

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Sierra Madre Elementary
141 West Highland Avenue
Sierra Madre, California 91024

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ON SITE DATE:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	3
Main Address	141 West Highland Avenue, Sierra Madre, California 91024
Site Developed	1930
Site Area	6.7 acres (estimated)
Parking Spaces	48 total spaces all in open lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 5, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Don Cristobal
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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

Sierra Madre Elementary School was originally constructed in 1930. The school was significantly renovated in the 1960's to repair past earthquake damage in addition to structural upgrades. An additional building was added in 2012-2013. This building is referred to as building C which includes kindergarten and upper grade classrooms.

Architectural

The original building has a Spanish mission revival style composed of wood frame construction over concrete foundation and basement foundation. Heavy timber construction can be seen in the open vaulted and carved beam ceilings in the cafeteria and auditorium. The adjacent building (building C) was later constructed around 2013 with a similar style and construction. The wood frame windows of building A are showing age as they are weathered with paint peeling in most locations. Lifecycle renewal is anticipated for window replacement. The modified bituminous roof for building A was found to be lifting in various locations. It was advised this roof is expected to be replaced over the summer.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main building (A) is supported by a central HVAC system with a water-cooled chiller, single cooling tower, and boiler.

It was reported the chiller would shut down when temperatures reached over a hundred degrees. Multiple HVAC techs have looked at this issue. It was advised the chiller would trip on a low voltage fault due to the power supply from the utility provider. The cooling tower is relatively newer in age, but the fill has significant mineral build up. Recommendations include cleaning the cooling tower fill while continuing to monitor and adjust water treatment accordingly to prevent further buildup. Building C HVAC system consist of split system condensers and furnace units for each classroom except the kindergarten classroom is supplied by a RTU package unit. The Cafeteria and Auditorium does not have a HVAC system. The site includes 3 large solar panel shade structures installed in 2020. Fire sprinklers were found missing in classrooms across the campus. Building A has fire sprinklers system in the mechanical rooms and hallways.

Site

The parking lot consists of asphalt with concrete curbs and walkways. These areas are well maintained and show minimal cracking. The play area has a large asphalt court that is well maintained except for a large open expansion joint that will need to be filled and sealed. The playground has newer play structures over a poured in place rubber play surface. The north end of the campus has a large open field with two baseball fields. The site is surrounded by a wrought iron and chain link fence. The landscaping includes an artistic Koi Pond and Zen Garden just behind the lunch shade structure. The landscaping appears to be well maintained with adequate irrigation.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sierra Madre Elementary / A (2006)	\$425	53,590	\$22,775,750	0.0%	1.5%	4.0%	14.3%
Sierra Madre Elementary / C (2013)	\$425	8,340	\$3,544,500	0.0%	0.0%	0.9%	8.7%
Sierra Madre Elementary / Portable (2000)	\$225	980	\$220,500	0.0%	3.4%	12.5%	16.5%

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.

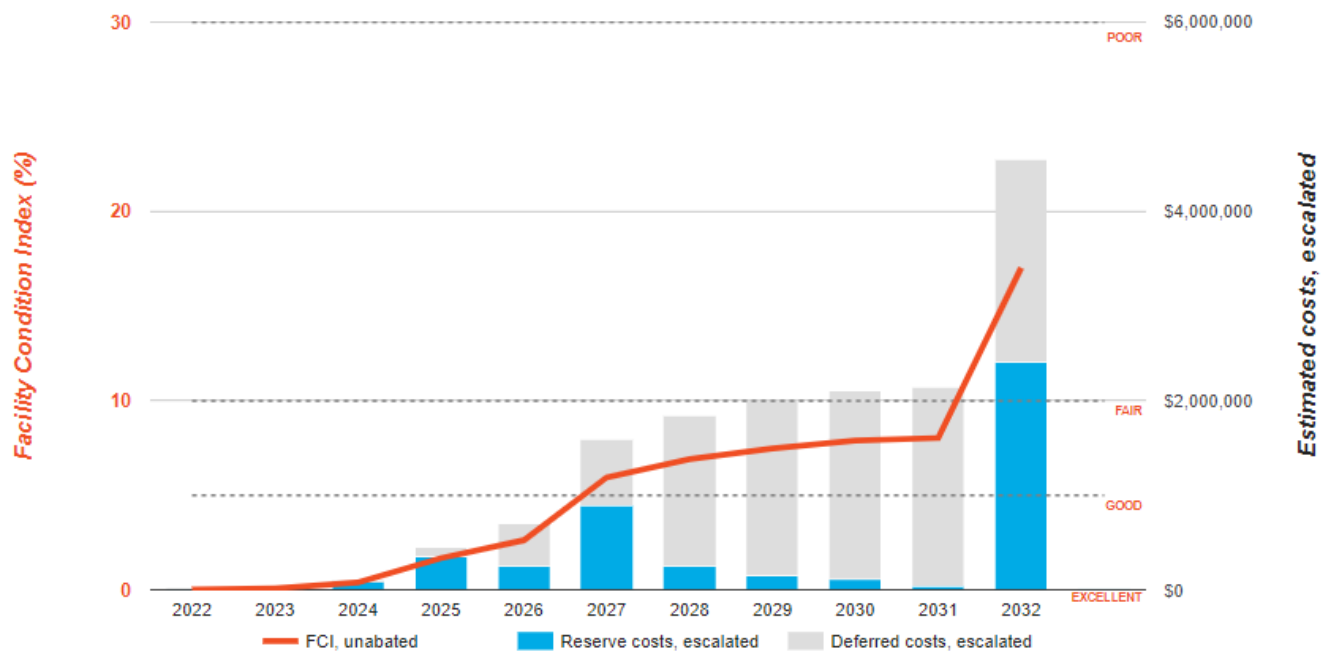
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Sierra Madre Elementary

Replacement Value: \$26,737,000

Inflation Rate: 3.0%

Average Needs per Year: \$413,700



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
Site	1	\$6,400
Total	1	\$6,400

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3851516	Sierra Madre Elementary / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$6,400
Total (1 items)							\$6,400

Key Findings



Roofing in Poor condition.

Modified Bitumen
A Sierra Madre Elementary Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$47,700

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Roof is lifting in many locations. - AssetCALC ID: 3851393



Window in Poor condition.

Wood, up to 15 SF
A Sierra Madre Elementary Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,700

\$\$\$\$

Window frames are weathered with paint peeling. - AssetCALC ID: 3851346



Parking Lots in Poor condition.

Pavement, Asphalt
Site Sierra Madre Elementary Site

Uniformat Code: G2020
Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,400

\$\$\$\$

Expansion joint needs to be filled and sealed throughout play area. - AssetCALC ID: 3851516



Storage Tank in Poor condition.

Domestic Water
A Sierra Madre Elementary Boiler room

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Mineral buildup and corrosion from water leaking. - AssetCALC ID: 3851474



Backflow Preventer in Poor condition.

Domestic Water
A Sierra Madre Elementary Mechanical room

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

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Leaking outside of drain catch. - AssetCALC ID: 3851351

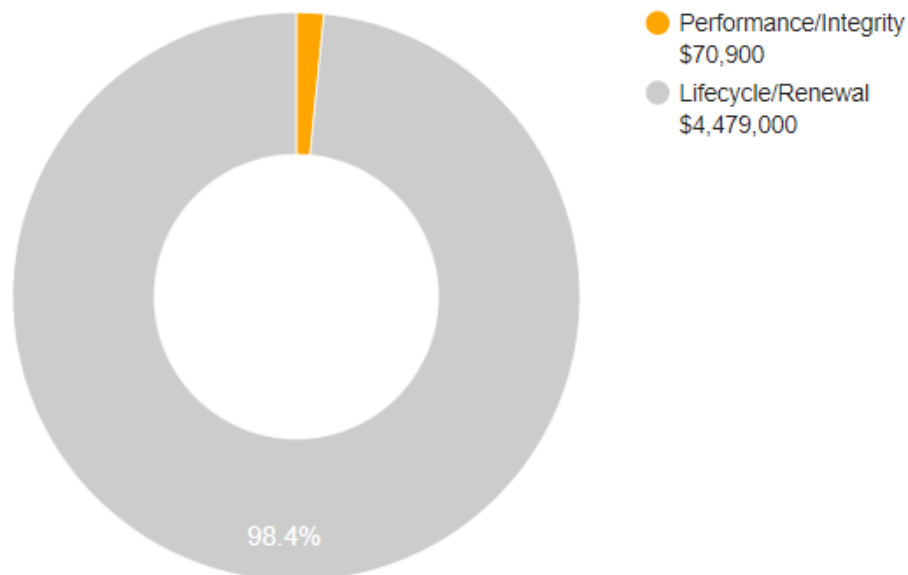
Plan Types

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: \$4,549,900

2. Building A



Building A: Systems Summary

Address	160 North Cañon Avenue Sierra Madre, California 91024	
Constructed/Renovated	1930	
Building Size	53,590 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation and over basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with clay tiles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath & plaster and ceramic tile Floors: Carpet, VCT, ceramic tile, and sealed concrete Ceilings: Painted lath & plaster and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all 2 floors	Fair
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV Supplemental components: Ductless split-systems	Fair

Building A: Systems Summary

Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, 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	Chiller was reported shutting down when outside temperatures reach over 100 degrees. Mineral buildup was found on the cooling tower fill. No HVAC system in Auditorium or Cafeteria. Fire sprinklers were not found in classroom areas. A large portion of the flat modified bituminous roof is lifting in various locations.	

Building A: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$8,965	\$246,167	\$6,140	\$214,605	\$475,877
Roofing	-	\$50,556	\$67,099	-	-	\$117,655
Interiors	-	-	\$469,473	\$189,408	\$939,425	\$1,598,306
Conveying	-	-	-	\$22,747	\$165,664	\$188,411
Plumbing	-	\$4,929	\$2,165	\$100,517	\$1,266,814	\$1,374,425
HVAC	-	-	\$38,702	\$624,561	\$96,064	\$759,327
Fire Protection	-	-	\$4,539	\$117,536	\$6,101	\$128,176
Electrical	-	-	\$5,708	\$648,736	\$279,330	\$933,774
Fire Alarm & Electronic Systems	-	-	-	\$279,763	-	\$279,763
Equipment & Furnishings	-	-	\$14,125	\$351,553	\$49,703	\$415,381
Site Development	-	-	-	\$3,508	-	\$3,508
TOTALS (3% inflation)	-	\$64,500	\$848,000	\$2,344,500	\$3,017,800	\$6,274,800

3. Portable



Portable: Systems Summary

Address	160 North Cañon Avenue, Sierra Madre, California 91024	
Constructed/Renovated	Early 2000's	
Building Size	980 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: Wood siding	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: vinyl Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Sinks	Fair
HVAC	Non-Central System: Split-system heat pump	Fair

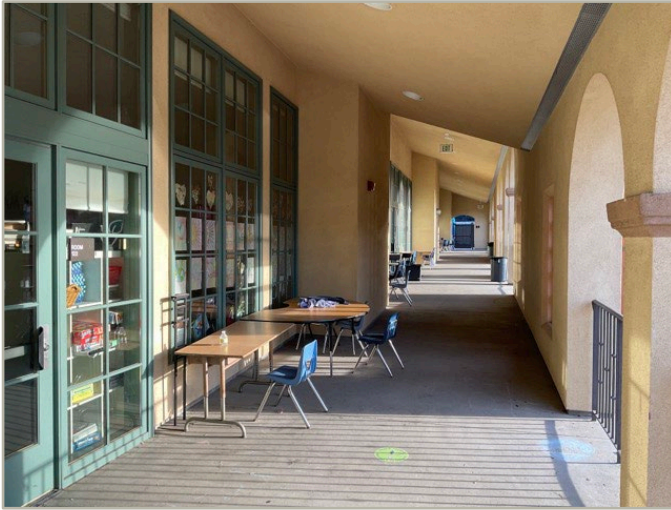
Portable: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring. Fed from A building with copper wiring Interior Lighting: LED, 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.	

Portable: 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	-	-	-	\$1,900	\$1,177	\$3,077
Roofing	-	-	-	-	\$30,398	\$30,398
Interiors	-	-	\$9,707	\$5,014	\$15,122	\$29,843
Plumbing	-	-	-	\$2,007	-	\$2,007
HVAC	-	-	\$7,489	-	\$3,321	\$10,810
Fire Protection	-	-	\$377	-	\$507	\$884
Electrical	-	-	\$9,887	-	\$4,813	\$14,700
TOTALS (3% inflation)	-	-	\$27,500	\$9,000	\$55,400	\$91,900

4. Building C



Building C: Systems Summary

Address	160 North Cañon Avenue Sierra Madre, California 91024	
Constructed/Renovated	2013	
Building Size	8,340 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: Aluminum	Fair
Roof	Primary: Gable construction with clay tiles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and Furnaces with split-system condensing units	Fair

Building C: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring. Fed from A building with copper wiring Interior Lighting: LED 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	Building lacks a fire suppression 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	-	-	-	\$24,887	\$76,872	\$101,759
Roofing	-	-	-	-	\$57,428	\$57,428
Interiors	-	-	-	\$79,517	\$113,039	\$192,556
Plumbing	-	-	-	-	\$37,852	\$37,852
HVAC	-	-	\$30,270	\$49,999	\$142,028	\$222,297
Fire Protection	-	-	-	\$3,117	\$4,189	\$7,306
Electrical	-	-	-	\$100,771	\$10,170	\$110,941
Fire Alarm & Electronic Systems	-	-	-	\$18,290	-	\$18,290
Equipment & Furnishings	-	-	-	-	\$62,293	\$62,293
TOTALS (3% inflation)	-	-	\$30,300	\$276,600	\$503,900	\$810,800

5. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link and wrought iron fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, and fencing Heavily furnished with park benches, picnic tables, trash receptacles Outdoor pond	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: LED Pedestrian walkway accent lighting	Fair
Ancillary Structures	Shade Structure, Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Significant trip hazard on asphalt play area. Asphalt expansion joint needs to be filled and sealed.	

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	-	-	-	-	-	-
Plumbing	-	-	-	\$5,262	-	\$5,262
Electrical	-	-	-	-	\$328,252	\$328,252
Special Construction & Demo	-	-	-	-	\$66,107	\$66,107
Site Development	-	\$1,384	\$315,490	\$252,293	\$425,811	\$994,978
Site Utilities	-	-	-	\$35,092	\$5,932	\$41,024
Site Pavement	\$6,364	\$31,314	\$266,150	\$36,302	\$90,871	\$431,001
TOTALS (3% inflation)	\$6,400	\$32,700	\$581,700	\$329,000	\$917,000	\$1,866,800

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1930 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	1930	No	No
Building A	1930	No	No
Portable	Early 2000's	No	No
Building C	2012-2013	No	No

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

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

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

10. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sierra Madre Elementary, 141 West Highland Avenue, Sierra Madre, California 91024, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Jarod Perkins,
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Reviewed by:



Aren Hofland,
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11. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



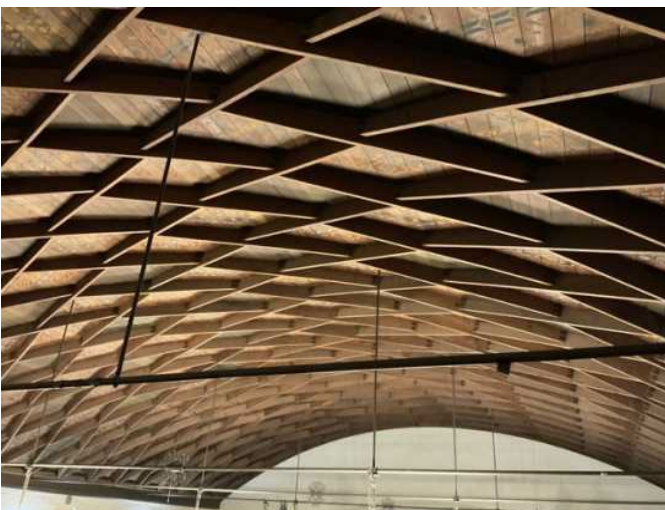
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - CLASSROOM



Photographic Overview



7 - FACADE OVERVIEW



8 - CLAY TILE ROOF



9 - MODIFIED BITUMINOUS ROOF



10 - BUILT-UP ROOF



11 - MAIN ENTRANCE



12 - FRONT OFFICE

Photographic Overview



13 - KINDERGARDEN CLASSROOM



14 - CLASSROOM



15 - BREAK ROOM



16 - CAFETERIA



17 - KITCHEN



18 - LIBRARY

Photographic Overview



19 - AUDITORIUM



20 - BACKSTAGE



21 - HALLWAY



22 - RESTROOM



23 - ELEVATOR



24 - WHEELCHAIR LIFT

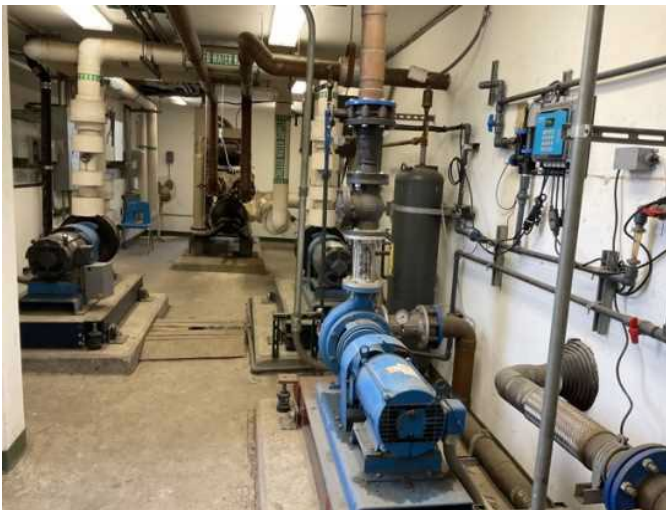
Photographic Overview



25 - PLUMBING



26 - WATER HEATER



27 - CHILLER ROOM



28 - BOILER ROOM



29 - ELECTRICAL EQUIPMENT



30 - INTERIOR LIGHTING

Photographic Overview



31 - FIRE SUPPRESSION



32 - FIRE ALARM



33 - SOLAR PANELS



34 - PARKING LOT



35 - BASKETBALL COURTS



36 - BASEBALL FIELD

Photographic Overview



37 - PLAYGROUND



38 - GARDEN



39 - KOI POND



40 - LANDSCAPE



41 - LANDSCAPE



42 - RETAINING WALL



Appendix B:

Site Plan

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-010.354

Project Name

Sierra Madre Elementary

Source

Google

On-Site Date

May 5, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Sierra Madre Elementary
Name of person completing form:	Unknown
Title / Association w/ property:	Unknown
Length of time associated w/ property:	Unknown
Date Completed:	4/5/2022
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: Sierra Madre Elementary

BV Project Number: 154554.22R000 - 010.354

Abbreviated Accessibility Checklist				
Facility History & Interview				
Question	Yes	No	Unk	Comments

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area



Close-up of stall

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



Accessible path



Curb cut

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

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

Abbreviated Accessibility Checklist

Building Entrances



Main entrance



Door hardware

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



Door hardware

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

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

Abbreviated Accessibility Checklist

Elevators



Lobby looking at cabs (with doors open)



In-cab controls/emergency call panel

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 ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

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 ?	✗			Some restrooms with assessable signage are missing protection from plumbing underneath the sink.
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 ?			×	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			×	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	×			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

NA

NA

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



Overview of playground

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

Appendix E:

Component Condition Report

Component Condition Report | Sierra Madre Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	30,370 SF	5	3851423
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	10	1	3851346
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	92	3	3851344
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	23	20	3851407
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	15	15	3851476
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	6	10	3851454
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	4,380 SF	2	3851393
B3010	Roof	Fair	Roofing, Modified Bitumen	5,320 SF	5	3851502
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	29,410 SF	30	3851477
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	30	10	3851501
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	30	3851399
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	38,590 SF	15	3851356
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	16	10	3851464
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	73,226 SF	3	3851435
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,800 SF	8	3851401
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	15,300 SF	5	3851496
C2030	Throughout building	Fair	Flooring, Brick	800 SF	20	3851461
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	20,500 SF	5	3851443
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	14,290 SF	5	3851419
C2030	Auditorium	Fair	Flooring, Wood, Strip	800 SF	10	3851503
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000 SF	10	3851530

Component Condition Report | Sierra Madre Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	15,000 SF	5	3851387
Conveying						
D1010	Hallway	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	11	3851490
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	7	3851523
D1010	Hallway	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	11	3851404
Plumbing						
D2010	Restrooms	Fair	Toilet, Child-Sized	2	10	3851345
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	8	3851373
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	25	10	3851489
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	53,590 SF	20	3851492
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	11	3851478
D2010	Restrooms	Fair	Urinal, Standard	6	15	3851412
D2010	Mechanical room	Poor	Backflow Preventer, Domestic Water [No tag/plate found]	1	1	3851351
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	3851445
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	22	10	3851415
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	3851439
D2010	Restrooms	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3851459
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	3851385
D2010	Boiler room	Poor	Storage Tank, Domestic Water [No tag/plate found]	1	1	3851474
D2010	Building exterior	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	20	3851421
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3851348
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	25	3851392
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	22	15	3851378
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	19	3851413

Component Condition Report | Sierra Madre Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical room	Fair	Boiler Supplemental Components, Chemical Feed System [No tag/plate found]	1	6	3851377
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	26	3851388
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	3851493
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	3851359
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit [No tag/plate found]	1	15	3851512
D3030	Mechanical room	Fair	Chiller, Water-Cooled [CH-1]	1	6	3851498
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3851427
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	53,590 SF	10	3851361
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3851504
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	8	3851432
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	9	3851358
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	9	3851457
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	5	3851411
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	6	3851422
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	8	3851395
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	9	3851360
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	6	3851398
D3060	Mechanical room	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [No tag/plate found]	1	10	3851446
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	6	3851463
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	4	3851391
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	4	3851375
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	53,590 SF	10	3851480
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	12	5	3851390
Electrical						

Component Condition Report | Sierra Madre Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [F]	1	11	3851514
D5030	Roof	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	10	3851402
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	10	3851365
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	53,590 SF	20	3851469
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	5	3851389
D5040	Auditorium	Fair	Lighting Controls, Dimming Panel, Standard	1	10	3851426
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	20	3	3851466
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	53,590 SF	10	3851518
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	53,590 SF	10	3851420
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	53,590 SF	10	3851431
D7050	Workroom 110	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	8	3851509
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	53,590 SF	2	4164123
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	5	3851397
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3851428
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	3851470
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	3851367
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3851366
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	7	3851525
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	140 LF	20	3851382
E2010	Throughout building	Fair	Casework, Cabinetry Economy	180 LF	10	3851417
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	558	10	3851473
Sitework						
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	4	10	3851347

Component Condition Report | Sierra Madre Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	6,200 SF	7	3851497
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	18	20	3851475
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	32	25	3851519
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	20	3851453
Roofing						
B3010	Roof	Good	Roofing, Clay/Concrete Tile	8,510 SF	40	3851371
B3010	Roof	Fair	Roofing, Built-Up	2,420 SF	15	3851430
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	20	30	3851354
C1070	Throughout building	Good	Suspended Ceilings, Hard Tile, Replacement w/ ACT	8,140 SF	20	3851456
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	11,670 SF	7	3851522
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	30	3851383
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,540 SF	7	3851500
C2030	Restrooms	Good	Flooring, Ceramic Tile	900 SF	30	3851505
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,900 SF	6	3851449
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	6	3851441
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,340 SF	30	3851440
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	8	20	3851405
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	3851436
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	20	3851416
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	20	3851350
D2010	Restrooms	Fair	Toilet, Child-Sized	2	20	3851408
HVAC						

Component Condition Report | Sierra Madre Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	10	3851499
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	10	3851384
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	10	3851409
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	10	3851465
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	10	3851472
D3020	Mechanical room	Fair	Furnace, Gas [No tag/plate found]	1	10	3851460
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU126]	1	5	3851491
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU124]	1	5	3851528
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU125]	1	5	3851353
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU121]	1	5	3851507
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU123]	1	5	3851403
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU122]	1	5	3851452
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	10	3851352
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,340 SF	20	3851468
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851481
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851374
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851418
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851521
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851386
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851529
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851370
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851511
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851485
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851410
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851458

Component Condition Report | Sierra Madre Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	16	3851368
Fire Protection						
D4030	C	Fair	Fire Extinguisher, Wet Chemical/CO2	8	6	3851381
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V [DP]	1	15	3851349
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,340 SF	30	3851363
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,340 SF	10	3851376
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	10	3851495
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	8,340 SF	10	3851342
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	8,340 SF	2	4164222
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	70 LF	35	3851425
E2010	Throughout building	Good	Casework, Cabinetry Economy	210 LF	15	3851455

Component Condition Report | Sierra Madre Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Good	Exterior Walls, Concrete Block (CMU)	600 SF	40	3851471
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	10	3851442
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	3	13	3851462
D5020	Site	Fair	Switchboard, 120/208 V [No tag/plate found]	1	21	3851429
D5020	Site	Fair	Switchboard, 120/208 V [No tag/plate found]	1	21	3851394

Component Condition Report | Sierra Madre Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Site	Fair	Switchboard, 120/208 V [Inaccessible]	1	21	3851513
D5020	Site	Fair	Switchboard, 120/208 V [No tag/plate found]	1	15	3851484
D5020	Site	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	26	3851524
D5020	Site	Fair	Switchboard, 120/208 V [No tag/plate found]	1	21	3851400
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,560 SF	15	3851414
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,290 SF	7	3851369
G2020	Site	Fair	Parking Lots, Pavement, Concrete	28,400 SF	30	3851494
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Repair	900 SF	0	3851516
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,290 SF	3	3851451
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3851515
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	3851448
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	6	3851357
G2050	Site	Good	Play Structure, Multipurpose, Large	1	16	3851379
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3851526
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	12	3851434
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3851508
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	5	3851396
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 3" Depth	1,200 SF	2	3851355
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	3851437
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3851506
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3851467
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,870 SF	3	3851424

Component Condition Report | Sierra Madre Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	13	12	3851433
G2060	Parking lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	1	15	3851364
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	12	3851406
G2060	Site	Fair	Fences & Gates, Fence, Chain Link	1,070 LF	10	3851933
G2060	Rear Playground	Fair	Retaining Wall, Concrete Cast-in-Place	1,530 SF	4	3851488
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	550 LF	20	3851520
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	18	10	3851450
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	710 SF	20	3851380
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	117,350 SF	10	3854097
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	5	15	3851527
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	3851483

Component Condition Report | Sierra Madre Elementary / Portable

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	2	10	3851482
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	3851372
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,190 SF	20	3851444
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	980 SF	10	3851486
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,176 SF	5	3851447
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	980 SF	4	3851517
Plumbing						

Component Condition Report | Sierra Madre Elementary / Portable

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	3851343
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3851438
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	980 SF	15	3851362
Fire Protection						
D4030	Classrooms	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	3851487
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	980 SF	20	3851479
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	980 SF	5	3851510

Appendix F:

Replacement Reserves

Replacement Reserves Report																																				
9/8/2022																																				
Location		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate													
Sierra Madre Elementary		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0														
Sierra Madre Elementary / A		\$0	\$13,896	\$205,198	\$280,802	\$3,429	\$563,841	\$233,194	\$28,903	\$106,401	\$37,761	\$1,630,304	\$193,376	\$0	\$182,527	\$0	\$844,246	\$0	\$240,927	\$1,019	\$38,156	\$1,758,414	\$6,362,394													
Sierra Madre Elementary / C		\$0	\$0	\$24,066	\$0	\$0	\$30,271	\$22,150	\$85,378	\$0	\$0	\$126,830	\$0	\$0	\$0	\$0	\$132,775	\$59,099	\$102,422	\$0	\$0	\$247,105	\$830,096													
Sierra Madre Elementary / Portable		\$0	\$0	\$0	\$7,490	\$6,000	\$9,649	\$0	\$2,007	\$0	\$0	\$6,916	\$0	\$0	\$0	\$0	\$3,831	\$0	\$0	\$0	\$9,348	\$42,170	\$87,412													
Sierra Madre Elementary / Site		\$6,365	\$0	\$1,385	\$90,059	\$243,564	\$14,126	\$1,169	\$161,348	\$39,046	\$0	\$289,834	\$1,807	\$21,252	\$286,847	\$1,975	\$258,710	\$61,107	\$2,158	\$50,252	\$0	\$235,609	\$1,766,615													
Grand Total		\$6,365	\$13,896	\$230,650	\$378,351	\$252,993	\$617,887	\$256,513	\$277,636	\$145,447	\$37,761	\$2,053,884	\$195,184	\$21,252	\$469,375	\$1,975	\$1,239,561	\$120,207	\$345,507	\$51,271	\$47,505	\$2,283,299	\$9,046,516													
Sierra Madre Elementary																																				
Sierra Madre Elementary / A																																				
Uniformat Code	Location	Description	ID	Cost	Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010	Building Exterior	3851423	Exterior Walls, any painted surface, Prep & Paint				10	5	5	30370	SF	\$3.26	\$99,128						\$99,128										\$99,128						\$198,255	
B2020	Building Exterior	3851346	Window, Wood, up to 15 SF, Replace				30	29	1	10	EA	\$870.40	\$8,704		\$8,704																				\$8,704	
B2020	Building Exterior	3851344	Window, Wood, 16-25 SF, Replace				30	27	3	92	EA	\$1,305.60	\$120,115				\$120,115																		\$120,115	
B2050	Building Exterior	3851454	Exterior Door, Wood, Solid-Core, Replace				25	15	10	6	EA	\$761.60	\$4,570													\$4,570									\$4,570	
B2050	Building Exterior	3851476	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace				30	15	15	15	EA	\$1,414.40	\$21,216															\$21,216							\$21,216	
B2050	Building Exterior	3851407	Exterior Door, Steel, Standard, Replace				40	20	20	23	EA	\$652.80	\$15,014																			\$15,014			\$15,014	
B3010	Roof	3851393	Roofing, Modified Bitumen, Replace				20	18	2	4380	SF	\$10.88	\$47,654			\$47,654																			\$47,654	
B3010	Roof	3851502	Roofing, Modified Bitumen, Replace				20	15	5	5320	SF	\$10.88	\$57,882					\$57,882																	\$57,882	
C1030	Throughout building	3851501	Interior Door, Wood, Solid-Core, Replace				40	30	10	30	EA	\$761.60	\$22,848												\$22,848										\$22,848	
C1070	Throughout building	3851356	Suspended Ceilings, Acoustical Tile (ACT), Replace				25	10	15	38590	SF	\$3.81	\$146,951															\$146,951							\$146,951	
C1090	Restrooms	3851464	Toilet Partitions, Plastic/Laminate, Replace				20	10	10	16	EA	\$816.00	\$13,056													\$13,056									\$13,056	
C2010	Restrooms	3851401	Wall Finishes, Ceramic Tile, Replace				40	32	8	1800	SF	\$19.58	\$35,251													\$35,251									\$35,251	
C2010	Throughout building	3851435	Wall Finishes, any surface, Prep & Paint				10	7	3	73226	SF	\$1.63	\$119,505				\$119,505											\$119,505							\$239,010	
C2030	Throughout building	3851419	Flooring, any surface, w/ Paint or Sealant, Prep & Paint				10	5	5	14290	SF	\$1.63	\$23,321					\$23,321										\$23,321							\$46,643	
C2030	Restrooms	3851530	Flooring, Ceramic Tile, Replace				40	30	10	3000	SF	\$19.58	\$58,752													\$58,752									\$58,752	
C2030	Auditorium	3851503	Flooring, Wood, Strip, Replace				30	20	10	800	SF	\$16.32	\$13,056													\$13,056									\$13,056	
C2030	Throughout building	3851461	Flooring, Brick, Replace				50	30	20	800	SF	\$35.90	\$28,723																				\$28,723		\$28,723	
C2030	Throughout building	3851443	Flooring, Vinyl Tile (VCT), Replace				15	10	5	20500	SF	\$5.44	\$111,520					\$111,520															\$111,520		\$223,040	
C2030	Throughout building	3851496	Flooring, Carpet, Commercial Standard, Replace				10	5	5	15300	SF	\$8.16	\$124,848															\$124,848							\$249,696	
C2050	Throughout building	3851387	Ceiling Finishes, any flat surface, Prep & Paint				10	5	5	15000	SF	\$2.18	\$32,640															\$32,640							\$65,280	
D1010	Hallway	3851490	Passenger Elevator, Hydraulic, 2 Floors, Renovate				30	19	11	1	EA	\$59,840.00	\$59,840													\$59,840									\$59,840	
D1010	Hallway	3851404	Passenger Elevator, Hydraulic, 2 Floors, Renovate				30	19	11	1	EA	\$59,840.00	\$59,840													\$59,840									\$59,840	
D1010	Auditorium	3851523	Vertical Lift, Wheelchair, 5' Rise, Renovate				25	18	7	1	EA	\$18,496.00	\$18,496							\$18,496															\$18,496	
D2010	Boiler room	3851474	Storage Tank, Domestic Water, Replace				30	29	1	1	EA	\$3,264.00	\$3,264		\$3,264																				\$3,264	
D2010	Restrooms	3851459	Water Heater, Electric, Residential, Replace				15	12	3	1	EA	\$598.40	\$598				\$598															\$598			\$1,197	
D2010	Kitchen	3851478	Water Heater, Gas, Commercial (125 MBH), Replace				20	9	11	1	EA	\$13,491.20	\$13,491														\$13,491								\$13,491	
D2010	Mechanical room	3851351	Backflow Preventer, Domestic Water, Replace				30	29	1	1	EA	\$1,523.20	\$1,523		\$1,523																				\$1,523	
D2010	Throughout building	3851492	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace				40	20	20	53590	SF	\$11.97	\$641,365																			\$641,365			\$641,365	
D2010	Throughout building	3851445	Drinking Fountain, Wall-Mounted, Single-Level, Replace				15	10	5	1	EA	\$1,305.60	\$1,306																				\$1,306			\$2,611
D2010	Hallway	3851373	Drinking Fountain, Wall-Mounted, Single-Level, Replace				15	7	8	4	EA	\$2,611.20	\$10,445														\$10,445								\$10,445	
D2010	Restrooms	3851345	Toilet, Child-Sized, Replace				30	20	10	2	EA	\$979.20	\$1,958														\$1,958								\$1,958	
D2010	Throughout building	3851489	Toilet, Commercial Water Closet, Replace				30	20	10	25	EA	\$1,414.40	\$35,360														\$35,360								\$35,360	
D2010	Throughout building	3851415	Sink/Lavatory, Vanity Top, Enameled Steel, Replace				30	20	10	22	EA	\$1,196.80	\$26,330														\$26,330								\$26,330	
D2010	Hallway	3851385	Drinking Fountain, Wall-Mounted, Single-Level, Replace				15	5	10	1	EA	\$1,305.60	\$1,306														\$1,306								\$1,306	
D2010	Restrooms	3851412	Urinal, Standard, Replace				30	15	15	6	EA	\$1,196.80	\$7,181																\$7,181							\$7,181
D2010	Kitchen	3																																		

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	
D3020	Mechanical room	3851460	Furnace, Gas, Replace	20	10	10	1	EA	\$4,569.60	\$4,570											\$4,570											\$4,570	
D3030	Building exterior	3851491	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352	\$8,704	
D3030	Building exterior	3851528	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352	\$8,704	
D3030	Building exterior	3851353	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352	\$8,704	
D3030	Building exterior	3851507	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352	\$8,704	
D3030	Building exterior	3851403	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352	\$8,704	
D3030	Building exterior	3851452	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,352.00	\$4,352						\$4,352															\$4,352	\$8,704	
D3050	Roof	3851352	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$9,792.00	\$9,792											\$9,792											\$9,792	
D3050	Throughout building	3851468	HVAC System, Ductwork, Medium Density, Replace	30	10	20	8340	SF	\$4.35	\$36,296																					\$36,296	\$36,296	
D3060	Roof	3851481	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851374	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851418	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851521	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851386	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851529	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851370	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851511	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851485	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851410	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851458	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3851368	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	9	16	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D4030	C	3851381	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	8	EA	\$326.40	\$2,611							\$2,611											\$2,611					\$5,222
D5020	Building exterior	3851349	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$6,528.00	\$6,528																\$6,528							\$6,528
D5040	Throughout building	3851376	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	8340	SF	\$4.90	\$40,833											\$40,833												\$40,833
D5040	Building exterior	3851495	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	10	EA	\$272.00	\$2,720											\$2,720												\$2,720
D7050	Throughout building	3851342	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	8340	SF	\$1.63	\$13,611											\$13,611												\$13,611
D8010	C	4164222	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	8340	SF	\$2.72	\$22,685			\$22,685															\$22,685					\$45,370
E2010	Throughout building	3851455	Casework, Cabinetry Economy, Replace	20	5	15	210	LF	\$190.40	\$39,984																\$39,984							\$39,984
Totals, Unescalated											\$0	\$0	\$22,685	\$0	\$0	\$26,112	\$18,550	\$69,420	\$0	\$0	\$94,373	\$0	\$0	\$0	\$0	\$0	\$85,223	\$36,829	\$61,967	\$0	\$0	\$136,816	\$551,975
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$24,066	\$0	\$0	\$30,271	\$22,150	\$85,378	\$0	\$0	\$126,830	\$0	\$0	\$0	\$0	\$0	\$132,775	\$59,099	\$102,422	\$0	\$0	\$247,105	\$830,096

Sierra Madre Elementary / Portable

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	Building Exterior	3851482	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	2	EA	\$707.20	\$1,414											\$1,414											\$1,414
B2050	Building Exterior	3851372	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	\$652.80	\$653																					\$653	\$653
B3010	Roof	3851444	Roofing, Metal, Replace	40	20	20	1190	SF	\$14.14	\$16,831																					\$16,831	\$16,831
C1070	Throughout building	3851486	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	980	SF	\$3.81	\$3,732											\$3,732											\$3,732
C2010	Throughout building	3851447	Wall Finishes, Vinyl, Replace	15	10	5	1176	SF	\$2.72	\$3,199						\$3,199															\$3,199	\$6,397
C2030	Throughout building	3851517	Flooring, Vinyl Tile (VCT), Replace	15	11	4	980	SF	\$5.44	\$5,331					\$5,331															\$5,331		\$10,662
D2010	Building exterior	3851343	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	\$1,632.00	\$1,632							\$1,632															\$1,632
D3030	Building exterior	3851438	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$6,854.40	\$6,854				\$6,854																		\$6,854
D3050	Throughout building	3851362	HVAC System, Ductwork, Low Density, Replace	30	15	15	980	SF	\$2.18	\$2,132															\$2,132							\$2,132
D4030	Classrooms	3851487	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	\$326.40	\$326						\$326										\$326						\$653
D5030	Throughout building	3851479	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	980	SF	\$2.72	\$2,666																					\$2,666	\$2,666
D5040	Throughout building	3851510	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	980	SF	\$4.90	\$4,798						\$4,798																\$4,798
Totals, Unescalated											\$0	\$0	\$0	\$6,854	\$5,331	\$8,323	\$0	\$1,632	\$0	\$0	\$5,146	\$0	\$0	\$0	\$0	\$2,459	\$0	\$0	\$0	\$5,331	\$23,348	\$58,426
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$7,490	\$6,000	\$9,649	\$0	\$2,007	\$0	\$0	\$6,916	\$0	\$0	\$0	\$0	\$3,831	\$0	\$0	\$0	\$9,348	\$42,170	\$87,412

Sierra Madre Elementary / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Site	3851442	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	5	10	1	EA	\$3,916.80	\$3,917											\$3,917											\$3,917
D5010	Site	3851462	Solar Power, Carport, Solar Cover at Grade, Replace	15	2	13	3	EA	\$55,270.40	\$165,811														\$165,811								\$165,811
D5020	Site	3851484	Switchboard, 120/208 V, Replace	40	25	15	1	EA	\$54,400.00	\$54,400																\$54,400						\$54,400
F1020	Site	3851414	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	1560	SF	\$27.20	\$42,432																\$42,432						\$42,432
G2020	Site	3851516	Parking Lots, Pavement, Asphalt, Repair	0	0	0	900	SF	\$7.07	\$6,365	\$6,365																					\$6,365
G2020	Site	3851451	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	60290	SF	\$0.49	\$29,518				\$29,518						\$29,518					\$29,518				\$29,518			\$118,072
	Site	3851369	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	60290	SF	\$2.18	\$131,191								\$131,191														\$131,191
G2050	Site	3851357	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	2	EA	\$489.60	\$979							\$979															\$979
G2050	Site	3851448	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	2	EA	\$5,440.00	\$10,880											\$10,880											\$10,880
G2050	Site	3851515	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	1	EA	\$10,336.00	\$10,336																\$10,336						\$10,336
G2050	Site	3851526	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	1	EA	\$10,336.00	\$10,336																\$10,336						\$10,336
G2050	Site	3851508	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	1	EA	\$10,336.00	\$10,336																\$10,336						\$10,336

Uniformat 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	
G2050	Site		3851467		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25		10	15	1	EA	\$10,336.00	\$10,336															\$10,336							\$10,336	
G2050	Site		3851355		Playfield Surfaces, Chips Wood, 3" Depth, Replace	3		1	2	1200	SF	\$1.09	\$1,306			\$1,306			\$1,306			\$1,306			\$1,306		\$1,306			\$1,306			\$1,306		\$9,139	
G2050	Site		3851424		Playfield Surfaces, Rubber, Small Areas, Replace	20		17	3	1870	SF	\$28.29	\$52,899				\$52,899																		\$52,899	
G2050	Site		3851396		Play Structure, Multipurpose, Small, Replace	20		15	5	1	EA	\$10,880.00	\$10,880						\$10,880																\$10,880	
G2050	Site		3851506		Play Structure, Multipurpose, Small, Replace	20		10	10	1	EA	\$10,880.00	\$10,880										\$10,880												\$10,880	
G2050	Site		3851434		Play Structure, Swing Set, 4 Seats, Replace	20		8	12	1	EA	\$2,720.00	\$2,720													\$2,720									\$2,720	
G2050	Site		3851437		Play Structure, Multipurpose, Medium, Replace	20		5	15	1	EA	\$21,760.00	\$21,760																\$21,760						\$21,760	
G2050	Site		3851379		Play Structure, Multipurpose, Large, Replace	20		4	16	1	EA	\$38,080.00	\$38,080																	\$38,080					\$38,080	
G2060	Site		3851933		Fences & Gates, Fence, Chain Link, Replace	40		30	10	1070	LF	\$22.85	\$24,447											\$24,447											\$24,447	
G2060	Site		3851450		Picnic Table, Wood/Composite/Fiberglass, Replace	20		10	10	18	EA	\$652.80	\$11,750											\$11,750											\$11,750	
G2060	Site		3851433		Picnic Table, Metal Powder-Coated, Replace	20		8	12	13	EA	\$761.60	\$9,901													\$9,901									\$9,901	
G2060	Site		3851406		Picnic Table, Metal Powder-Coated, Replace	20		8	12	3	EA	\$761.60	\$2,285													\$2,285									\$2,285	
G2060	Parking lot		3851364		Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25		10	15	1	EA	\$2,312.00	\$2,312																\$2,312						\$2,312	
G2060	Site		3851520		Fences & Gates, Fence, Wrought Iron 6', Replace	50		30	20	550	LF	\$52.22	\$28,723																				\$28,723		\$28,723	
G2060	Rear Playground		3851488		Retaining Wall, Concrete Cast-in-Place, Replace	50		46	4	1530	SF	\$141.44	\$216,403					\$216,403																	\$216,403	
G2060	Site		3851380		Retaining Wall, Concrete Cast-in-Place, Replace	50		30	20	710	SF	\$141.44	\$100,422																				\$100,422		\$100,422	
G2080	Site		3854097		Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20		10	10	117350	SF	\$1.09	\$127,677											\$127,677											\$127,677	
G4050	Parking lot		3851483		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20		10	10	6	EA	\$4,352.00	\$26,112											\$26,112											\$26,112	
G4050	Site		3851527		Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20		5	15	5	EA	\$761.60	\$3,808																\$3,808							\$3,808
Totals, Unescalated														\$6,365	\$0	\$1,306	\$82,417	\$216,403	\$12,186	\$979	\$131,191	\$30,824	\$0	\$215,663	\$1,306	\$14,906	\$195,329	\$1,306	\$166,056	\$38,080	\$1,306	\$29,518	\$0	\$130,451	\$1,275,590	
Totals, Escalated (3.0% inflation, compounded annually)														\$6,365	\$0	\$1,385	\$90,059	\$243,564	\$14,126	\$1,169	\$161,348	\$39,046	\$0	\$289,834	\$1,807	\$21,252	\$286,847	\$1,975	\$258,710	\$61,107	\$2,158	\$50,252	\$0	\$235,609	\$1,766,615	

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	3851490	D1010	Passenger Elevator	Hydraulic, 2 Floors	1500 LB	Sierra Madre Elementary / A	Hallway	ThyssenKrupp	EP07020	EP4765	2003	1005171	
2	3851404	D1010	Passenger Elevator	Hydraulic, 2 Floors	1500 LB	Sierra Madre Elementary / A	Hallway	ThyssenKrupp	EP06020	EP4766	2003	1005199	
3	3851523	D1010	Vertical Lift	Wheelchair, 5' Rise	550 LBS	Sierra Madre Elementary / A	Auditorium	Garaventa	GSL ARTIRA	25557	2004	1005168	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3851474	D2010	Storage Tank	Domestic Water	175 GAL	Sierra Madre Elementary / A	Boiler room	Raypak Inc.	RSS175A	RP 1011E00253	2011	1005222	
2	3851459	D2010	Water Heater	Electric, Residential	6 GAL	Sierra Madre Elementary / A	Restrooms	American Standard Inc.	CE-6-AS	H08000929	2008	1005200	
3	3851478	D2010	Water Heater	Gas, Commercial (125 MBH)	50 GAL	Sierra Madre Elementary / A	Kitchen	American Standard Inc.	GN50T 1-3-6 NAT	D15-056493	2013	1005128	
4	3851351	D2010	Backflow Preventer	Domestic Water	1 IN	Sierra Madre Elementary / A	Mechanical room	Illegible	Illegible	Illegible			
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3851413	D3020	Boiler	Gas, HVAC	375 MBH	Sierra Madre Elementary / A	Boiler room	Raypak Inc.	329351	1109329351	2011	1005173	
2	3851499	D3020	Furnace	Gas	54 MBH	Sierra Madre Elementary / C	Mechanical room	Carrier	ZI58CTX070---14112	S5112A16385	2012	1002446	
3	3851384	D3020	Furnace	Gas	54 MBH	Sierra Madre Elementary / C	Mechanical room	Carrier	ZI58CTX070---14112	S4812A20702	2012	1002444	
4	3851409	D3020	Furnace	Gas	54 MBH	Sierra Madre Elementary / C	Mechanical room	Carrier	ZI58CTX070---14112	S4812A20723	2012	1002447	
5	3851465	D3020	Furnace	Gas	5r MBH	Sierra Madre Elementary / C	Mechanical room	Carrier	ZI58CTX070---14112	S5112A16389	2012	1002443	
6	3851472	D3020	Furnace	Gas	54 MBH	Sierra Madre Elementary / C	Mechanical room	Carrier	ZI58CTX070---14112	S4812A20709	2012	1002445	
7	3851460	D3020	Furnace	Gas	54 MBH	Sierra Madre Elementary / C	Mechanical room	Carrier	ZI58CTX070---14112	S4812A20698	2012	1002448	
8	3851388	D3020	Boiler Supplemental Components	Expansion Tank	30 GAL	Sierra Madre Elementary / A	Mechanical room				2008	1005230	

9	3851493	D3020	Boiler Supplemental Components	Expansion Tank	30 GAL	Sierra Madre Elementary / A	Mechanical room				2002	1005172
10	3851377	D3020	Boiler Supplemental Components	Chemical Feed System		Sierra Madre Elementary / A	Mechanical room	Lakewood Instruments	1269409	10049990071		1005216
11	3851498	D3030	Chiller [CH-1]	Water-Cooled	125 TON	Sierra Madre Elementary / A	Mechanical room	Trane	RTWA125AYE01D3D0WFT	U03009032	2003	1005225
12	3851512	D3030	Cooling Tower	(Typical) Open Circuit	89 TON	Sierra Madre Elementary / A	Roof	Evapco	USS19-2F 6	17-817925	2017	1005211
13	3851438	D3030	Heat Pump	Packaged & Wall- Mounted	5 TON	Sierra Madre Elementary / Portable	Building exterior	Marvair	AVP60HPA10NB-1000 CI	AL34996	2000	1005197
14	3851507	D3030	Split System [CU121]	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / C	Building exterior	Carrier	38HDR036---5	1012X92579	2012	1002440
15	3851452	D3030	Split System [CU122]	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / C	Building exterior	Carrier	38HDR036---5	2311X91263	2012	1002453
16	3851403	D3030	Split System [CU123]	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / C	Building exterior	Carrier	38HDR036---5	2311X91265	2012	1002436
17	3851528	D3030	Split System [CU124]	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / C	Building exterior	Carrier	38HDR036---5	2712X90916	2012	1002437
18	3851353	D3030	Split System [CU125]	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / C	Building exterior	Carrier	38HDR036---5	2712X98918	2012	1002441
19	3851491	D3030	Split System [CU126]	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / C	Building exterior	Carrier	38HDR036---5	2712X90919	2012	1002438
20	3851359	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Sierra Madre Elementary / A	Site	Fujitsu	AOU36	016389	2012	1002419
21	3851504	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	3 HP	Sierra Madre Elementary / A	Mechanical room	A. O. Smith	TCI-0065-ABV/208V	1002604-001	2017	1005212
22	3851432	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Sierra Madre Elementary / A	Mechanical room	A. O. Smith	T576	No tag/plate found		1005231
23	3851457	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Sierra Madre Elementary / A	Mechanical room	A. O. Smith	E407	CB05		1005224
24	3851411	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Sierra Madre Elementary / A	Mechanical room	US Motors	DB80	No tag/plate found		1005223
25	3851395	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Sierra Madre Elementary / A	Mechanical room	U.S. Electrical Motors	T576	No tag/plate found		1005229
26	3851358	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Sierra Madre Elementary / A	Boiler room	US Motors	T560	No tag/plate found		1005174
27	3851360	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Sierra Madre Elementary / A	Boiler room	US Motors	T569	No tag/plate found		1005167

28	3851422	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	Sierra Madre Elementary / A	Roof	McCall	CAH014FDAC	FB0U030300048	2003	1005228	
29	3851352	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Sierra Madre Elementary / C	Roof	Carrier	48HCLA06A2A5A0A0A0	1412C79330	2012	1002422	
30	3851427	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Elementary / A	Roof	Trane	WCC060F300BG	31055F82H	2003	1005180	
31	3851481	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	012012 GI	138SE61944-00/0000702	2013	1002434	
32	3851374	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	120 PR 12 PR	13iSE4Y225-0070000707	2013	1002410	
33	3851418	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	012012 GI 12X12GI ALUM,	138SE61944-00/0000706	2013	1002426	
34	3851521	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	012012 GT	138SE61944-00/0000704	2013	1002423	
35	3851386	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	120 PR	138SE55862	2013	1002439	
36	3851529	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	120 PR12 PR	138SE55862-00/000282G	2013	1002413	
37	3851370	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	012012 GI 12X12GI ALUM	138SE61944-00/0000703	2013	1002409	
38	3851398	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / A	Roof	Carnes	VEBK0GK3A1UA20SPC1	323931.002	2003	1005176	
39	3851511	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	120 PR 12 PR	1388E55862-00/0001804	2013	1002411	
40	3851485	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	120 PR. 12 PR	1383E55862-00/000181I	2013	1002435	
41	3851463	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / A	Roof	Carnes	VEBK06K3A1UA20SPC1	623931.001	2003	1005177	
42	3851410	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	012012 GI	138S 61944-00/0000701	2013	1002425	
43	3851458	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	012012 GI	138SE 61944-00/0000705	2013	1002449	
44	3851368	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / C	Roof	Cook	120 PR32 PKS	138SES80-00/0001701	2013	1002421	
45	3851391	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / A	Roof	Carnes	VEBK06K4A1UA20SPC1	023931.003	2003	1005208	
46	3851375	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Sierra Madre Elementary / A	Roof	Carnes	VEBK12M1A1UA20SPC1	623931.004	2003	1005215	
47	3851446	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1000 CFM	Sierra Madre Elementary / A	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found		1005214	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	3851487	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Elementary / Portable	Classrooms						
2	3851390	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Elementary / A	Throughout building						12
3	3851381	D4030	Fire Extinguisher	Wet Chemical/CO2		Sierra Madre Elementary / C	C						8
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3851524	D5020	Secondary Transformer	Dry, Stepdown	10 KVA	Sierra Madre Elementary / Site	Site	Hammond Power Solutions	SG3A0225BK	CC01058098	2018	1005219	
2	3851513	D5020	Switchboard	120/208 V	800 AMP	Sierra Madre Elementary / Site	Site	Siemens	Inaccessible	Inaccessible	2003	1005206	
3	3851429	D5020	Switchboard	120/208 V	800 AMP	Sierra Madre Elementary / Site	Site	Siemens	SB	No tag/plate found	2003	1005130	
4	3851394	D5020	Switchboard	120/208 V	800 AMP	Sierra Madre Elementary / Site	Site	Siemens	SB	No tag/plate found	2003	1005131	
5	3851484	D5020	Switchboard	120/208 V	800 AMP	Sierra Madre Elementary / Site	Site	Siemens	89BF12171001	No tag/plate found		1005132	
6	3851400	D5020	Switchboard	120/208 V	800 AMP	Sierra Madre Elementary / Site	Site	Siemens	SB	No tag/plate found	2003	1005217	
7	3851349	D5020	Distribution Panel [DP]	120/208 V	400 AMP	Sierra Madre Elementary / C	Building exterior	General Electric	480NBH6GA	No tag/plate found	2007	1002450	
8	3851514	D5020	Distribution Panel [F]	120/208 V	400 AMP	Sierra Madre Elementary / A	Electrical room	Siemens	P1C42ML400CBS	No tag/plate found	2003	1005226	
9	3851402	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	Sierra Madre Elementary / A	Roof	Danfoss-Graham	174B4733	721600Y103		1005227	
10	3851365	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Sierra Madre Elementary / A	Mechanical room	ABB	Inaccessible	Inaccessible		1005213	
11	3851466	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Sierra Madre Elementary / A	Throughout building						20
12	3851389	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Sierra Madre Elementary / A	Building exterior						2
13	3851495	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Sierra Madre Elementary / C	Building exterior						10
D70 Electronic Safety & Security													

