

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Don Benito Fundamental
3700 Denair Street
Pasadena, California 91107

PREPARED BY:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	5 (portables are grouped as one building)
Main Address	3700 Denair Street, Pasadena, California 91107
Site Developed	1953
Site Area	8.8 acres (estimated)
Parking Spaces	22 total spaces all in open lots; 1 of which is accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 11, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kfleming@dlrgroup.com
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: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Don Benito Fundamental was originally constructed in 1953 with renovations completed throughout the years. Recent renovations include new playground structures and shade structures.

Architectural

The building consists of a wood frame construction over a concrete slab foundation. The exterior envelope systems and components were observed to be performing sufficiently. The exterior windows are weathered and anticipated for lifecycle renewal. The interior finishes have been well maintained but are aged and nearing the end of their expected lifecycle. Interior finishes are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system includes split system furnaces and condensing units for buildings A, B, and D. The furnaces and condensing units were operating at time of visit but are nearing end of lifecycle. The portable classrooms are supported by wall mounted package units. Building C does not have an operable HVAC system. A few window air conditioning units were found in the kitchen and nonworking furnace units were found in the mechanical room of Building C. Staff stated the furnace units have been inoperable for six years. Fire sprinklers were not found to be inside the classroom. Fire sprinklers were only found in the hallways, mechanical rooms, and attic spaces above a hard lid ceiling with obstructions. In addition, emergency exit signs were not found in classrooms.

Site

The site consists of three playgrounds with newer play structures and rubber play surface. The upper and lower playground, along with the parking lot paving exhibits extensive cracking. Some areas need immediate patching. Overall, the asphalt paved areas are nearing the end of their lifecycle and anticipated for lifecycle renewal. The chain link fencing surrounding the play area is well rusted but still intact and standing straight. The landscaping appears to be well maintained with adequate irrigation.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

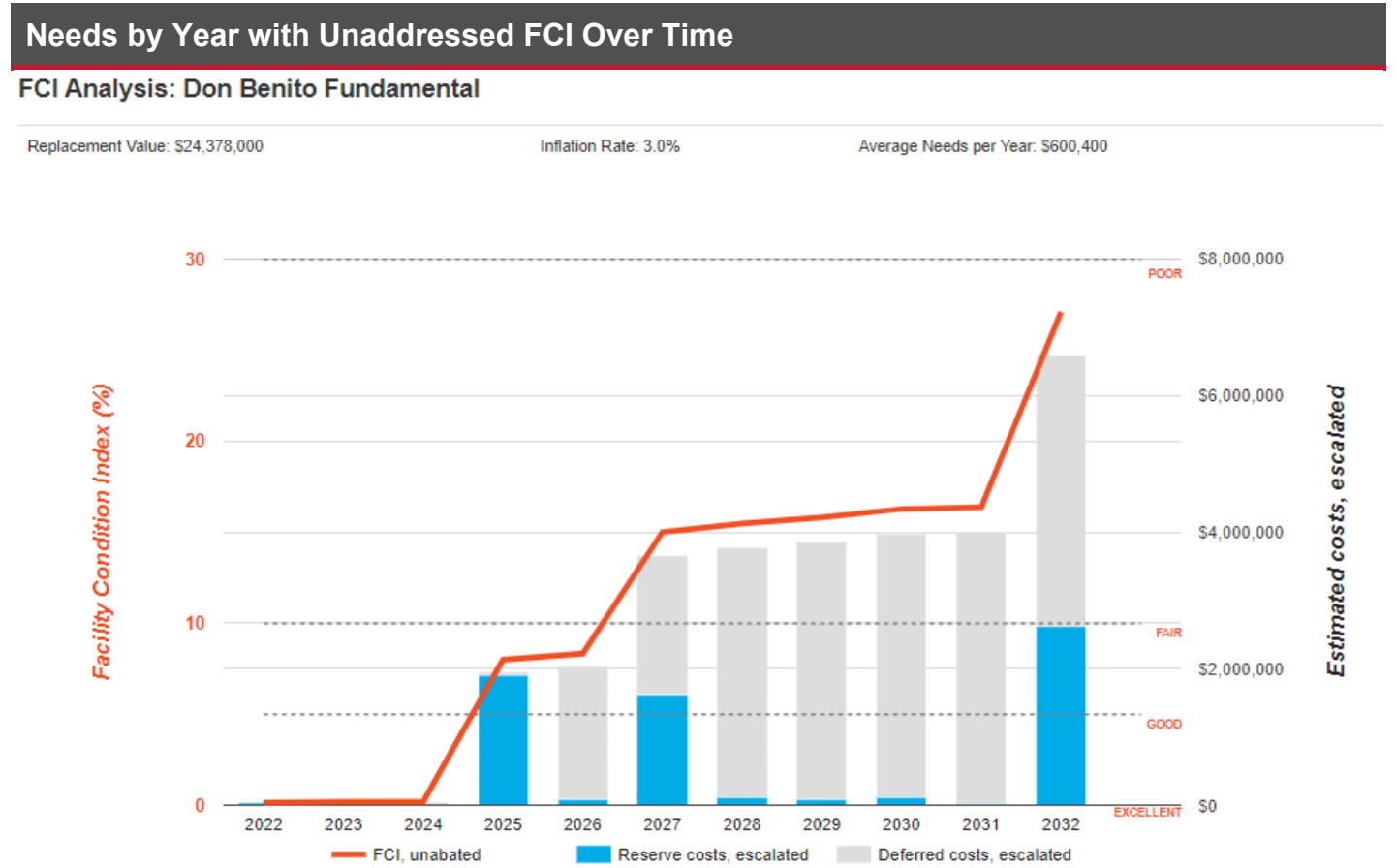
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis | Don Benito Fundamental(1953)

Replacement Value	Total SF	Cost/SF
\$ 24,378,000	57,360	\$ 425
Est Reserve Cost		FCI
Current	\$ 36,100	0.1 %
3-Year	\$ 1,275,500	5.2 %
5-Year	\$ 2,863,500	11.7 %
10-Year	\$ 4,665,100	19.1 %

Campus Level FCI:

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



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



Immediate Needs

Facility/Building	Total Items	Total Cost
B	1	\$200
C	1	\$27,400
D	1	\$200
Don Benito Fundamental	2	\$9,400
Total	5	\$37,200

B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3862719	Don Benito Fundamental / B	Hallway	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace	Poor	Performance/Integrity	\$200
Total (1 items)							\$200

C

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3862661	Don Benito Fundamental / C	Mechanical room	D3020	Furnace, Gas, Replace	Failed	Performance/Integrity	\$27,400
Total (1 items)							\$27,400

D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3862611	Don Benito Fundamental / D	Hallway	D5040	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	Poor	Performance/Integrity	\$200
Total (1 items)							\$200

Don Benito Fundamental

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3862682	Don Benito Fundamental	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$1,200
3868382	Don Benito Fundamental		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,200
Total (2 items)							\$9,400

Key Findings

**Furnace in Failed condition.**

Gas
C Don Benito Fundamental Mechanical room

Uniformat Code: D3020
Recommendation: **Replace in 2022**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,400

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Staff stated furnaces stopped working 6 years ago. - AssetCALC ID: 3862661

**Parking Lots in Poor condition.**

Pavement, Asphalt
Don Benito Fundamental Site

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Expansion joint needs to be patched and sealed. - AssetCALC ID: 3862682

**Emergency and Exit Lighting in Poor condition.**

Emergency Light Pack, 2 Light w/ Battery
D Don Benito Fundamental Hallway

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

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Light is falling off. - AssetCALC ID: 3862611

**Emergency and Exit Lighting in Poor condition.**

Exit Sign, LED
B Don Benito Fundamental Hallway

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

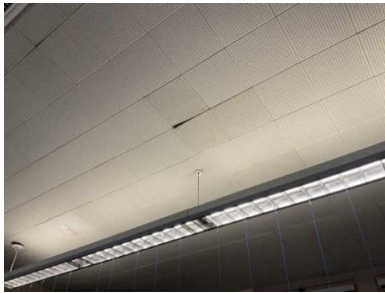
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

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Light has fallen off. - AssetCALC ID: 3862719

**Suspended Ceilings in Poor condition.**

Hard Tile, Replacement w/ ACT
A Don Benito Fundamental Throughout building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

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Ceiling tiles are separating. - AssetCALC ID: 3862626

**Suspended Ceilings in Poor condition.**

Acoustical Tile (ACT)
Portables Don Benito Fundamental Throughout building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$200

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Ceiling tiles are cracked and bowing. - AssetCALC ID: 3862544

ADA Miscellaneous

Level III Study, Includes Measurements
Don Benito Fundamental

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2022**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$8,200

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Some areas of the facility were identified as having accessibility issues. - AssetCALC ID: 3868382

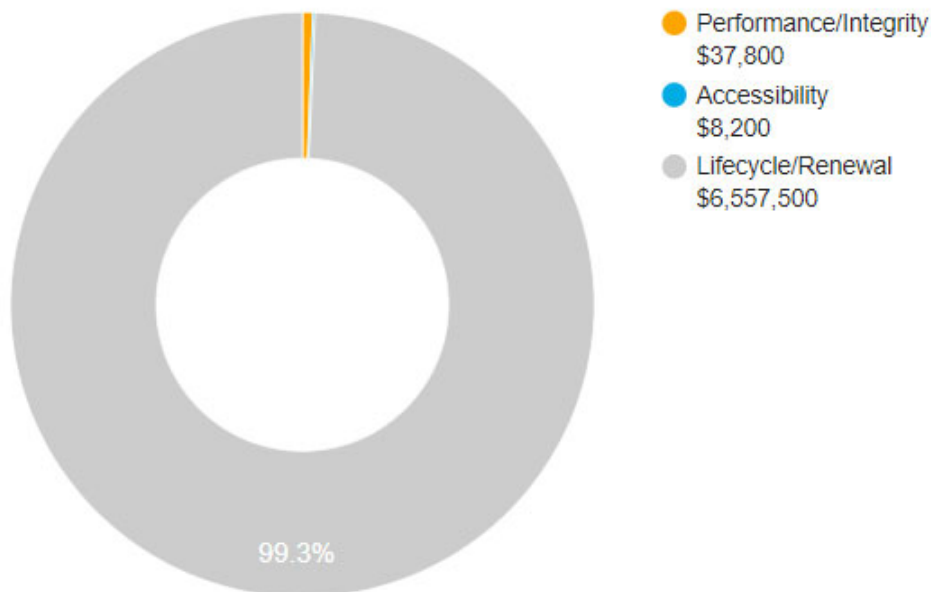
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,603,500

2. Building A



Building A: Systems Summary

Address	3700 Denair Street, Pasadena, California 91107	
Constructed/Renovated	1953	
Building Size	24,110 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair

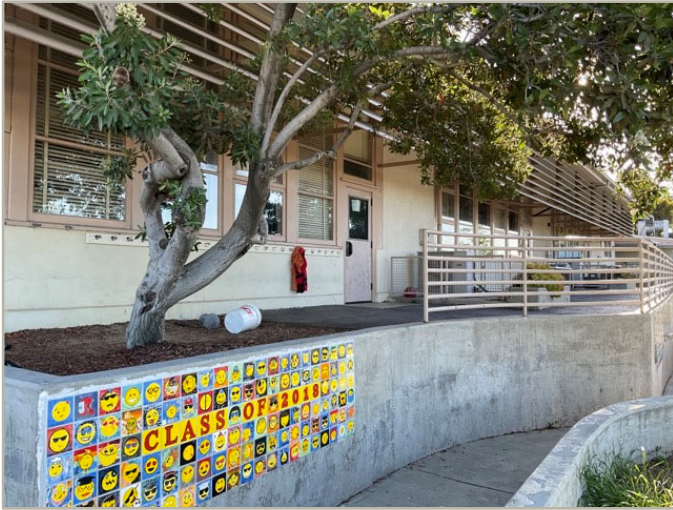
Building A: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring. Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Fire sprinklers were not found inside classroom in addition to emergency exit signs. The 2 nd floor is not ADA accessible.	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$141,904	-	\$104,352	\$246,256
Roofing	-	-	\$324,529	-	-	\$324,529
Interiors	-	\$7,844	\$337,681	\$77,552	\$361,935	\$785,012
Plumbing	-	-	\$1,891	\$422,436	\$512,972	\$937,299
HVAC	-	-	\$149,590	\$23,961	\$279,031	\$452,582
Fire Protection	-	-	\$12,031	-	\$4,067	\$16,098
Electrical	-	-	\$110,324	\$153,930	\$930,249	\$1,194,503
Fire Alarm & Electronic Systems	-	-	-	\$58,391	-	\$58,391
Equipment & Furnishings	-	-	\$102,164	-	\$37,827	\$139,991
Site Development	-	-	-	\$2,193	-	\$2,193
TOTALS (3% inflation)	-	\$7,900	\$1,180,200	\$738,500	\$2,230,500	\$4,157,100

3. Building B



Building B: Systems Summary

Address	3700 Denair Street, Pasadena, California 91107	
Constructed/Renovated	1953	
Building Size	8,080 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair

Building B: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from A building with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Fire sprinklers were not found inside classroom in addition to emergency exit signs.	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$14,756	\$57,805	\$51,605	\$124,166
Roofing	-	-	\$124,741	-	-	\$124,741
Interiors	-	-	\$112,820	-	\$156,965	\$269,785
Plumbing	-	-	\$1,891	\$179,390	\$16,308	\$197,589
HVAC	-	-	\$109,567	\$1,818	\$57,780	\$169,165
Fire Protection	-	-	\$1,134	\$17,720	\$1,525	\$20,379
Electrical	\$239	-	\$1,109	\$94,835	\$41,613	\$137,796
Fire Alarm & Electronic Systems	-	-	-	\$17,720	-	\$17,720
Equipment & Furnishings	-	-	-	\$52,638	\$12,967	\$65,605
TOTALS (3% inflation)	\$300	-	\$366,100	\$422,000	\$338,800	\$1,127,200

4. Building C



Building C: Systems Summary

Address	3700 Denair Street, Pasadena, California 91107	
Constructed/Renovated	1953	
Building Size	9,490 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: VCT and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Wheelchair lifts serving Auditorium stage area	Fair
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces	Failed

Building C: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from A building with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	This building does not have a working HVAC system.	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$41,420	-	\$40,229	\$81,649
Roofing	-	-	\$127,894	-	-	\$127,894
Interiors	-	-	\$138,121	\$19,739	\$159,520	\$317,380
Conveying	-	-	-	\$24,857	-	\$24,857
Plumbing	-	-	\$22,701	-	\$219,423	\$242,124
HVAC	\$27,417	-	\$67,572	-	\$62,298	\$157,287
Fire Protection	-	-	\$1,891	\$20,813	\$2,542	\$25,246
Electrical	-	-	-	\$145,696	-	\$145,696
Fire Alarm & Electronic Systems	-	-	-	\$20,813	-	\$20,813
Equipment & Furnishings	-	-	\$25,650	\$27,390	\$48,228	\$101,268
Site Development	-	-	-	-	\$11,167	\$11,167
TOTALS (3% inflation)	\$27,500	-	\$425,300	\$259,400	\$543,500	\$1,255,700

5. Building D



Building D: Systems Summary

Address	3700 Denair Street, Pasadena, California 91107	
Constructed/Renovated	1953	
Building Size	4,760 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast-iron waste and venting Hot Water: None Fixtures: Drinking Fountain	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair

Building D: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from A building with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Fire sprinklers were not found inside classroom in addition to emergency exit signs.	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$36,324	\$10,912	\$37,008	\$84,244
Roofing	-	-	\$73,532	-	-	\$73,532
Interiors	-	-	\$71,691	\$788	\$71,431	\$143,910
Plumbing	-	-	\$1,891	\$7,017	\$2,947	\$11,855
HVAC	-	-	\$45,069	\$27,839	\$39,107	\$112,015
Electrical	\$239	-	\$554	\$17,720	\$60,245	\$78,758
Fire Alarm & Electronic Systems	-	-	-	\$10,439	-	\$10,439
Equipment & Furnishings	-	-	\$30,270	\$6,433	-	\$36,703
TOTALS (3% inflation)	\$300	-	\$259,400	\$81,200	\$210,800	\$551,700

6. Portables



Portables: Systems Summary

Address	3700 Denair Street, Pasadena, California 91107	
Constructed/Renovated	Early 2000's	
Building Size	10,920 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over asphalt	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: None Hot Water: None Fixtures: None	--
HVAC	Non-Central System: Packaged units	Fair

Portables: Systems Summary

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

Portables: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$55,244	\$22,808	\$74,243	\$152,295
Roofing	-	-	\$99,893	-	\$113,421	\$213,314
Interiors	-	\$195	\$184,125	\$15,308	\$195,229	\$394,857
Plumbing	-	-	-	\$9,942	\$20,929	\$30,871
HVAC	-	-	\$132,876	-	-	\$132,876
Fire Protection	-	-	\$2,269	-	\$3,050	\$5,319
Electrical	-	-	\$110,185	-	\$57,739	\$167,924
Fire Alarm & Electronic Systems	-	-	-	\$23,949	-	\$23,949
TOTALS (3% inflation)	-	\$200	\$584,600	\$72,100	\$464,700	\$1,121,600

7. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: incandescent and fluorescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Lower playground does not have an ADA accessible ramp.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$230,935	-	\$230,935
Plumbing	-	-	\$1,783	-	\$2,778	\$4,561
Electrical	-	-	\$2,258	-	\$88,427	\$90,685
Special Construction & Demo	-	-	-	-	\$383,118	\$383,118
Site Development	-	-	\$119,046	\$835,558	\$320,725	\$1,275,329
Site Pavement	\$1,196	-	\$673,043	\$307,336	\$222,503	\$1,204,078
Accessibility	\$8,160	-	-	-	-	\$8,160
TOTALS (3% inflation)	\$9,400	-	\$796,200	\$1,373,900	\$1,017,600	\$3,197,100

8. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

9. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The campus was originally constructed in 1953 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1953	No	Yes
Building A	1953	No	Yes
Building B	1953	No	No
Building C	1953	No	No
Building D	1953	No	No
Portables	1953	No	No

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

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

10. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

11. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

12. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Don Benito Fundamental, 3700 Denair Street, Pasadena, California 91107, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Jarod Perkins,
Project Manager

Reviewed by:



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Program Manager
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13. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



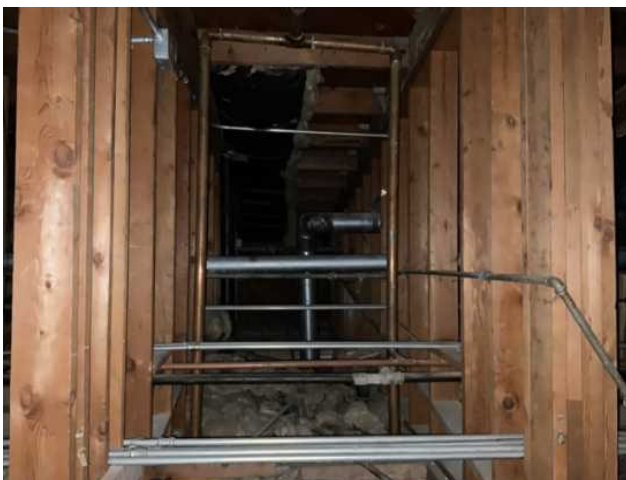
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - ROOF OVERVIEW

Photographic Overview



7 - ROOFING



8 - FRONT OFFICE



9 - LIBRARY



10 - OFFICE



11 - CLASSROOM



12 - AUDITORIUM

Photographic Overview



13 - KITCHEN



14 - BREAK ROOM



15 - TEACHER WORKSTATION



16 - NURSE OFFICE



17 - HALLWAY



18 - RESTROOM

Photographic Overview



19 - WHEELCHAIR LIFT



20 - PLUMBING SYSTEM



21 - WATER HEATER



22 - SPLIT SYSTEM



23 - PACKAGED UNIT



24 - FURNACES

Photographic Overview



25 - ELECTRICAL EQUIPMENT



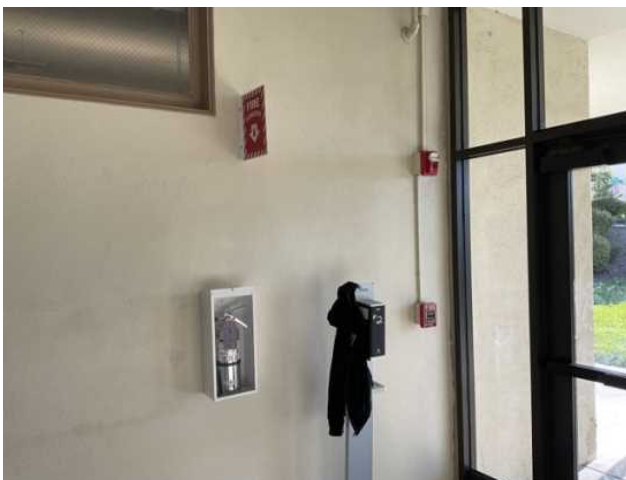
26 - INTERIOR LIGHTING



27 - FIRE SUPPRESSION SYSTEM



28 - FIRE PANEL



29 - FIRE ALARM COMPONENTS



30 - PARKING LOT

Photographic Overview



31 - KINDERGARTEN PLAYGROUND



32 - UPPER PLAYGROUND



33 - LOWER PLAYGROUND



34 - BASEBALL FIELD



35 - LANDSCAPING OVERVIEW



36 - PLANTERS

Appendix B:

Site Plan

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-002.354

Project Name

Don Benito Fundamental

Source

Google

On-Site Date

May 11, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Don Benito Fundamental
Name of person completing form:	Unknown
Title / Association w/ property:	Unknown
Length of time associated w/ property:	Unknown
Date Completed:	5/11/2022
Phone Number:	Unknown
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

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



Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Don Benito Fundamental

BV Project Number: 154554.22R000 - 002.354

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 ?		✗		Assessable parking space is not the closest to the building.
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 ?		✗		Lower playground does not have an accessible entrance.
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

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

Abbreviated Accessibility Checklist

Building Entrances



Main/accessible entrance



Additional entrance

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



Door hardware

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

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

Abbreviated Accessibility Checklist

Elevators

NA

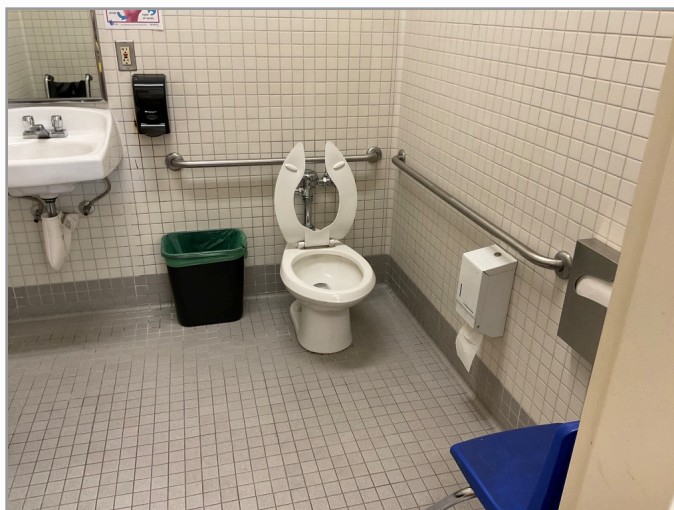
NA

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 ?			×	

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

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink 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?		✗		Lower playground does not have an accessible entrance.
2	Has the play area been reviewed for accessibility ?			✗	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Don Benito Fundamental / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,870 SF	5	3862693
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	96	3	3862600
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	2	3	3862506
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	33	20	3862662
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	25,730 SF	5	3862625
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	22	15	3862694
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,000 SF	1	3862626
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	24,110 SF	3	3862727
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	10	3862628
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	3	3862583
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	34,170 SF	6	3862688
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	3	3862705
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	12,010 SF	3	3862521
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	10,100 SF	5	3862508
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	3	3862699
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	24,110 SF	10	3862691
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	15	3862739
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3862608
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	3862485
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	24,110 SF	15	3862728
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	12	10	3862546
D2010	Restrooms	Fair	Urinal, Standard	3	10	3862562
D2010	Restrooms	Fair	Toilet, Child-Sized	5	15	3862529
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	14	15	3862574
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	3862672
HVAC						
D3020	Attic	Fair	Furnace, Gas [8]	1	3	3862726
D3020	Utility closet	Fair	Furnace, Gas [LIB]	1	3	3862622
D3020	Utility closet	Fair	Furnace, Gas [KC]	1	5	3862668
D3020	Attic	Fair	Furnace, Gas [5]	1	3	3862570
D3020	Attic	Fair	Furnace, Gas [1]	1	3	3862563
D3020	Attic	Fair	Furnace, Gas [7]	1	3	3862571
D3020	Utility closet	Fair	Furnace, Gas [11]	1	3	3862710

Component Condition Report | Don Benito Fundamental / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Attic	Fair	Furnace, Gas [6]	1	3	3862602
D3020	Attic	Fair	Furnace, Gas [2]	1	3	3862707
D3020	Attic	Fair	Furnace, Gas [10]	1	3	3862525
D3020	Attic	Fair	Furnace, Gas [3]	1	3	3862706
D3020	Attic	Fair	Furnace, Gas [9]	1	3	3862589
D3020	Attic	Fair	Furnace, Gas [4]	1	3	3862621
D3020	Roof	Fair	Furnace, Gas [29]	1	3	3862593
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862568
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862569
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862717
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862698
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862573
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862687
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	9	3862619
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862690
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862530
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	9	3862609
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862483
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862696
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862632
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862487
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	9	3862543
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	24,110 SF	15	3862479
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3862701
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	6	3862722
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3862580
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3862498
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	4	3862481
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,760 SF	5	3862720
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	3862677
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	3	3862581
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3862703
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	10	3862542
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3862552
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3862517
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3862495

Component Condition Report | Don Benito Fundamental / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	3	3862686
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	24,110 SF	10	3862601
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	5	3862731
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	3	3862557
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	24,110 SF	12	3862577
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	6	5	3862636
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	24,110 SF	10	3862486
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	8	3862576
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	270 LF	5	3862606
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	175 LF	20	3862524
Sitework						
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	3862738

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,900 SF	5	3862511
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	36	7	3862519
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	3862584
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	15	3862554
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	3862592
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,890 SF	5	3862585
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	3862514
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,080 SF	3	3862673
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	20	3862646
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	11,520 SF	3	3862482
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,080 SF	5	3862535
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	20	3862504
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,400 SF	3	3862704
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	3	10	3862582
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3862652
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	3862684
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	10	3862596

Component Condition Report | Don Benito Fundamental / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	20	3862624
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,490 SF	10	3862737
HVAC						
D3020	Attic	Fair	Furnace, Gas [22]	1	3	3862509
D3020	Attic	Fair	Furnace, Gas [19]	1	3	3862655
D3020	Attic	Fair	Furnace, Gas [21]	1	3	3862648
D3020	Attic	Fair	Furnace, Gas [20]	1	3	3862613
D3020	Attic	Fair	Furnace, Gas [23]	1	3	3862558
D3020	Attic	Fair	Furnace, Gas [24]	1	3	3862597
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862724
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862630
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862633
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862713
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862638
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862572
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,080 SF	5	3862578
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	6	3862500
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3862494
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	8,080 SF	10	3862623
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	3862642
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,080 SF	20	3862603
D5040	Hallway	Poor	Emergency & Exit Lighting, Exit Sign, LED	1	0	3862719
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,080 SF	10	3862659
D5040	Hallway	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	3862536
Fire Alarm & Electronic Systems						
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,080 SF	2	3862683
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	10	3862489
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	20	3862560

Component Condition Report | Don Benito Fundamental / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,520 SF	5	3862674
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	20	3	3862565
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	3862496

Component Condition Report Don Benito Fundamental / C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	3862643
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	12	3862618
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	10,140 SF	5	3862651
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	22	20	3862579
C1030	Throughout building	Fair	Interior Door, Steel, Standard	10	20	3862490
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	9,490 SF	3	3862723
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	4	3862567
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,235 SF	4	3862680
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	3	3862488
C2030	Auditorium	Fair	Flooring, Wood, Strip	900 SF	10	3862725
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,890 SF	3	3862539
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	10	3862658
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	5	3862620
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,490 SF	20	3862663
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	3862734
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3862598
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	15	3862708
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	3862507
HVAC						
D3020	Mechanical room	Failed	Furnace, Gas, 101 to 150 MBH [No tag/plate found]	2	0	3862661
D3030	Kitchen	Poor	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	2	3862510
D3030	Mechanical room	Failed	Split System, Condensing Unit/Heat Pump, 8 to 10 TON [No tag/plate found]	2	0	4156329
D3030	Kitchen	Poor	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	2	3862556
D3030	Office	Poor	Air Conditioner, Window/Thru-Wall [No tag/plate found]	1	2	3862615
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,490 SF	5	3862711
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3862575
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3862497
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper [No tag/plate found]	1	3	3862685
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	9,490 SF	10	3862676
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	5	3862516
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,490 SF	10	3862689
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,490 SF	10	3862548

Component Condition Report Don Benito Fundamental / C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,490 SF	10	3862714
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	2	5	3862709
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	3	3862670
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [No tag/plate found]	1	6	3862604
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3862702
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	3862640
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	3862503
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [No tag/plate found]	1	5	3862697
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3862531
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3862679
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3862599
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	5	3862629
Sitework						
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	12	12	3862605
Component Condition Report Don Benito Fundamental / D						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	6	3862551
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	24	5	3862735
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	3862532
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	15	3862484
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,830 SF	5	3862681
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,760 SF	3	3862491
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,140 SF	3	3862616
C2010	Hallway	Fair	Wall Finishes, Ceramic Tile	30 SF	10	3862733
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	3	3862675
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,260 SF	5	3862518
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,760 SF	25	3862520
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	3862534
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	3862586
HVAC						
D3020	Attic	Fair	Furnace, Gas [16]	1	3	3862645

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Attic	Fair	Furnace, Gas [18]	1	3	3862591
D3020	Attic	Fair	Furnace, Gas [15]	1	3	3862657
D3020	Attic	Fair	Furnace, Gas [16]	1	3	3862654
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862555
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862480
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3862515
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	3862627
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,760 SF	10	3862537
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,760 SF	10	3862610
D5040	Hallway	Poor	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	0	3862611
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	5	3862644
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,760 SF	12	3862528
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,760 SF	10	3862501
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	40 LF	10	3862732
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	80 LF	5	3862587

Component Condition Report | Don Benito Fundamental / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	14,600 SF	5	3862667
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	24	10	3862564
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	25	3862647
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,440 SF	20	3862594
B3010	Roof	Fair	Roofing, Modified Bitumen	7,920 SF	5	3862656
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	50 SF	1	3862544
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,920 SF	3	3862533
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	3862526
C2010	Throughout building	Fair	Wall Finishes, Vinyl	13,104 SF	5	3862669
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	960 SF	6	3862588
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	10,920 SF	3	3862607
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	18	3862721
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	10	3862653

Component Condition Report | Don Benito Fundamental / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	3	20	3862729
HVAC						
D3030	BNG.34	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [No tag/plate found]	1	3	3862660
D3030	30B	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3862718
D3030	BNG.14	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3862666
D3030	BNG.35	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [No tag/plate found]	1	3	3862538
D3030	BNG.28	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [No tag/plate found]	1	3	3862612
D3030	BNG.32	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON [No tag/plate found]	1	3	3862678
D3030	BNG.27	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [No tag/plate found]	1	5	3862736
D3030	BNG.28	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [No tag/plate found]	1	3	3862550
D3030	BNG.26	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [No tag/plate found]	1	3	3862499
D3030	BNG.13	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3862590
D3030	30A	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3862730
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,920 SF	5	3862716
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3862493
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	12	5	3862614
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,920 SF	20	3862712
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	12	3862547
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,920 SF	5	3862671
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	10,920 SF	10	3862523

Component Condition Report | Don Benito Fundamental / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Fair	Exterior Walls, Brick	2,980 SF	10	3862634
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	3862635
Electrical						
D5020	Site	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3862559
D5040	Site	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	3	3862692
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	3,200 SF	20	3862505
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,200 SF	20	3862639
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	3,940 SF	15	3862566
Pedestrian Plazas & Walkways						

Component Condition Report | Don Benito Fundamental / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Concrete	16,600 SF	10	3862617
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	143,320 SF	2	3862631
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	200 SF	0	3862682
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	143,320 SF	2	3862512
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	3862502
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	6	3862527
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	3862541
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	3862649
G2050	Site	Good	Play Structure, Swing Set, 4 Seats	1	5	3862637
G2050	Site	Good	Playfield Surfaces, Rubber, Small Areas	2,710 SF	15	3862545
G2050	Site	Good	Play Structure, Multipurpose, Small	1	15	3862553
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	3862549
G2050	Site	Fair	Playfield Surfaces, Sand, 6" Depth	7,700 SF	5	3862492
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	3862595
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	3862561
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	3862715
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	6	3862513
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	5	3862522
G2050	Site	Good	Play Structure, Multipurpose, Small	1	15	3862540
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	12	3862664
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	1,270 LF	20	3862695
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	4,180 SF	10	3862650
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	20	5	3862665
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,280 LF	4	3862700
G2080	Site	Fair	Irrigation System, Control Panel [Inaccessible]	1	5	3862641
Accessibility						
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	3868382

Component Condition Report | Don Benito Fundamental

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	57,360 SF	2	4156310

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/6/2022

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
Don Benito Fundamental	\$0	\$0	\$165,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257,876	\$0	\$0	\$0	\$423,397
Don Benito Fundamental / A	\$0	\$7,844	\$0	\$611,777	\$1,714	\$564,356	\$68,406	\$0	\$5,513	\$22,146	\$642,409	\$0	\$170,472	\$147,114	\$0	\$769,188	\$89,487	\$0	\$115,580	\$0	\$807,733	\$4,023,741
Don Benito Fundamental / B	\$239	\$0	\$13,990	\$160,452	\$0	\$205,590	\$1,819	\$57,806	\$0	\$0	\$298,162	\$0	\$0	\$80,336	\$0	\$40,478	\$0	\$0	\$57,790	\$0	\$160,191	\$1,076,853
Don Benito Fundamental / C	\$50,918	\$0	\$9,234	\$129,785	\$39,372	\$246,607	\$7,275	\$0	\$20,122	\$0	\$177,391	\$0	\$31,025	\$0	\$35,140	\$108,586	\$9,777	\$0	\$90,667	\$0	\$301,026	\$1,256,926
Don Benito Fundamental / D	\$239	\$0	\$0	\$102,268	\$0	\$157,081	\$10,913	\$0	\$0	\$0	\$70,243	\$0	\$33,227	\$59,053	\$0	\$18,375	\$14,666	\$0	\$28,895	\$0	\$30,694	\$525,654
Don Benito Fundamental / Portables	\$0	\$196	\$0	\$213,667	\$0	\$322,739	\$8,730	\$0	\$0	\$0	\$63,283	\$0	\$4,654	\$130,857	\$0	\$77,295	\$0	\$0	\$14,448	\$0	\$237,928	\$1,073,797
Don Benito Fundamental / Site	\$9,357	\$0	\$653,442	\$4,399	\$39,186	\$79,865	\$15,590	\$111,724	\$0	\$0	\$1,243,936	\$0	\$103,923	\$0	\$0	\$354,202	\$0	\$115,979	\$2,778	\$0	\$434,197	\$3,168,577
Grand Total	\$60,754	\$8,041	\$842,187	\$1,222,348	\$80,273	\$1,576,238	\$112,732	\$169,530	\$25,635	\$22,146	\$2,495,424	\$0	\$343,301	\$417,360	\$35,140	\$1,368,124	\$113,930	\$373,855	\$310,159	\$0	\$1,971,769	\$11,548,945

Don Benito Fundamental			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									
D8010	Don Benito Fundamental	4156310	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install				15	13	2	57360	SF	\$2.72	\$156,019		\$156,019															\$156,019				\$312,038									
Totals, Unescalated													\$0	\$0	\$156,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,019	\$0	\$0	\$0	\$312,038							
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$165,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257,876	\$0	\$0	\$0	\$423,397

Benito Fundamental / A																																		
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3862693	Exterior Walls, any painted surface, Prep & Paint		10	5	5	12870	SF	\$3.26	\$42,008						\$42,008										\$42,008							\$84,015
B2020	Building Exterior	3862600	Window, Wood, up to 15 SF, Replace		30	27	3	96	EA	\$870.40	\$83,558				\$83,558																			\$83,558
B2020	Building Exterior	3862506	Window, Wood, up to 15 SF, Replace		30	27	3	2	EA	\$870.40	\$1,741				\$1,741																			\$1,741
B2050	Building Exterior	3862662	Exterior Door, Steel, Standard, Replace		40	20	20	33	EA	\$652.80	\$21,542																					\$21,542		\$21,542
B3010	Roof	3862625	Roofing, Modified Bitumen, Replace		20	15	5	25730	SF	\$10.88	\$279,942						\$279,942																	\$279,942
C1030	Throughout building	3862694	Interior Door, Wood, Solid-Core, Replace		40	25	15	22	EA	\$761.60	\$16,755																\$16,755							\$16,755
C1070	Throughout building	3862626	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	24	1	2000	SF	\$3.81	\$7,616		\$7,616																					\$7,616
C1070	Throughout building	3862727	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	22	3	24110	SF	\$3.81	\$91,811				\$91,811																			\$91,811
C1090	Restrooms	3862628	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	10	EA	\$816.00	\$8,160											\$8,160												\$8,160
C2010	Restrooms	3862583	Wall Finishes, Ceramic Tile, Replace		40	37	3	2000	SF	\$19.58	\$39,168				\$39,168																			\$39,168
C2010	Throughout building	3862688	Wall Finishes, any surface, Prep & Paint		10	4	6	34170	SF	\$1.63	\$55,765						\$55,765											\$55,765						\$111,531
C2030	Restrooms	3862705	Flooring, Ceramic Tile, Replace		40	37	3	1000	SF	\$19.58	\$19,584				\$19,584																			\$19,584
C2030	Throughout building	3862508	Flooring, Vinyl Tile (VCT), Replace		15	10	5	10100	SF	\$5.44	\$54,944						\$54,944															\$54,944		\$109,888
C2030	Throughout building	3862521	Flooring, Carpet, Commercial Standard, Replace		10	7	3	12010	SF	\$8.16	\$98,002				\$98,002										\$98,002									\$196,003
C2050	Restrooms	3862699	Ceiling Finishes, any flat surface, Prep & Paint		10	7	3	1000	SF	\$2.18	\$2,176				\$2,176										\$2,176									\$4,352
D2010	Throughout building	3862691	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	30	10	24110	SF	\$11.97	\$288,548											\$288,548												\$288,548
D2010	Throughout building	3862728	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	25	15	24110	SF	\$11.97	\$288,548																\$288,548							\$288,548
D2010	Hallway	3862608	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	10	5	1	EA	\$1,632.00	\$1,632						\$1,632															\$1,632		\$3,264
D2010	Restrooms	3862546	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	20	10	12	EA	\$1,849.60	\$22,195											\$22,195												\$22,195
D2010	Restrooms	3862562	Urinal, Standard, Replace		30	20	10	3	EA	\$1,196.80	\$3,590											\$3,590												\$3,590
D2010	Electrical room	3862485	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	23	12	1	EA	\$1,523.20	\$1,523													\$1,523										\$1,523
D2010	Restrooms	3862739	Toilet, Commercial Water Closet, Replace		30	15	15	9	EA	\$1,414.40	\$12,730																\$12,730							\$12,730
D2010	Restrooms	3862529	Toilet, Child-Sized, Replace		30	15	15	5	EA	\$979.20	\$4,896																\$4,896							\$4,896
D2010	Throughout building	3862574	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	14	EA	\$1,305.60	\$18,278																\$18,278							\$18,278
D2010	Electrical room	3862672	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	20	15	1	EA	\$1,523.20	\$1,523																\$1,523							\$1,523
D3020	Attic	3862726	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Utility closet	3862622	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862570	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862563	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862571	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Utility closet	3862710	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862602	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862707	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862525	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570
D3020	Attic	3862706	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																			\$4,570

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
D2010		Mechanical room	3862620	Water Heater, Gas, Commercial (200 MBH), Replace		20	15	5	1	EA	\$18,060.80	\$18,061							\$18,061																\$18,061		
D2010		Throughout building	3862663	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	9490	SF	\$11.97	\$113,576																						\$113,576		\$113,576	
D2010		Utility closet	3862734	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	30	5	1	EA	\$1,523.20	\$1,523							\$1,523																	\$1,523	
D2010		Restrooms	3862708	Toilet, Commercial Water Closet, Replace		30	15	15	3	EA	\$1,414.40	\$4,243																		\$4,243						\$4,243	
D2010		Kitchen	3862507	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	15	15	1	EA	\$2,284.80	\$2,285																		\$2,285						\$2,285	
D2010		Kitchen	3862598	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	10	20	1	EA	\$2,284.80	\$2,285																						\$2,285		\$2,285	
D3020		Mechanical room	3862661	Furnace, Gas, 101 to 150 MBH, Replace		20	20	0	2	EA	\$6,745.60	\$13,491	\$13,491																						\$13,491		\$26,982
D3030		Mechanical room	4156329	Split System, Condensing Unit/Heat Pump, 8 to 10 TON, Replace		15	20	0	2	EA	\$18,713.60	\$37,427	\$37,427																		\$37,427						\$74,854
D3030		Kitchen	3862510	Air Conditioner, Window/Thru-Wall, Replace		10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155										\$6,310
D3030		Kitchen	3862556	Air Conditioner, Window/Thru-Wall, Replace		10	8	2	1	EA	\$3,155.20	\$3,155				\$3,155											\$3,155										\$6,310
D3030		Office	3862615	Air Conditioner, Window/Thru-Wall, Replace		10	8	2	1	EA	\$2,393.60	\$2,394				\$2,394											\$2,394										\$4,787
D3050		Throughout building	3862711	HVAC System, Ductwork, Medium Density, Replace		30	25	5	9490	SF	\$4.35	\$41,300							\$41,300																		\$41,300
D3060		Roof	3862685	Exhaust Fan, Centrifugal, 36"Damper, Replace		25	22	3	1	EA	\$6,092.80	\$6,093					\$6,093																				\$6,093
D3060		Roof	3862575	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	20	5	1	EA	\$1,523.20	\$1,523							\$1,523																		\$1,523
D3060		Roof	3862497	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	20	5	1	EA	\$1,523.20	\$1,523							\$1,523																		\$1,523
D4010		Throughout building	3862676	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	15	10	9490	SF	\$1.16	\$11,048													\$11,048												\$11,048
D4030		Throughout building	3862516	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	5	EA	\$326.40	\$1,632							\$1,632											\$1,632							\$3,264
D5030		Throughout building	3862689	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	30	10	9490	SF	\$2.72	\$25,813														\$25,813											\$25,813
D5040		Throughout building	3862548	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	9490	SF	\$4.90	\$46,463														\$46,463											\$46,463
D7050		Throughout building	3862714	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	9490	SF	\$1.63	\$15,488														\$15,488											\$15,488
E1030		Kitchen	3862670	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace		15	12	3	1	EA	\$4,896.00	\$4,896					\$4,896																\$4,896				\$9,792
E1030		Kitchen	3862709	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	10	5	2	EA	\$1,849.60	\$3,699							\$3,699																\$3,699		\$7,398
E1030		Kitchen	3862702	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	10	5	1	EA	\$2,937.60	\$2,938							\$2,938																\$2,938		\$5,875
E1030		Kitchen	3862697	Foodservice Equipment, Convection Oven, Single, Replace		10	5	5	1	EA	\$6,092.80	\$6,093							\$6,093											\$6,093							\$12,186
E1030		Kitchen	3862679	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	10	5	1	EA	\$2,937.60	\$2,938							\$2,938																\$2,938		\$5,875
E1030		Kitchen	3862629	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace		15	10	5	1	EA	\$1,849.60	\$1,850							\$1,850																\$1,850		\$3,699
E1030		Kitchen	3862604	Foodservice Equipment, Convection Oven, Single, Replace		10	4	6	1	EA	\$6,092.80	\$6,093								\$6,093											\$6,093						\$12,186
E1030		Kitchen	3862640	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	7	8	1	EA	\$5,004.80	\$5,005																									\$5,005
E1030		Kitchen	3862503	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace		15	7	8	1	EA	\$5,004.80	\$5,005																									\$5,005
E1030		Kitchen	3862531	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	7	8	1	EA	\$2,937.60	\$2,938																									\$2,938
E1030		Kitchen	3862599	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace		15	7	8	1	EA	\$2,937.60	\$2,938																									\$2,938
G2060		Cafeteria	3862605	Picnic Table, Wood/Composite/Fiberglass, Replace		20	8	12	12	EA	\$652.80	\$7,834															\$7,834										\$7,834
Totals, Unescalated														\$50,918	\$0	\$8,704	\$118,772	\$34,982	\$212,726	\$6,093	\$0	\$15,885	\$0	\$131,995	\$0	\$21,760	\$0	\$23,232	\$69,697	\$6,093	\$0	\$53,258	\$0	\$166,671		\$920,785	
Totals, Escalated (3.0% inflation, compounded annually)														\$50,918	\$0	\$9,234	\$129,785	\$39,372	\$246,607	\$7,275	\$0	\$20,122	\$0	\$177,391	\$0	\$31,025	\$0	\$35,140	\$108,586	\$9,777	\$0	\$90,667	\$0	\$301,026		\$1,256,926	

Don Benito Fundamental / D

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010		Building Exterior	3862551	Exterior Walls, any painted surface, Prep & Paint		10	4	6	2800	SF	\$3.26	\$9,139								\$9,139										\$9,139						\$18,278	
B2020		Building Exterior	3862735	Window, Wood, 16-25 SF, Replace		30	25	5	24	EA	\$1,305.60	\$31,334							\$31,334																	\$31,334	
B2050		Building Exterior	3862484	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	15	15	8	EA	\$1,414.40	\$11,315																	\$11,315							\$11,315	
B2050		Building Exterior	3862532	Exterior Door, Steel, Standard, Replace		40	20	20	4	EA	\$652.80	\$2,611																						\$2,611		\$2,611	
B3010		Roof	3862681	Roofing, Modified Bitumen, Replace		20	15	5	5830	SF	\$10.88	\$63,430							\$63,430																	\$63,430	
C1070		Throughout building	3862491	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	22	3	4760	SF	\$3.81	\$18,126					\$18,126																			\$18,126	
C2010		Hallway	3862733	Wall Finishes, Ceramic Tile, Replace		40	30	10	30	SF	\$19.58	\$588												\$588												\$588	
C2010		Throughout building	3862616	Wall Finishes, any surface, Prep & Paint		10	7	3	7140	SF	\$1.63	\$11,652					\$11,652										\$11,652									\$23,305	
C2030		Throughout building	3862518	Flooring, Vinyl Tile (VCT), Replace		15	10	5	1260	SF	\$5.44	\$6,854							\$6,854															\$6,854		\$13,709	
C2030		Throughout building	3862675	Flooring, Carpet, Commercial Standard, Replace		10	7	3	3500	SF	\$8.16	\$28,560					\$28,560										\$28,560									\$57,120	
D2010		Hallway	3862586	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	10	5	1	EA	\$1,632.00	\$1,632							\$1,632															\$1,632		\$3,264	
D2010		Throughout building	3862534	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	4	EA	\$1,305.60	\$5,222												\$5,222												\$5,222	
D3020		Attic	3862645	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570					\$4,570																			\$4,570	
D3020		Attic	3862591	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570					\$4,570																			\$4,570	
D3020		Attic	3862657	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570					\$4,570																			\$4,570	
D3020		Attic	3862654	Furnace, Gas, Replace		20	17	3	1	EA	\$4,569.60	\$4,570					\$4,570																			\$4,570	
D3030		Building exterior	3862555	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	3862480	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	3862515	Split System, Condensing Unit/Heat Pump, Replace		15	12	3	1	EA	\$5,657.60	\$5,658					\$5,658																		\$5,658		\$11,315

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
G2020	Site	3862682		Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	200	SF	\$5.98	\$1,197	\$1,197																					\$1,197
G2020	Site	3862631		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	143320	SF	\$3.81	\$545,763			\$545,763																			\$545,763
G2020	Site	3862512		Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	143320	SF	\$0.49	\$70,169			\$70,169					\$70,169						\$70,169				\$70,169				\$280,678
G2020	Site	3862617		Parking Lots, Pavement, Concrete, Replace	50	40	10	16600	SF	\$9.79	\$162,547											\$162,547											\$162,547
G2050	Site	3862502		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																\$5,440
G2050	Site	3862549		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																\$5,440
G2050	Site	3862595		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																\$5,440
G2050	Site	3862715		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																\$5,440
G2050	Site	3862522		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	1	EA	\$10,336.00	\$10,336						\$10,336																\$10,336
G2050	Site	3862527		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	1	EA	\$10,336.00	\$10,336							\$10,336															\$10,336
G2050	Site	3862649		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	1	EA	\$10,336.00	\$10,336								\$10,336														\$10,336
G2050	Site	3862561		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	1	EA	\$10,336.00	\$10,336								\$10,336														\$10,336
G2050	Site	3862637		Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	\$2,720.00	\$2,720						\$2,720																\$2,720
G2050	Site	3862492		Playfield Surfaces, Sand, 6" Depth, Replace	20	15	5	7700	SF	\$1.74	\$13,404						\$13,404																\$13,404
G2050	Site	3862513		Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	\$2,720.00	\$2,720							\$2,720															\$2,720
G2050	Site	3862664		Play Structure, Swing Set, 4 Seats, Replace	20	8	12	1	EA	\$2,720.00	\$2,720													\$2,720									\$2,720
G2050	Site	3862541		Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$21,760.00	\$21,760															\$21,760							\$21,760
G2050	Site	3862545		Playfield Surfaces, Rubber, Small Areas, Replace	20	5	15	2710	SF	\$28.29	\$76,660															\$76,660							\$76,660
G2050	Site	3862553		Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	\$10,880.00	\$10,880															\$10,880							\$10,880
G2050	Site	3862540		Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	\$10,880.00	\$10,880															\$10,880							\$10,880
G2060	Site	3862700		Fences & Gates, Fence, Chain Link 8', Replace	40	36	4	1280	LF	\$27.20	\$34,816					\$34,816																	\$34,816
G2060	Site	3862665		Picnic Table, Metal Powder-Coated, Replace	20	15	5	20	EA	\$761.60	\$15,232						\$15,232																\$15,232
G2060	Site	3862695		Fences & Gates, Fence, Wrought Iron 6', Replace	50	30	20	1270	LF	\$52.22	\$66,324																				\$66,324		\$66,324
G2060	Site	3862650		Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	4180	SF	\$141.44	\$591,219											\$591,219											\$591,219
G2080	Site	3862641		Irrigation System, Control Panel, Replace	15	10	5	1	EA	\$5,440.00	\$5,440						\$5,440														\$5,440		\$5,440
Y1090	Site	3868382		ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$8,160.00	\$8,160	\$8,160																					\$8,160
Totals, Unescalated												\$9,357	\$0	\$615,932	\$4,026	\$34,816	\$68,892	\$13,056	\$90,841	\$0	\$0	\$925,605	\$0	\$72,889	\$0	\$0	\$227,348	\$0	\$70,169	\$1,632	\$0	\$240,404	\$2,374,969
Totals, Escalated (3.0% inflation, compounded annually)												\$9,357	\$0	\$653,442	\$4,399	\$39,186	\$79,865	\$15,590	\$111,724	\$0	\$0	\$1,243,936	\$0	\$103,923	\$0	\$0	\$354,202	\$0	\$115,979	\$2,778	\$0	\$434,197	\$3,168,577

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862658	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Don Benito Fundamental / C	Auditorium	Porch-Lift	No tag/plate found	0803WLSB502131301LW		1005138	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862620	D2010	Water Heater	Gas, Commercial (200 MBH)	194 GAL	Don Benito Fundamental / C	Mechanical room	Bradford White	D100L199E3N	HE14928047			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862563	D3020	Furnace [1]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	3002A15065	2002	1005195	
2	3862525	D3020	Furnace [10]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3002A15066	2002	1005164	
3	3862710	D3020	Furnace [11]	Gas	60 MBH	Don Benito Fundamental / A	Utility closet	Carrier	58MXA060-F-1--16	No tag/plate found	2002	1002427	
4	3862657	D3020	Furnace [15]	Gas	60 MBH	Don Benito Fundamental / D	Attic	Carrier	ZI58MXA060-F-16116	S3102A14061	2002	1005371	
5	3862645	D3020	Furnace [16]	Gas	60 MBH	Don Benito Fundamental / D	Attic	Carrier	ZI58MXA060-F-16116	S3102A14762	2002	1005361	
6	3862654	D3020	Furnace [16]	Gas	60 MBH	Don Benito Fundamental / D	Attic	Carrier	ZI58MXA060-F-16116	S3102A14769	2002	1005363	
7	3862591	D3020	Furnace [18]	Gas	60 MBH	Don Benito Fundamental / D	Attic	Carrier	ZI58MXA060-F-16116	S3102A15064	2002	1005370	
8	3862655	D3020	Furnace [19]	Gas	60 MBH	Don Benito Fundamental / B	Attic	Carrier	ZI58MXA060-F-15116	S1602A13887	2002	1005178	
9	3862707	D3020	Furnace [2]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3102A14766	2002	1005194	
10	3862613	D3020	Furnace [20]	Gas	60 MBH	Don Benito Fundamental / B	Attic	Carrier	ZI58MXA060-F-15116	S1602A13882	2002	1005185	
11	3862648	D3020	Furnace [21]	Gas	60 MBH	Don Benito Fundamental / B	Attic	Carrier	ZI58MXA060-F-15116	S1602A13884	2002	1005179	
12	3862509	D3020	Furnace [22]	Gas	60 MBH	Don Benito Fundamental / B	Attic	Carrier	ZI58MXA060-F-15116	S1602A13077	2002	1005193	
13	3862558	D3020	Furnace [23]	Gas	60 MBH	Don Benito Fundamental / B	Attic	Carrier	ZI58MXA060-F-15116	S1602A13865	2002	1005139	
14	3862597	D3020	Furnace [24]	Gas	60 MBH	Don Benito Fundamental / B	Attic	Carrier	ZI58MXA060-F-15116	S1602A13870	2002	1005186	
15	3862593	D3020	Furnace [29]	Gas	60 MBH	Don Benito Fundamental / A	Roof	Carrier	ZI58MXA060-F-16116	Inaccessible		1005338	
16	3862706	D3020	Furnace [3]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3102A14770	2002	1005187	
17	3862621	D3020	Furnace [4]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3002A15070	2002	1005144	
18	3862570	D3020	Furnace [5]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3102A14764	2002	1005209	
19	3862602	D3020	Furnace [6]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3002A15063	2002	1005145	
20	3862571	D3020	Furnace [7]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3002A15067	2002	1005210	
21	3862726	D3020	Furnace [8]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3002A15069	2002	1005192	
22	3862589	D3020	Furnace [9]	Gas	60 MBH	Don Benito Fundamental / A	Attic	Carrier	ZI58MXA060-F-16116	S3002A15068	2002	1005191	
23	3862668	D3020	Furnace [KC]	Gas	60 MBH	Don Benito Fundamental / A	Utility closet	Carrier	58MXA060-F-1--16	1602A173873		1002407	
24	3862622	D3020	Furnace [LIB]	Gas	60 MBH	Don Benito Fundamental / A	Utility closet	Carrier	58MXA060-F-1--16	1602A13864		1005316	
25	3862661	D3020	Furnace	Gas, 101 to 150 MBH	120 MBH	Don Benito Fundamental / C	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found		1005156	2

26	3862510	D3030	Air Conditioner	Window/Thru-Wall	2 TON	Don Benito Fundamental / C	Kitchen	LG	67461X0026001823				1005141
27	3862556	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Don Benito Fundamental / C	Kitchen	General Electric					1005142
28	3862615	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Don Benito Fundamental / C	Office	Carrier					1005137
29	3862718	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Don Benito Fundamental / Portables	30B	Eubank	HW36CF05B1F01A	97D-P40672	2001		1005315
30	3862666	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Don Benito Fundamental / Portables	BNG.14	Bard	WM421-A10VX4XXX	126J971130390-02	2002		1005309
31	3862590	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Don Benito Fundamental / Portables	BNG.13	Bard	WM421-A10VX4XXX	126J971130421-02	2002		1005310
32	3862730	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Don Benito Fundamental / Portables	30A	Eubank	HW36CF0SB 1F01A	97D-P40682	2001		1002406
33	3862612	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.28	Bard Manufacturing Company	WH48L-A10UX4	126J971139496-02	2002		1005155
34	3862678	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.32	Bard Manufacturing Company	Inaccessible	Inaccessible	2002		1005159
35	3862660	D3030	Heat Pump	Packaged & Wall-Mounted, 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.34	Bard Manufacturing Company	148H2-A04UP4XXX	343H163334939-02	2002		1005160
36	3862538	D3030	Heat Pump	Packaged & Wall-Mounted, 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.35	Bard Manufacturing Company	WH48LA10VX4XXX	149D991223290 02	2002		1005153
37	3862736	D3030	Heat Pump	Packaged & Wall-Mounted, 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.27	Bard Manufacturing Company	WH48L-A10UX4	Inaccessible			1005161
38	3862550	D3030	Heat Pump	Packaged & Wall-Mounted, 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.28	Bard Manufacturing Company	WH48L-A10UX4	Inaccessible			1005152
39	3862499	D3030	Heat Pump	Packaged & Wall-Mounted, 4 TON	4 TON	Don Benito Fundamental / Portables	BNG.26	Bard Manufacturing Company	WH48L-A10UX4	12697113039357-02	2002		1005163
40	3862568	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	1003X61193	2003		1005150
41	3862569	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	1003X51199	2010		1002399
42	3862717	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Roof	Carrier	38HDC048531	1802X21797	2002		1005373
43	3862555	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / D	Building exterior	Carrier	38HDC048531	1003X61182	2003		1005350
44	3862480	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / D	Building exterior	Carrier	38HDC048521	1703X66184	2003		1005311
45	3862724	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / B	Building exterior	Carrier	38HDC048531	1303X61120	2003		1005359
46	3862698	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	1003X51185	2010		1002429
47	3862630	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / B	Building exterior	Carrier	38HDC048531	1703X88173	2003		1005337
48	3862633	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / B	Building exterior	Carrier	38HDC048531	1003X61189	2003		1005336
49	3862573	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	Illegible	2003		1005158
50	3862713	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / B	Building exterior	Carrier	38HDC048531	1003X61185	2003		1005355
51	3862687	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	1003X54444	2010		1002398
52	3862619	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048521	1602X21786	2016		1005340
53	3862638	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / B	Building exterior	Carrier	38HDC048531	1703X66176	2003		1005366
54	3862690	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	Illegible	2010		1002412
55	3862530	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	1003X61104	2003		1005149
56	3862572	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / B	Building exterior	Carrier	38HDC048531	1703X88175	2003		1005357

57	3862515	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / D	Building exterior	Carrier	38HDC048531	Illegible		1005320	
58	3862627	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / D	Building exterior	Carrier	38HDC048531	1003X61187		1005342	
59	3862609	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048521	1602X21798	2016	1005349	
60	3862483	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	United Technologies Carrier	38HDC048531	Illegible		1005148	
61	3862696	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Roof	Carrier	38HDC048531	1802X20795	2002	1005374	
62	3862632	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	1003X54445	2010	1002432	
63	3862487	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048531	Illegible	2002	1005196	
64	3862543	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Don Benito Fundamental / A	Building exterior	Carrier	38HDC048521	1602X21799	2016	1005358	
65	4156329	D3030	Split System	Condensing Unit/Heat Pump, 8 to 10 TON	10 TON	Don Benito Fundamental / C	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found		2	
66	3862493	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Don Benito Fundamental / Portables	Building exterior	Bard Manufacturing Company	WH482LA10UN4	149D991222291-02	2002	1005162	
67	3862701	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / A	Roof	Carnes	LA20SPC	426272.003	2002	1005147	
68	3862722	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / A	Roof	Carnes	LA20SPC	426272.003	2003	1005286	
69	3862500	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / B	Roof	Carnes	LA20SPC9	655303.002	2003	1005367	
70	3862580	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / A	Roof	Carnes	ELA20SPC	426272.003	2002	1005372	
71	3862498	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / A	Roof	Carnes	LA20SPC	426272.003	2002	1005332	
72	3862494	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / B	Roof	Carnes	LA20SPC9	487082.001	2002	1005368	
73	3862575	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / C	Roof	Carnes	LA20SPC9	459473.001	2002	1005322	
74	3862497	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / C	Roof	Carnes	FLA 20SPC9	472002.001	2002	1005339	
75	3862481	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Don Benito Fundamental / A	Roof	Carnes	LA20SPC	309361.010	2001	1005165	
76	3862685	D3060	Exhaust Fan	Centrifugal, 36"Damper	9000 CFM	Don Benito Fundamental / C	Roof	Illegible	Illegible	Illegible		1005351	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862614	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Don Benito Fundamental / Portables	Throughout building						12
2	3862677	D4030	Fire Extinguisher	Wet Chemical/CO2		Don Benito Fundamental / A	Throughout building						8
3	3862516	D4030	Fire Extinguisher	Wet Chemical/CO2		Don Benito Fundamental / C	Throughout building						5
4	3862642	D4030	Fire Extinguisher	Wet Chemical/CO2		Don Benito Fundamental / B	Throughout building						3
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862581	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Trumbull Electric	56597	No tag/plate found	1953	1002404	
2	3862703	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Cutler-Hammer	SLA3621	No tag/plate found	2002	1002403	
3	3862542	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Square D	D-534020	No tag/plate found		1002400	
4	3862552	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Cutler-Hammer	SLA36521	No tag/plate found	2002	1002405	
5	3862517	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Cutler-Hammer	SLA36521	No tag/plate found	2002	1002420	

6	3862559	D5020	Switchboard	120/208 V	600 AMP	Don Benito Fundamental / Site	Site	Square D	10709548	No tag/plate found		1005151
7	3862495	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Cutler-Hammer	SLA36521	No tag/plate found	2002	19038908
8	3862686	D5020	Switchboard	120/208 V	1600 AMP	Don Benito Fundamental / A	Electrical room	Trumbull Electric	56597	No tag/plate found	1953	1002401
9	3862636	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Don Benito Fundamental / A	Throughout building					6
10	3862611	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Don Benito Fundamental / D	Hallway					
11	3862719	D5040	Emergency & Exit Lighting	Exit Sign, LED		Don Benito Fundamental / B	Hallway					
12	3862536	D5040	Emergency & Exit Lighting	Exit Sign, LED		Don Benito Fundamental / B	Hallway					4
13	3862644	D5040	Emergency & Exit Lighting	Exit Sign, LED		Don Benito Fundamental / D	Throughout building					2
14	3862731	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Don Benito Fundamental / A	Building exterior					6
15	3862557	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Don Benito Fundamental / A	Building exterior					
16	3862547	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Don Benito Fundamental / Portables	Building exterior					12
17	3862692	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Don Benito Fundamental / Site	Site					10

D70 Electronic Safety & Security

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862576	D7050	Fire Alarm Panel	Multiplex		Don Benito Fundamental / A	Electrical room	Notifier Fire Systems	AFP-400	No tag/plate found		1002402	

E10 Equipment

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3862604	E1030	Foodservice Equipment	Convection Oven, Single		Don Benito Fundamental / C	Kitchen	Montague	No tag/plate found	No tag/plate found		1005143	
2	3862697	E1030	Foodservice Equipment	Convection Oven, Single		Don Benito Fundamental / C	Kitchen	Blodgett	ZEPHAIRE-200-G-ES	012422CHS-0000000000000000006		1005203	
3	3862670	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Don Benito Fundamental / C	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005190	
4	3862709	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Don Benito Fundamental / C	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005136	2
5	3862629	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Don Benito Fundamental / C	Kitchen	Food Warming Equipment	No tag/plate found	No tag/plate found		1005202	
6	3862702	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Don Benito Fundamental / C	Kitchen	True Manufacturing Co	TG1RR1891S	1-3943383		1005201	
7	3862531	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Don Benito Fundamental / C	Kitchen	True Manufacturing Co	No tag/plate found	No tag/plate found		1005140	
8	3862679	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Don Benito Fundamental / C	Kitchen	True Manufacturing Co	STA1RRI89-1S	8399548		1005207	
9	3862599	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Don Benito Fundamental / C	Kitchen	True Manufacturing Co	TMC49SDSSS	7297883		1005135	
10	3862640	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Don Benito Fundamental / C	Kitchen	True Manufacturing Co	T35	6828207		1005204	
11	3862503	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Don Benito Fundamental / C	Kitchen	True Manufacturing Co	T35	68671a6		1005205	