site                 | 4008247 | Parking Lots, Pavement, Asphalt, Mill & Overlay                    | 25             | 15   | 10  | 27600    | SF   | \$3.81      | \$105,101 |      |           |      |          |          |          |          |          |          |      | \$105,101 |          |          |          |      |      |          |          |          |           |           | \$105,101                  |
| G2020                                                   | Site                 | 4008326 | Parking Lots, Pavement, Concrete, Replace                          | 50             | 30   | 20  | 14330    | SF   | \$9.79      | \$140,319 |      |           |      |          |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          | \$140,319 | \$140,319 |                            |
| G2050                                                   | Site                 | 4008434 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace           | 20             | 17   | 3   | 1        | EA   | \$5,440.00  | \$5,440   |      |           |      | \$5,440  |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          |           |           | \$5,440                    |
| G2050                                                   | Site                 | 4008246 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace          | 25             | 20   | 5   | 2        | EA   | \$10,336.00 | \$20,672  |      |           |      |          |          | \$20,672 |          |          |          |      |           |          |          |          |      |      |          |          |          |           |           | \$20,672                   |
| G2050                                                   | Site                 | 4008272 | Play Structure, Swing Set, 4 Seats, Replace                        | 20             | 17   | 3   | 1        | EA   | \$2,720.00  | \$2,720   |      |           |      | \$2,720  |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          |           |           | \$2,720                    |
| G2050                                                   | Site                 | 4008452 | Playfield Surfaces, Rubber, Small Areas, Replace                   | 20             | 16   | 4   | 1780     | SF   | \$28.29     | \$50,353  |      |           |      |          | \$50,353 |          |          |          |          |      |           |          |          |          |      |      |          |          |          |           |           | \$50,353                   |
| G2050                                                   | Site                 | 4008408 | Play Structure, Multipurpose, Small, Replace                       | 20             | 10   | 10  | 1        | EA   | \$10,880.00 | \$10,880  |      |           |      |          |          |          |          |          |          |      | \$10,880  |          |          |          |      |      |          |          |          |           |           | \$10,880                   |
| G2050                                                   | Site                 | 4008379 | Play Structure, Multipurpose, Small, Replace                       | 20             | 10   | 10  | 1        | EA   | \$10,880.00 | \$10,880  |      |           |      |          |          |          |          |          |          |      | \$10,880  |          |          |          |      |      |          |          |          |           |           | \$10,880                   |
| G2050                                                   | Site                 | 4008245 | Play Structure, Multipurpose, Medium, Replace                      | 20             | 8    | 12  | 1        | EA   | \$21,760.00 | \$21,760  |      |           |      |          |          |          |          |          |          |      |           |          | \$21,760 |          |      |      |          |          |          |           |           | \$21,760                   |
| G2060                                                   | Site                 | 4008377 | Fences & Gates, Fence, Chain Link 6', Replace                      | 40             | 20   | 20  | 780      | LF   | \$22.85     | \$17,821  |      |           |      |          |          |          |          |          |          |      |           |          |          |          |      |      |          |          |          | \$17,821  | \$17,821  |                            |
| G2080                                                   | Site                 | 4008333 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 20             | 10   | 10  | 60500    | SF   | \$1.09      | \$65,824  |      |           |      |          |          |          |          |          |          |      | \$65,824  |          |          |          |      |      |          |          |          |           |           | \$65,824                   |
| Totals, Unescalated                                     |                      |         |                                                                    |                |      |     |          |      |             |           | \$0  | \$99,704  | \$0  | \$21,673 | \$50,353 | \$20,672 | \$11,359 | \$0      | \$13,513 | \$0  | \$192,685 | \$11,359 | \$21,760 | \$13,513 | \$0  | \$0  | \$11,359 | \$0      | \$13,513 | \$0       | \$323,005 | \$804,467                  |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                                                    |                |      |     |          |      |             |           | \$0  | \$102,695 | \$0  | \$23,683 | \$56,672 | \$23,965 | \$13,563 | \$0      | \$17,118 | \$0  | \$258,952 | \$15,723 | \$31,025 | \$19,844 | \$0  | \$0  | \$18,227 | \$0      | \$23,005 | \$0       | \$583,384 | \$1,187,856                |

## Appendix G:

### Equipment Inventory List

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| D10 Conveying |         |        |                       |                           |          |                                 |                 |                |                    |                    |              |         |     |
|---------------|---------|--------|-----------------------|---------------------------|----------|---------------------------------|-----------------|----------------|--------------------|--------------------|--------------|---------|-----|
| Index         | ID      | UFCode | Component Description | Attributes                | Capacity | Building                        | Location Detail | Manufacturer   | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 4008309 | D1010  | Vertical Lift         | Wheelchair, 5' Rise       | 750 LBS  | Loma Alta Elementary School / C | Auditorium      | Porch-Lift     | No tag/plate found | No tag/plate found |              | 1009258 |     |
| D20 Plumbing  |         |        |                       |                           |          |                                 |                 |                |                    |                    |              |         |     |
| Index         | ID      | UFCode | Component Description | Attributes                | Capacity | Building                        | Location Detail | Manufacturer   | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 4008444 | D2010  | Water Heater          | Gas, Commercial (125 MBH) | 75 GAL   | Loma Alta Elementary School / C | Utility closet  | Bradford White | 75T80B3N           | GD13331440         |              | 1009195 |     |
| 2             | 4008284 | D2010  | Water Heater          | Gas, Commercial (125 MBH) | 30 GAL   | Loma Alta Elementary School / B | Mechanical room | Bradford White | 130T6ENI0          | SM4100124          |              | 1009260 |     |
| 3             | 4008464 | D2010  | Water Heater          | Gas, Commercial (125 MBH) | 30 GAL   | Loma Alta Elementary School / H | Mechanical room | Bradford White | MI30T6EN10         | YM2492044          |              | 1009236 |     |
| D30 HVAC      |         |        |                       |                           |          |                                 |                 |                |                    |                    |              |         |     |
| Index         | ID      | UFCode | Component Description | Attributes                | Capacity | Building                        | Location Detail | Manufacturer   | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 4008436 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / H | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009243 |     |
| 2             | 4008479 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / E | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009203 |     |
| 3             | 4008283 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / G | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009255 |     |
| 4             | 4008415 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / G | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009254 |     |
| 5             | 4008341 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / E | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009204 |     |
| 6             | 4008229 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / G | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009215 |     |
| 7             | 4008226 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / H | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009235 |     |
| 8             | 4008347 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / H | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009192 |     |
| 9             | 4008492 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / E | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009210 |     |
| 10            | 4008328 | D3020  | Furnace               | Gas                       | 100 MBH  | Loma Alta Elementary School / B | Mechanical room | Lennox         | Whisper heat       | No tag/plate found |              | 1009191 |     |
| 11            | 4008256 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / H | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009253 |     |
| 12            | 4008216 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / E | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009256 |     |
| 13            | 4008502 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / G | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009217 |     |
| 14            | 4008315 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / E | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009201 |     |
| 15            | 4008435 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / G | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009216 |     |
| 16            | 4008470 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / G | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009189 |     |
| 17            | 4008373 | D3020  | Furnace               | Gas                       | 80 MBH   | Loma Alta Elementary School / E | Mechanical room | Carrier        | Inaccessible       | Inaccessible       |              | 1009206 |     |
| 18            | 4008440 | D3030  | Split System [F10]    | Fan Coil Unit, DX         | 3 TON    | Loma Alta Elementary School / G | Mechanical room | Carrier        | CKSBX1036017AAAA   | 3202X27680         | 2002         | 1009212 |     |
| 19            | 4008414 | D3030  | Split System [F100]   | Fan Coil Unit, DX         | 3 TON    | Loma Alta Elementary School / G | Mechanical room | Carrier        | CKSBX1036017AAAA   |                    | 2002         | 1009211 |     |
| 20            | 4008331 | D3030  | Split System [G100]   | Fan Coil Unit, DX         | 3 TON    | Loma Alta Elementary School / G | Mechanical room | Carrier        | CKSBX1036017AAAA   | 9202X27685         | 2002         | 1009213 |     |

|    |         |       |                     |                           |       |                                 |                   |         |                  |                    |      |         |
|----|---------|-------|---------------------|---------------------------|-------|---------------------------------|-------------------|---------|------------------|--------------------|------|---------|
| 21 | 4008404 | D3030 | Split System [G101] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / G | Mechanical room   | Carrier | CKSBX1036017AAAA | 3202227687         | 2002 | 1009214 |
| 22 | 4008392 | D3030 | Split System [G102] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / G | Mechanical room   | Carrier | CKSBX1036017AAAA | Illegible          | 2002 | 1009196 |
| 23 | 4008264 | D3030 | Split System [G103] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / G | Mechanical room   | Carrier | CKSBX1036017AAAA | 4102X99566         | 2002 | 1009208 |
| 24 | 4008340 | D3030 | Split System [H100] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / H | Mechanical room   | Carrier | CKSBX1036017AAAA | 2002X15743         | 2002 | 1009234 |
| 25 | 4008253 | D3030 | Split System [H101] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / H | Mechanical room   | Carrier | CKSBX1036017AAAA | 2002X15740         | 2002 | 1009233 |
| 26 | 4008437 | D3030 | Split System [H102] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / H | Mechanical room   | Carrier | CKSBX1036017AAAA | 2002X15742         | 2002 | 1009241 |
| 27 | 4008255 | D3030 | Split System [H103] | Fan Coil Unit, DX         | 3 TON | Loma Alta Elementary School / H | Mechanical room   | Carrier | CKSBX1036017AAAA | 200ZX15739         | 2002 | 1009242 |
| 28 | 4008403 | D3030 | Split System [M100] | Condensing Unit/Heat Pump | 4 TON | Loma Alta Elementary School / M | Building exterior | Carrier | 38YCC042550      | 0802E03000         | 2002 | 1009247 |
| 29 | 4008354 | D3030 | Split System [M101] | Condensing Unit/Heat Pump | 4 TON | Loma Alta Elementary School / M | Building exterior | Carrier | 38YCC042590      | 4603E12382         | 2003 | 1006545 |
| 30 | 4008296 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / C | Roof              | Lennox  | H818-651-8P      | 5190320509         |      | 1006521 |
| 31 | 4008269 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / G | Roof              | Carrier | 38036350         | 3502E07708         | 2002 | 1009227 |
| 32 | 4008321 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / A | Roof              | Lennox  | HS20-411-2P      | 5190K15510         |      | 1006613 |
| 33 | 4008313 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / E | Roof              | Carrier | 38036350         | 4302E05422         | 2005 | 1006553 |
| 34 | 4008224 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / H | Roof              | Carrier | 38036350         | 2902E15497         | 2002 | 1006640 |
| 35 | 4008477 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / B | Roof              | Samsung | AR24KSFPDWQX     | No tag/plate found | 2016 | 1005447 |
| 36 | 4008259 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / G | Roof              | Carrier | 38CKC036350      | 3502E07709         | 2005 | 1006652 |
| 37 | 4008380 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / E | Roof              | Carrier | 38CKC036350      | 3602E09172         | 2005 | 1006637 |
| 38 | 4008487 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / E | Roof              | Carrier | 38036350         | 3502E07714         | 2005 | 1006531 |
| 39 | 4008305 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / E | Roof              | Carrier | 38036350         | 4302E05423         | 2002 | 1006629 |
| 40 | 4008517 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / B | Roof              | Lennox  | 1518-6 1- P      | 5190K15482         |      | 1005463 |
| 41 | 4008462 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / E | Roof              | Payne   | PA15NC036000AAAA | 1521X45137         | 2021 | 1006556 |
| 42 | 4008401 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / C | Roof              | Lennox  | HS18-651-8P      | 5190K04795         |      | 1005459 |
| 43 | 4008441 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / E | Roof              | Carrier | 38CKC036350      | 4302E05410         | 2005 | 1005440 |
| 44 | 4008261 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / G | Roof              | Carrier | 38036350         | 3502E07713         | 2002 | 1009228 |
| 45 | 4008319 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / A | Roof              | Lennox  | HS20-411-2P      | 5190K15512         |      | 1006655 |
| 46 | 4008456 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / G | Roof              | Carrier | 38036350         | 4302E05413         | 2002 | 1009230 |
| 47 | 4008358 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / H | Roof              | Carrier | 38CKC036350      | 2902E05500         | 2002 | 1009226 |
| 48 | 4008432 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / G | Roof              | Carrier | 38CKC036350      | 3602E09171         | 2002 | 1006648 |
| 49 | 4008367 | D3030 | Split System        | Condensing Unit/Heat Pump | 3 TON | Loma Alta Elementary School / H | Roof              | Carrier | 38CKC036350      | 2902E15498         | 2002 | 1006520 |

|                                  |         |        |                           |                                          |          |                                    |                     |                               |                  |                    |              |         |     |
|----------------------------------|---------|--------|---------------------------|------------------------------------------|----------|------------------------------------|---------------------|-------------------------------|------------------|--------------------|--------------|---------|-----|
| 50                               | 4008402 | D3030  | Split System              | Condensing Unit/Heat Pump                | 3 TON    | Loma Alta Elementary School / G    | Roof                | Carrier                       | 38036350         | 2902E15499         | 2002         | 1009229 |     |
| 51                               | 4008363 | D3030  | Split System              | Condensing Unit/Heat Pump                | 3 TON    | Loma Alta Elementary School / H    | Roof                | Carrier                       | 38CKC036350      | 302E05412          | 2002         | 1006647 |     |
| 52                               | 4008351 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / E    | Mechanical room     | Advanced Distributor Products | C36A175L126      | S7121H25002        | 2021         | 1009237 |     |
| 53                               | 4008304 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / B    | Mechanical room     | Lennox                        | C16-51-1FF       | No tag/plate found |              | 1009193 |     |
| 54                               | 4008369 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / E    | Mechanical room     | Carrier                       | CKSBX1036017AAAA | 3202x27689         | 2002         | 1009240 |     |
| 55                               | 4008317 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / E    | Mechanical room     | Carrier                       |                  | 4102X99565         | 2002         | 1009239 |     |
| 56                               | 4008393 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / E    | Mechanical room     | Carrier                       | CKSBX1036017AAAA | 3202x27678         | 2002         | 1009188 |     |
| 57                               | 4008430 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / E    | Mechanical room     | Carrier                       | CKSBX1036017AAAA | 4102X99562         | 2002         | 1009209 |     |
| 58                               | 4008433 | D3030  | Split System              | Fan Coil Unit, DX                        | 3 TON    | Loma Alta Elementary School / E    | Mechanical room     | Carrier                       | CKSBX1036017AAAA | 4102X99570         | 2002         | 1009244 |     |
| 59                               | 4008232 | D3050  | Packaged Unit             | RTU, Pad or Roof-Mounted                 | 4 TON    | Loma Alta Elementary School / N    | Roof                | Carrier                       | 48HJL006541--    | 2704G40281         | 2004         | 1006518 |     |
| D50 Electrical                   |         |        |                           |                                          |          |                                    |                     |                               |                  |                    |              |         |     |
| Index                            | ID      | UFCode | Component Description     | Attributes                               | Capacity | Building                           | Location Detail     | Manufacturer                  | Model            | Serial             | Dataplate Yr | Barcode | Qty |
| 1                                | 4008350 | D5020  | Switchboard [DP1]         | 120/208 V                                | 800 AMP  | Loma Alta Elementary School / G    | Electrical room     | Cutler-Hammer                 | BX3673           | SLA10546 021       | 2002         | 1009218 |     |
| 2                                | 4008316 | D5020  | Switchboard [DP2]         | 120/208 V                                | 800 AMP  | Loma Alta Elementary School / B    | Mechanical room     | Cutler-Hammer                 | BX3673           | SLA10546           | 2002         | 1009194 |     |
| 3                                | 4008286 | D5020  | Switchboard               | 120/208 V                                | 600 AMP  | Loma Alta Elementary School / Site | Site                | Cutler-Hammer                 | Inaccessible     | Inaccessible       |              | 1009261 |     |
| 4                                | 4008240 | D5020  | Distribution Panel [SDP]  | 120/208 V                                | 600 AMP  | Loma Alta Elementary School / M    | Throughout building | Cutler-Hammer                 | YS 2072          | SLA10546 020       | 2002         | 1009198 |     |
| 5                                | 4008225 | D5040  | Emergency & Exit Lighting | Emergency Light Pack, 2 Light w/ Battery |          | Loma Alta Elementary School / B    | Throughout building |                               |                  |                    |              |         | 2   |
| 6                                | 4008258 | D5040  | Emergency & Exit Lighting | Exit Sign, LED                           |          | Loma Alta Elementary School / N    | Throughout building |                               |                  |                    |              |         | 2   |
| 7                                | 4008497 | D5040  | Emergency & Exit Lighting | Exit Sign, LED                           |          | Loma Alta Elementary School / B    | Throughout building |                               |                  |                    |              |         | 3   |
| 8                                | 4008503 | D5040  | Emergency & Exit Lighting | Exit Sign, LED                           |          | Loma Alta Elementary School / C    | Throughout building |                               |                  |                    |              |         | 5   |
| 9                                | 4008267 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / H    | Building exterior   |                               |                  |                    |              |         | 30  |
| 10                               | 4008488 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / M    | Building exterior   |                               |                  |                    |              |         | 15  |
| 11                               | 4008438 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / A    | Building exterior   |                               |                  |                    |              |         | 16  |
| 12                               | 4008359 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / G    | Building exterior   |                               |                  |                    |              |         | 4   |
| 13                               | 4008252 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / C    | Building exterior   |                               |                  |                    |              |         | 14  |
| 14                               | 4008254 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / N    | Building exterior   |                               |                  |                    |              |         | 8   |
| 15                               | 4008356 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / F    | Building exterior   |                               |                  |                    |              |         | 8   |
| 16                               | 4008482 | D5040  | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W    | Loma Alta Elementary School / D    | Building exterior   |                               |                  |                    |              |         | 10  |
| D70 Electronic Safety & Security |         |        |                           |                                          |          |                                    |                     |                               |                  |                    |              |         |     |
| Index                            | ID      | UFCode | Component Description     | Attributes                               | Capacity | Building                           | Location Detail     | Manufacturer                  | Model            | Serial             | Dataplate Yr | Barcode | Qty |

|               |         |        |                       |                                         |          |                                 |                 |                    |                    |                    |              |         |     |
|---------------|---------|--------|-----------------------|-----------------------------------------|----------|---------------------------------|-----------------|--------------------|--------------------|--------------------|--------------|---------|-----|
| 1             | 4008327 | D7050  | Fire Alarm Panel      | Multiplex                               |          | Loma Alta Elementary School / B | Utility closet  | Honeywell          | No tag/plate found | No tag/plate found |              | 1009190 |     |
| E10 Equipment |         |        |                       |                                         |          |                                 |                 |                    |                    |                    |              |         |     |
| Index         | ID      | UFCode | Component Description | Attributes                              | Capacity | Building                        | Location Detail | Manufacturer       | Model              | Serial             | Dataplate Yr | Barcode | Qty |
| 1             | 4008262 | E1030  | Foodservice Equipment | Convection Oven, Double                 |          | Loma Alta Elementary School / C | Kitchen         | Blodgett           | No tag/plate found | No tag/plate found |              | 1009200 |     |
| 2             | 4008231 | E1030  | Foodservice Equipment | Convection Oven, Single                 |          | Loma Alta Elementary School / C | Kitchen         | Montague           | 03610              | A3957              |              | 1009202 |     |
| 3             | 4008297 | E1030  | Foodservice Equipment | Exhaust Hood, 8 to 10 LF                |          | Loma Alta Elementary School / C | Kitchen         | No tag/plate found | No tag/plate found | No tag/plate found |              | 1009259 |     |
| 4             | 4008491 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Loma Alta Elementary School / C | Kitchen         | Metro              | C05-9i5            | C5HL0P6576         |              | 1009205 |     |
| 5             | 4008423 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Loma Alta Elementary School / C | Kitchen         | Revolution Foods   | C0-151-H-189D      | No tag/plate found |              | 1009238 |     |
| 6             | 4008275 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Loma Alta Elementary School / C | Kitchen         | No tag/plate found | 60                 | No tag/plate found |              | 1009257 |     |
| 7             | 4008411 | E1030  | Foodservice Equipment | Refrigerator, 1-Door Reach-In           |          | Loma Alta Elementary School / C | Kitchen         | Hoshizaki          | R1A-FS             | J71542M            |              | 1009199 |     |