

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Jesse Miller



Washington Elementary Stem Magnet  
1520 North Raymond Avenue  
Pasadena, California 91103

## **PREPARED BY:**

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**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information               |                                                                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | School campus                                                                                                                                                                                               |
| Number of Buildings               | 7                                                                                                                                                                                                           |
| Main Address                      | 1520 North Raymond Avenue, Pasadena, California 91103                                                                                                                                                       |
| Site Developed                    | 1923 / 1998 /2005 / 2017                                                                                                                                                                                    |
| Site Area                         | 7.0 acres (estimated)                                                                                                                                                                                       |
| Parking Spaces                    | 8 total spaces all in open lots; 2 of which are accessible                                                                                                                                                  |
| Outside Occupants / Leased Spaces | None                                                                                                                                                                                                        |
| Date(s) of Visit                  | May 16-17, 2022                                                                                                                                                                                             |
| Management Point of Contact       | Kevin Fleming / DLR Group<br>951.682.0470<br><a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a>                                                                                             |
| On-site Point of Contact (POC)    | Kristine Vukovic                                                                                                                                                                                            |
| Assessment and Report Prepared By | Dirk Dykstra                                                                                                                                                                                                |
| Reviewed By                       | Jason Mayes,<br>Technical Report Reviewer for<br>Anselmo Martinez<br>Program Manager<br><a href="mailto:anselmo.martinez@bureauveritas.com">anselmo.martinez@bureauveritas.com</a><br>800.733.0660 x7298031 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                                                    |

## Campus Findings and Deficiencies

### Historical Summary

Washington Elementary STEM Magnet is an elementary school campus originally constructed in 1923. Over time, various buildings have been added to and removed from the campus with the primary original buildings remaining largely unaltered. There is a single remaining portable classroom building constructed in 1998. In 2005, an additional classroom building and restroom annex were added at the southwestern corner of the property. In 2017, a new multipurpose facility and classroom building were added at the northern end of the property.

### Architectural

The original buildings, designated in connected clusters as “A” and “B”, are wood-framed buildings with two portions possessing basements. One portion of “A” is a two-story structure, with the remaining sections being single-story above-grade. Windows are the original single-paned wood-framed apparatuses, which have severely degraded over their century-long life. The buildings have known asbestos containing materials (ACM) and lead-based paint (LBP), but these are properly contained and marked where necessary. Roofs are primarily clay tiles with a small portion on “A” being built-up. Though in large adequately maintained, there are areas of brick retaining walls and concrete stairs which are in disrepair. Many areas of the buildings are separated by short stairs, and the posed obstacles to accessibility are addressed by wheelchair lifts. Interior finishes are replaced or refinished on as-needed bases.

The remaining 1998 portable building is reportedly anticipated to be demolished or removed in the near future, but its carpeting is heavily bubbled, presenting significant trip hazard that must be addressed if it remains in operation.

The 2005 constructions are steel-framed buildings primarily elevated above-grade with small grade-level mechanical spaces. The classroom building is designated “E”. The restroom annex has large fiberglass paneling across its roadway-facing elevation in lieu of windows. The buildings are otherwise simple and well-maintained.

The 2017 constructions are steel-framed buildings. “C” is a two-story classroom building, and “D” is a single-story multipurpose building containing the campus kitchen. Both are stucco buildings with concrete tile gabled roofs and built-up sections housing mechanical equipment. The built-up sections are coated with highly reflective sealant to save energy. The buildings, being relatively new, have not required any significant maintenance activity.

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

The original buildings are linked to the Washington STEM Multilingual Academy’s hydronic system and utilize primarily fan coil terminal units and air handlers for heating and cooling. “B” building has a basement boiler room with two boilers providing heating but relies on the external hydronics for cooling. The two-story portion of “A” has a single passenger elevator. The buildings had an electrical overhaul in 2002. Plumbing is well-maintained, and fixtures are replaced regularly. The buildings are fully covered by a wet-pipe sprinkler system.

The 2005 buildings also link to the campus hydronics for heating and cooling of the classrooms in “E”. Electrical is fed via panels in the lower level of “E”. There is no hot water in either building. “E” is fully sprinkled, but a sprinkler system was not observed in the restroom annex. Due to their age, these buildings have not required significant maintenance activities for their MEPF systems

The 2017 buildings utilized packaged rooftop units (RTUs) for heating and cooling. “C” has a single passenger elevator providing access to the second floor, and “D” has a wheelchair lift providing stage access in the multipurpose room. The buildings are each supplied electricity via their own electrical rooms. Both buildings have limited-use water heaters. “D” is host to the fire alarm panel serving the two buildings’ conjoined fire alarm system, and both buildings are fully sprinkled. Due to their age, these buildings have not required significant maintenance activities for their MEPF systems

## Site

The site has a small parking lot behind the eastern segment of “A”. The majority of the site’s flatwork is dedicated to walkways and play areas. The playgrounds were renovated in 2019. The site is well-lit. The retaining walls surrounding the original buildings are in major disrepair and in need of significant repointing and other secondary repair work.

## Recommended Additional Studies

The bridge connecting “A” to the secondary school campus is in poor condition. There are reportedly concerns over the soundness of the bridge’s structure and its seismic readiness, but no outward indications of the anomalous condition were observable during the assessment. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

### FCI Analysis | Washington Elementary STEM Magnet(1923)

|                          |                 |                |
|--------------------------|-----------------|----------------|
| <i>Replacement Value</i> | <i>Total SF</i> | <i>Cost/SF</i> |
| \$ 42,851,900            | 100,828         | \$ 425         |

|                | Est Reserve Cost | FCI          |
|----------------|------------------|--------------|
| <b>Current</b> | \$ 1,160,500     | <b>2.7 %</b> |
| 3-Year         | \$ 2,268,900     | 5.3 %        |
| 5-Year         | \$ 3,214,100     | 7.5 %        |
| 10-Year        | \$ 5,695,700     | 13.3 %       |

## Campus Level FCI:

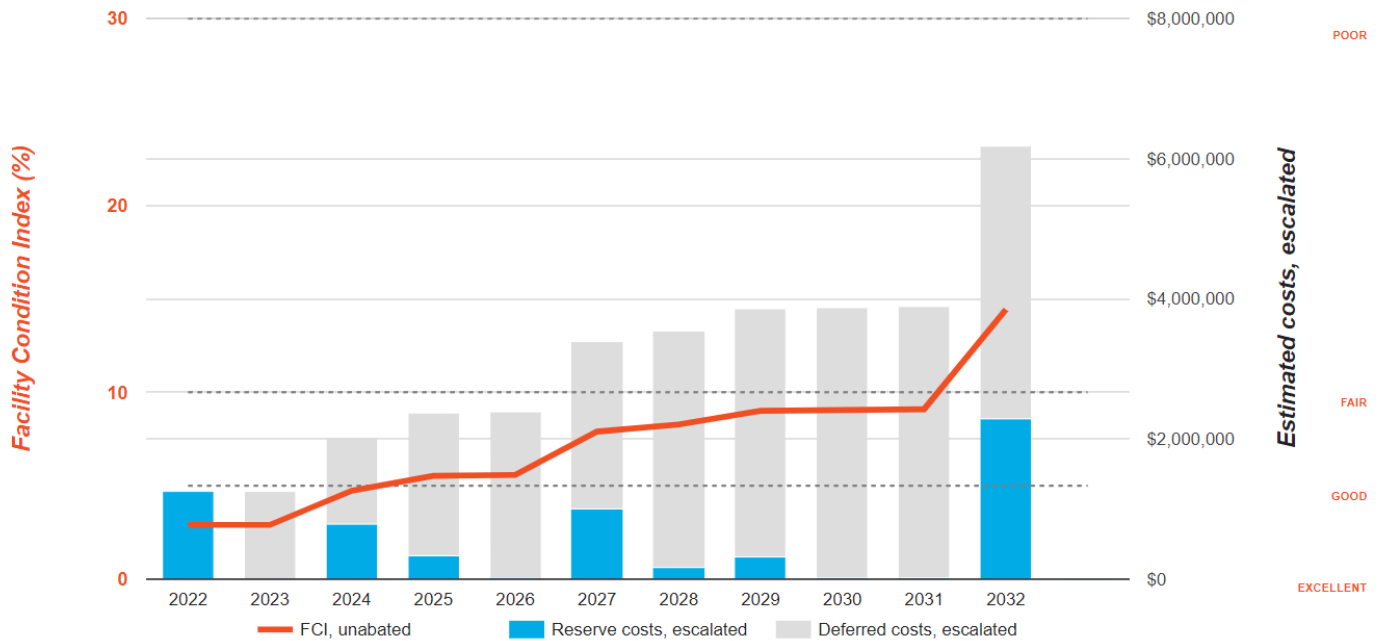
The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$42,852,000

Inflation Rate: 3.0%

Average Needs per Year: \$562,000



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         |
|-----------------------------------|-------------|--------------------|
| A                                 | 5           | \$678,800          |
| B                                 | 3           | \$440,400          |
| B Portable                        | 1           | \$13,500           |
| E                                 | 1           | \$700              |
| Site                              | 2           | \$83,900           |
| Washington Elementary STEM Magnet | 2           | \$27,200           |
| <b>Total</b>                      | <b>14</b>   | <b>\$1,244,500</b> |

## A

| <u>ID</u>              | <u>Location</u>                                | <u>Location<br/>Description</u> | <u>UF Code</u> | <u>Description</u>                                   | <u>Condition</u> | <u>Plan Type</u>      | <u>Cost</u>      |
|------------------------|------------------------------------------------|---------------------------------|----------------|------------------------------------------------------|------------------|-----------------------|------------------|
| 3890277                | Washington<br>Elementary<br>STEM Magnet<br>/ A | Building<br>exterior            | B1080          | Stairs,<br>Concrete/Masonry,<br>Exterior, Repair     | Poor             | Performance/Integrity | \$32,600         |
| 3890241                | Washington<br>Elementary<br>STEM Magnet<br>/ A | Building<br>Exterior            | B2020          | Window, Wood<br>Historical, 28-40 SF,<br>Restore     | Poor             | Performance/Integrity | \$642,400        |
| 3890411                | Washington<br>Elementary<br>STEM Magnet<br>/ A | Stairs                          | C1010          | Interior Wall,<br>Gypsum<br>Board/Plaster,<br>Repair | Poor             | Performance/Integrity | \$1,500          |
| 3890415                | Washington<br>Elementary<br>STEM Magnet<br>/ A | Front Office                    | C1030          | Interior Door, Wood,<br>Solid-Core, Replace          | Poor             | Performance/Integrity | \$800            |
| 3890347                | Washington<br>Elementary<br>STEM Magnet<br>/ A | Nurse Office                    | C2030          | Flooring, Vinyl Tile<br>(VCT), Replace               | Poor             | Performance/Integrity | \$1,500          |
| <b>Total (5 items)</b> |                                                |                                 |                |                                                      |                  |                       | <b>\$678,800</b> |

**B**

| <u>ID</u>              | <u>Location</u>                       | <u>Location Description</u> | <u>UF Code</u> | <u>Description</u>                          | <u>Condition</u> | <u>Plan Type</u>      | <u>Cost</u>      |
|------------------------|---------------------------------------|-----------------------------|----------------|---------------------------------------------|------------------|-----------------------|------------------|
| 3890153                | Washington Elementary STEM Magnet / B | Building exterior           | B2010          | Exterior Walls, Brick, Repair/Repaint       | Poor             | Performance/Integrity | \$43,100         |
| 3890337                | Washington Elementary STEM Magnet / B | Building Exterior           | B2020          | Window, Wood Historical, 28-40 SF, Restore  | Poor             | Performance/Integrity | \$396,900        |
| 3890266                | Washington Elementary STEM Magnet / B | 100                         | C1010          | Interior Wall, Gypsum Board/Plaster, Repair | Poor             | Performance/Integrity | \$400            |
| <b>Total (3 items)</b> |                                       |                             |                |                                             |                  |                       | <b>\$440,400</b> |

**B Portable**

| <u>ID</u>              | <u>Location</u>                                | <u>Location Description</u> | <u>UF Code</u> | <u>Description</u>                             | <u>Condition</u> | <u>Plan Type</u> | <u>Cost</u>     |
|------------------------|------------------------------------------------|-----------------------------|----------------|------------------------------------------------|------------------|------------------|-----------------|
| 3890272                | Washington Elementary STEM Magnet / B Portable | Throughout building         | C2030          | Flooring, Carpet, Commercial Standard, Replace | Poor             | Safety           | \$13,500        |
| <b>Total (1 items)</b> |                                                |                             |                |                                                |                  |                  | <b>\$13,500</b> |

## E

| <u>ID</u>              | <u>Location</u>                       | <u>Location Description</u> | <u>UF Code</u> | <u>Description</u>                                | <u>Condition</u> | <u>Plan Type</u>      | <u>Cost</u>  |
|------------------------|---------------------------------------|-----------------------------|----------------|---------------------------------------------------|------------------|-----------------------|--------------|
| 3890331                | Washington Elementary STEM Magnet / E | Balconies                   | B2010          | Exterior Walls, any painted surface, Prep & Paint | Poor             | Performance/Integrity | \$700        |
| <b>Total (1 items)</b> |                                       |                             |                |                                                   |                  |                       | <b>\$700</b> |

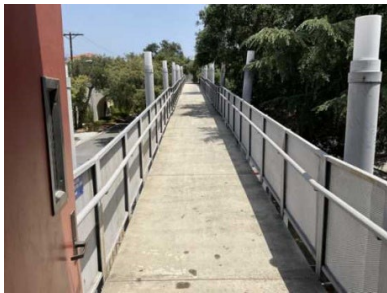
## Site

| <u>ID</u>              | <u>Location</u>                          | <u>Location Description</u> | <u>UF Code</u> | <u>Description</u>                            | <u>Condition</u> | <u>Plan Type</u>      | <u>Cost</u>     |
|------------------------|------------------------------------------|-----------------------------|----------------|-----------------------------------------------|------------------|-----------------------|-----------------|
| 3890165                | Washington Elementary STEM Magnet / Site | Site                        | G2060          | Retaining Wall, Brick/Stone, Repair           | Poor             | Performance/Integrity | \$81,600        |
| 3890226                | Washington Elementary STEM Magnet / Site | Building exterior           | G2060          | Fences & Gates, Fence, Chain Link 6', Replace | Poor             | Performance/Integrity | \$2,300         |
| <b>Total (2 items)</b> |                                          |                             |                |                                               |                  |                       | <b>\$83,900</b> |

## Washington Elementary STEM Magnet

| <u>ID</u>              | <u>Location</u>                   | <u>Location Description</u> | <u>UF Code</u> | <u>Description</u>                                                                        | <u>Condition</u> | <u>Plan Type</u> | <u>Cost</u>     |
|------------------------|-----------------------------------|-----------------------------|----------------|-------------------------------------------------------------------------------------------|------------------|------------------|-----------------|
| 3890080                | Washington Elementary STEM Magnet | A & B Buildings             | P2030          | Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | NA               | Environmental    | \$5,400         |
| 3890100                | Washington Elementary STEM Magnet | Pedestrian Bridge           | P2030          | Engineering Study, Structural, Seismic, Evaluate/Report                                   | NA               | Safety           | \$21,800        |
| <b>Total (2 items)</b> |                                   |                             |                |                                                                                           |                  |                  | <b>\$27,200</b> |

## Key Findings



### Recommended Follow-up Study: Structural, Seismic

Structural, Seismic  
Washington Elementary STEM Magnet  
Pedestrian Bridge

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2022**

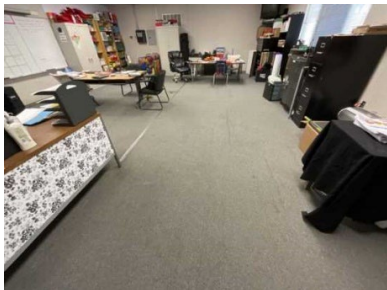
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$21,800

\$\$\$\$

Reported structural/seismic issues. Recommend study. - AssetCALC ID: 3890100



### Flooring in Poor condition.

Carpet, Commercial Standard  
B Portable Washington Elementary STEM  
Magnet Throughout building

Uniformat Code: C2030  
Recommendation: **Replace in 2022**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$13,500

\$\$\$\$

Bubbling carpeting presents significant trip hazards - AssetCALC ID: 3890272



### Exterior Walls in Poor condition.

Brick  
B Washington Elementary STEM Magnet  
Building exterior

Uniformat Code: B2010  
Recommendation: **Repair/Repoint in 2022**

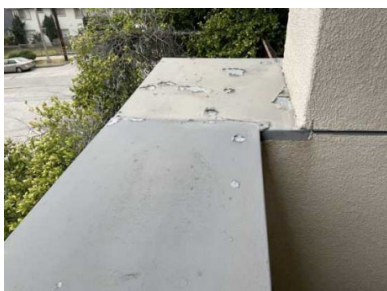
Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$43,100

\$\$\$\$

Allowance for 20% repoint/repair work. - AssetCALC ID: 3890153



### Exterior Walls in Poor condition.

any painted surface  
E Washington Elementary STEM Magnet  
Balconies

Uniformat Code: B2010  
Recommendation: **Prep & Paint in 2022**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Paint is peeling on balcony parapets in E Building - AssetCALC ID: 3890331



### Window in Poor condition.

Wood Historical, 28-40 SF  
B Washington Elementary STEM Magnet  
Building Exterior

Uniformat Code: B2020

Recommendation: **Restore in 2022**

Priority Score: **87.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$396,900

\$\$\$\$

Wooden window framing is damaged, panes are broken/boarded up. - AssetCALC ID: 3890337



### Window in Poor condition.

Wood Historical, 28-40 SF  
A Washington Elementary STEM Magnet  
Building Exterior

Uniformat Code: B2020

Recommendation: **Restore in 2022**

Priority Score: **87.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$642,400

\$\$\$\$

Original window framing is heavily rotted, potential LBP and ACM - AssetCALC ID: 3890241



### Interior Wall in Poor condition.

Gypsum Board/Plaster  
B Washington Elementary STEM Magnet 100

Uniformat Code: C1010

Recommendation: **Repair in 2022**

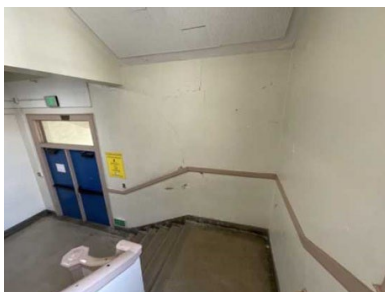
Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$400

\$\$\$\$

Minor plaster repair needed outside computer lab - AssetCALC ID: 3890266



### Interior Wall in Poor condition.

Gypsum Board/Plaster  
A Washington Elementary STEM Magnet Stairs

Uniformat Code: C1010

Recommendation: **Repair in 2022**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

Plaster repairs needed in A Building staircases - AssetCALC ID: 3890411



### Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes fixtures)  
A Washington Elementary STEM Magnet  
Throughout building

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

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$420,300

\$\$\$\$

Galvanized piping was observed, replacement strongly recommended. - AssetCALC ID: 3890098



### Plumbing System in Poor condition.

Supply & Sanitary, Medium Density (excludes fixtures)  
B Washington Elementary STEM Magnet  
Throughout building

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

Priority Score: **84.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$318,100

\$\$\$\$

Galvanized pipe was observed in system, replacement is recommended. - AssetCALC ID: 3890261



### Interior Door in Poor condition.

Wood, Solid-Core  
A Washington Elementary STEM Magnet Front  
Office

Uniformat Code: C1030  
Recommendation: **Replace in 2022**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$800

\$\$\$

Damaged door in front office - AssetCALC ID: 3890415



Retaining Wall in Poor condition.

Brick/Stone  
Site Washington Elementary STEM Magnet  
Site  
  
Uniformat Code: G2060  
Recommendation: **Repair in 2022**

Priority Score: **81.9**  
  
Plan Type:  
Performance/Integrity  
  
Cost Estimate: \$81,600  
  
\$\$\$\$

Retaining walls throughout historic portion of property are in severe disrepair and require significant remediation - AssetCALC ID: 3890165

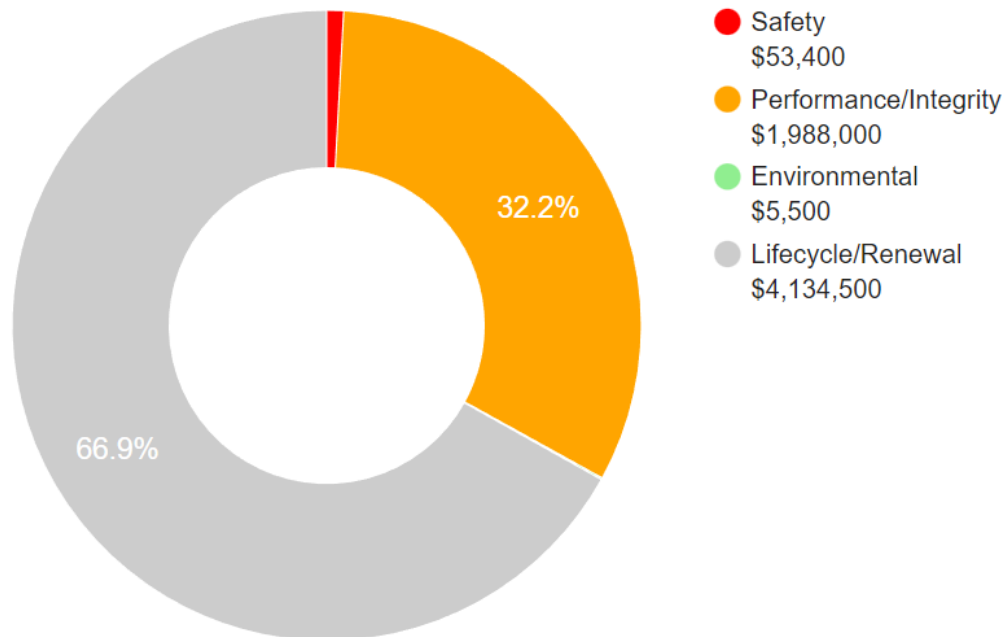
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,181,400

## 2. Building A



### Building A: Systems Summary

| <b>Address</b>               | 1520 North Raymond Avenue, Pasadena, California 91103                                                                                                                                                  |                  |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1923                                                                                                                                                                                                   |                  |
| <b>Building Size</b>         | 35,115 SF (est.)                                                                                                                                                                                       |                  |
| <b>Number of Stories</b>     | 2 above grade with 1 below-grade basement levels                                                                                                                                                       |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                                                     | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure over concrete slab and basement foundations                                                                                                                          | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Secondary Wall Finish: Brick<br>Windows: Wood                                                                                                                           | Poor             |
| <b>Roof</b>                  | Primary: Gable construction with clay tiles<br>Secondary: Flat construction with built-up finish                                                                                                       | Fair             |
| <b>Interiors</b>             | Walls: Painted lath & plaster, ceramic tile<br>Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, sealed concrete, unfinished<br>Ceilings: Painted lath & plaster and Hard Tile ACT | Fair             |
| <b>Elevators</b>             | Passenger: 1 hydraulic car serving first and second floor<br>Wheelchair lifts                                                                                                                          | Fair             |

|                                |                                                                                                                                                                                                                                                                                    |      |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Plumbing</b>                | Distribution: Galvanized iron supply and cast iron waste & venting<br>Hot Water: Gas water heaters with integral tanks and electric tankless water heaters<br>Fixtures: Toilets, urinals, and sinks in all restrooms                                                               | Fair |
| <b>HVAC</b>                    | Central System: External hydronic system feeding air handlers and fan coil terminal units<br>Supplemental components: Split-system heat pumps                                                                                                                                      | Fair |
| <b>Fire Suppression</b>        | Wet-pipe sprinkler system and fire extinguishers                                                                                                                                                                                                                                   | Fair |
| <b>Electrical</b>              | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None                                                                                                                                                       | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                                                                                                                                         | Fair |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                                                                                                                                                                       | Fair |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                                                                                                                                   |      |
| <b>Key Issues and Findings</b> | Heavily degraded window frames, broken and missing panes, damaged flooring in nurse office, damaged plaster on staircase walls, damaged office door, minor damage on exterior stairs.<br>Galvanized piping on the plumbing system supply was observed, replacement is recommended. |      |

**Building A: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>       |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| <b>Structure</b>                           | \$32,640         | -                              | -                             | -                             | -                               | \$32,640           |
| <b>Facade</b>                              | \$642,355        | -                              | \$113,516                     | -                             | \$152,556                       | \$908,427          |
| <b>Roofing</b>                             | -                | -                              | -                             | -                             | \$11,865                        | \$11,865           |
| <b>Interiors</b>                           | \$3,785          | \$172                          | \$181,371                     | \$222,839                     | \$674,555                       | \$1,082,722        |
| <b>Conveying</b>                           | -                | -                              | -                             | \$77,947                      | \$101,703                       | \$179,650          |
| <b>Plumbing</b>                            | -                | \$445,849                      | \$10,246                      | -                             | \$30,540                        | \$486,635          |
| <b>HVAC</b>                                | -                | -                              | \$95,429                      | \$43,947                      | \$136,429                       | \$275,805          |
| <b>Fire Protection</b>                     | -                | -                              | -                             | \$1,240                       | \$90,948                        | \$92,188           |
| <b>Electrical</b>                          | -                | -                              | \$15,650                      | \$447,308                     | \$194,709                       | \$657,667          |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | \$151,789                     | \$187,405                     | \$29,475                        | \$368,669          |
| <b>Equipment &amp; Furnishings</b>         | -                | -                              | \$13,997                      | \$124,283                     | \$20,296                        | \$158,576          |
| <b>Site Utilities</b>                      | -                | -                              | -                             | \$14,035                      | -                               | \$14,035           |
| <b>TOTALS (3% inflation)</b>               | <b>\$678,800</b> | <b>\$446,100</b>               | <b>\$582,000</b>              | <b>\$1,119,100</b>            | <b>\$1,443,100</b>              | <b>\$4,269,100</b> |

### 3. Building B



#### Building B: Systems Summary

| <b>Address</b>           | 1520 North Raymond Avenue, Pasadena, California 91103                                                                                                                                                           |                  |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed</b>       | 1923                                                                                                                                                                                                            |                  |
| <b>Building Size</b>     | 26,583 SF (est.)                                                                                                                                                                                                |                  |
| <b>Number of Stories</b> | 1 above grade with 1 below-grade basement level                                                                                                                                                                 |                  |
| <i>System</i>            | <i>Description</i>                                                                                                                                                                                              | <i>Condition</i> |
| <b>Structure</b>         | Conventional wood frame structure over basement and crawl space foundation                                                                                                                                      | Fair             |
| <b>Façade</b>            | Primary Wall Finish: Stucco<br>Secondary Wall Finish: Brick<br>Windows: Wood                                                                                                                                    | Poor             |
| <b>Roof</b>              | Primary: Gable construction with clay tiles                                                                                                                                                                     | Fair             |
| <b>Interiors</b>         | Walls: Painted lath & plaster, ceramic tile<br>Floors: Carpet, VCT, ceramic tile, wood strip, sealed concrete<br>Ceilings: Painted lath & plaster and Hard Tile ACT                                             | Fair             |
| <b>Elevators</b>         | Wheelchair lifts                                                                                                                                                                                                | Fair             |
| <b>Plumbing</b>          | Distribution: Galvanized iron supply and cast iron waste & venting<br>Hot Water: Electric water heater with integral tanks and tankless water heaters<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |

### Building B: Systems Summary

|                                |                                                                                                                                                                       |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | Central System: Boilers, and external chilled hydronics feeding air handlers and fan coil terminal units<br>Supplemental components: Ductless split-system            | Fair |
| <b>Fire Suppression</b>        | Wet-pipe sprinkler system and fire extinguishers                                                                                                                      | Fair |
| <b>Electrical</b>              | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None                                          | Fair |
| <b>Fire Alarm</b>              | Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                           | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                  | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                                                      |      |
| <b>Key Issues and Findings</b> | Highly degraded wood windows with damaged and missing panes, corroded fencing behind building, brick in need of repointing, minor plaster damage outside computer lab |      |

### Building B: Systems Expenditure Forecast

| System                          | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|---------------------------------|------------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade                          | \$439,986        | -                      | \$65,271              | -                     | \$87,719                | \$592,976          |
| Roofing                         | -                | -                      | -                     | \$31,143              | -                       | \$31,143           |
| Interiors                       | \$380            | -                      | \$245,420             | \$185,206             | \$405,478               | \$836,484          |
| Conveying                       | -                | -                      | -                     | -                     | \$57,632                | \$57,632           |
| Plumbing                        | -                | \$337,520              | \$882                 | \$2,193               | \$13,418                | \$354,013          |
| HVAC                            | -                | -                      | \$72,564              | \$16,812              | \$186,930               | \$276,306          |
| Fire Protection                 | -                | -                      | -                     | \$60,934              | \$3,536                 | \$64,470           |
| Electrical                      | -                | -                      | \$2,773               | \$343,119             | \$170,755               | \$516,647          |
| Fire Alarm & Electronic Systems | -                | -                      | \$100,585             | \$64,133              | -                       | \$164,718          |
| Site Utilities                  | -                | -                      | \$11,412              | -                     | -                       | \$11,412           |
| <b>TOTALS (3% inflation)</b>    | <b>\$440,400</b> | <b>\$337,600</b>       | <b>\$499,000</b>      | <b>\$703,600</b>      | <b>\$925,500</b>        | <b>\$2,906,100</b> |

## 4. B Portable



### B Portable: Systems Summary

| <b>Address</b>               | 1520 North Raymond Avenue, Pasadena, California 91103            |                  |
|------------------------------|------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1998                                                             |                  |
| <b>Building Size</b>         | 1,650 SF (est.)                                                  |                  |
| <b>Number of Stories</b>     | 1 above grade                                                    |                  |
| <i>System</i>                | <i>Description</i>                                               | <i>Condition</i> |
| <b>Structure</b>             | Pre-engineered steel structure over concrete pad column footings | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Wood siding<br>Windows: Aluminum            | Fair             |
| <b>Roof</b>                  | Primary: Flat construction with modified bituminous finish       | Fair             |
| <b>Interiors</b>             | Walls: Vinyl<br>Floors: Carpet<br>Ceilings: ACT                  | Fair             |
| <b>Elevators</b>             | None                                                             | --               |
| <b>Plumbing</b>              | None                                                             | --               |
| <b>HVAC</b>                  | Non-Central System: Wall-mounted heat pumps                      | Fair             |

**B Portable: Systems Summary**

|                                |                                                                                                                        |      |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers only                                                                                                | Fair |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm system with annunciator, smoke detectors, alarms, and pull stations                                              | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                   | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                       |      |
| <b>Key Issues and Findings</b> | Heavily bubbling carpet                                                                                                |      |

**B Portable: Systems Expenditure Forecast**

| System                          | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | -               | -                      | -                     | \$11,665              | \$13,407                | \$25,072         |
| Roofing                         | -               | -                      | \$20,205              | -                     | -                       | \$20,205         |
| Interiors                       | \$13,464        | -                      | -                     | \$39,478              | \$25,538                | \$78,480         |
| HVAC                            | -               | -                      | \$5,230               | \$10,001              | -                       | \$15,231         |
| Electrical                      | -               | -                      | -                     | \$17,147              | \$7,201                 | \$24,348         |
| Fire Alarm & Electronic Systems | -               | -                      | \$4,161               | -                     | -                       | \$4,161          |
| Site Utilities                  | -               | -                      | -                     | \$1,038               | -                       | \$1,038          |
| <b>TOTALS (3% inflation)</b>    | <b>\$13,500</b> | <b>-</b>               | <b>\$29,600</b>       | <b>\$79,400</b>       | <b>\$46,200</b>         | <b>\$168,700</b> |

## 5. Restroom Building



### Restroom Building: Systems Summary

| <b>Address</b>               | 1520 North Raymond Avenue, Pasadena, California 91103                                                                                  |                  |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 2005                                                                                                                                   |                  |
| <b>Building Size</b>         | 560 SF (est.)                                                                                                                          |                  |
| <b>Number of Stories</b>     | 2 above grade with 0 below-grade basement levels                                                                                       |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                     | <i>Condition</i> |
| <b>Structure</b>             | Steel frame with concrete-topped metal decks over concrete pad column footings                                                         | Good             |
| <b>Façade</b>                | Primary Wall Finish: EIFS<br>Windows: Fiberglass                                                                                       | Fair             |
| <b>Roof</b>                  | Primary: Flat construction with built-up finish                                                                                        | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board, ceramic tile<br>Floors: Ceramic tile<br>Ceilings: Painted gypsum board                                    | Fair             |
| <b>Elevators</b>             | None                                                                                                                                   | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste & venting<br>Hot Water: None<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Supplemental components: Exhaust fans                                                                                                  | Fair             |

### Restroom Building: Systems Summary

|                                |                                                                                                                                 |      |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers only                                                                                                         | Fair |
| <b>Electrical</b>              | Source & Distribution: Fed from building E with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm system with smoke detectors, heat detectors, alarms, strobes, and back-up emergency lights                                | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                            | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                |      |
| <b>Key Issues and Findings</b> | None observed at time of assessment.                                                                                            |      |

### Restroom Building: Systems Expenditure Forecast

| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                       | -         | -                      | -                     | -                     | \$44,097                | \$44,097         |
| Roofing                      | -         | -                      | \$9,887               | -                     | \$2,076                 | \$11,963         |
| Interiors                    | -         | -                      | \$1,411               | -                     | \$1,897                 | \$3,308          |
| Plumbing                     | -         | -                      | -                     | -                     | \$25,707                | \$25,707         |
| HVAC                         | -         | -                      | \$4,754               | -                     | -                       | \$4,754          |
| Electrical                   | -         | -                      | \$277                 | -                     | \$372                   | \$649            |
| Site Utilities               | -         | -                      | -                     | -                     | \$9,431                 | \$9,431          |
| <b>TOTALS (3% inflation)</b> | -         | -                      | <b>\$16,400</b>       | -                     | <b>\$83,600</b>         | <b>\$100,000</b> |

## 6. Building E



### Building E: Systems Summary

| <b>Address</b>               | 1520 North Raymond Avenue, Pasadena, California 91103                                                                      |                  |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 2005                                                                                                                       |                  |
| <b>Building Size</b>         | 5,920 SF (est.)                                                                                                            |                  |
| <b>Number of Stories</b>     | 2 above grade with 0 below-grade basement levels                                                                           |                  |
| <i>System</i>                | <i>Description</i>                                                                                                         | <i>Condition</i> |
| <b>Structure</b>             | Steel frame with concrete-topped metal decks over concrete pad column footings and concrete wall footing foundation system | Good             |
| <b>Façade</b>                | Primary Wall Finish: EIFS<br>Windows: Aluminum                                                                             | Fair             |
| <b>Roof</b>                  | Primary: Butterfly construction with metal finish                                                                          | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: VCT<br>Ceilings: Painted gypsum board and ACT                                       | Fair             |
| <b>Elevators</b>             | None                                                                                                                       | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste & venting<br>Hot Water: None<br>Fixtures: Sinks                            | Fair             |
| <b>HVAC</b>                  | Central System: External hydronic system feeding fan coil terminal units                                                   | Fair             |

### Building E: Systems Summary

|                                |                                                                                                                             |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Wet-pipe sprinkler system and fire extinguishers                                                                            | Fair |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None      | Fair |
| <b>Fire Alarm</b>              | Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                        | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                            |      |
| <b>Key Issues and Findings</b> | Peeling paint on balcony parapets                                                                                           |      |

### Building E: Systems Expenditure Forecast

| System                          | Immediate    | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|--------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | \$652        | -                      | -                     | \$876                 | \$320,248               | \$321,776        |
| Roofing                         | -            | -                      | -                     | -                     | -                       | -                |
| Interiors                       | -            | -                      | \$17,328              | \$58,800              | \$43,436                | \$119,564        |
| Plumbing                        | -            | -                      | -                     | -                     | -                       | -                |
| HVAC                            | -            | -                      | \$19,614              | -                     | \$18,916                | \$38,530         |
| Fire Protection                 | -            | -                      | -                     | \$15,176              | \$2,947                 | \$18,123         |
| Electrical                      | -            | -                      | \$61,119              | \$15,497              | \$1,862                 | \$78,478         |
| Fire Alarm & Electronic Systems | -            | -                      | \$22,399              | -                     | -                       | \$22,399         |
| Site Utilities                  | -            | -                      | -                     | -                     | \$31,440                | \$31,440         |
| <b>TOTALS (3% inflation)</b>    | <b>\$700</b> | <b>-</b>               | <b>\$120,500</b>      | <b>\$90,400</b>       | <b>\$418,900</b>        | <b>\$630,500</b> |

## 7. Building C



### Building C: Systems Summary

| <b>Address</b>               | 1520 North Raymond Avenue, Pasadena, California 91103                                                                                                                      |                  |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 2017                                                                                                                                                                       |                  |
| <b>Building Size</b>         | 20,000 SF (est.)                                                                                                                                                           |                  |
| <b>Number of Stories</b>     | 2 above grade                                                                                                                                                              |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                         | <i>Condition</i> |
| <b>Structure</b>             | Steel frame with concrete-topped metal decks over concrete pile foundation                                                                                                 | Good             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Aluminum                                                                                                                           | Good             |
| <b>Roof</b>                  | Primary: Gable construction with concrete tiles<br>Secondary: Flat construction with built-up finish                                                                       | Good             |
| <b>Interiors</b>             | Walls: Painted gypsum board, ceramic tile<br>Floors: Carpet, VCT, ceramic tile<br>Ceilings: Painted gypsum board and ACT                                                   | Good             |
| <b>Elevators</b>             | Passenger: One hydraulic car serving both floors                                                                                                                           | Good             |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste & venting<br>Hot Water: Electric water heater with integral tank<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Good             |

**Building C: Systems Summary**

|                                |                                                                                                                                 |      |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | Non-Central System: Packaged units<br>Supplemental components: Ductless split-systems                                           | Good |
| <b>Fire Suppression</b>        | Wet-pipe sprinkler system and fire extinguishers                                                                                | Good |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: UPS only | Good |
| <b>Fire Alarm</b>              | Alarm system with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs     | Good |
| <b>Equipment/Special</b>       | None                                                                                                                            | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                |      |
| <b>Key Issues and Findings</b> | None observed at time of assessment.                                                                                            |      |

**Building C: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b> |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------|
| <b>Facade</b>                              | -                | -                              | -                             | \$73,957                      | \$99,392                        | \$173,349    |
| <b>Roofing</b>                             | -                | -                              | -                             | -                             | -                               | -            |
| <b>Interiors</b>                           | -                | -                              | -                             | \$82,612                      | \$286,963                       | \$369,575    |
| <b>Conveying</b>                           | -                | -                              | -                             | -                             | \$23,730                        | \$23,730     |
| <b>Plumbing</b>                            | -                | -                              | -                             | \$950                         | \$2,542                         | \$3,492      |
| <b>HVAC</b>                                | -                | -                              | \$12,107                      | \$17,397                      | \$261,990                       | \$291,494    |
| <b>Fire Protection</b>                     | -                | -                              | -                             | \$2,631                       | \$3,536                         | \$6,167      |
| <b>Electrical</b>                          | -                | -                              | -                             | \$14,035                      | \$271,210                       | \$285,245    |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | -                             | -                             | \$234,352                       | \$234,352    |
| <b>Equipment &amp; Furnishings</b>         | -                | -                              | -                             | \$29,243                      | \$148,318                       | \$177,561    |
| <b>Site Utilities</b>                      | -                | -                              | -                             | -                             | \$18,983                        | \$18,983     |
| <b>TOTALS (3% inflation)</b>               | -                | -                              | \$12,200                      | \$220,900                     | \$1,351,100                     | \$1,584,200  |

## 8. Building D



### Building D: Systems Summary

| <b>Address</b>               | 1520 North Raymond Avenue, Pasadena, California 91103                                                                                                                 |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 2017                                                                                                                                                                  |                  |
| <b>Building Size</b>         | 11,000 SF (est.)                                                                                                                                                      |                  |
| <b>Number of Stories</b>     | 1 above grade                                                                                                                                                         |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                    | <i>Condition</i> |
| <b>Structure</b>             | Steel frame with concrete-topped metal decks over concrete pile foundation                                                                                            | Good             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Aluminum                                                                                                                      | Good             |
| <b>Roof</b>                  | Primary: Gable construction with concrete tiles<br>Secondary: Flat construction with built-up finish                                                                  | Good             |
| <b>Interiors</b>             | Walls: Painted gypsum board, wood paneling, FRP, ceramic tile<br>Floors: VCT, ceramic tile<br>Ceilings: Painted gypsum board and ACT                                  | Good             |
| <b>Elevators</b>             | Wheelchair lifts                                                                                                                                                      | Good             |
| <b>Plumbing</b>              | Distribution: Copper supply and cast iron waste & venting<br>Hot Water: Gas water heater with integral tank<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Good             |

|                                |                                                                                                                                 |      |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | Non-Central System: Packaged units<br>Supplemental components: Ductless split-systems, Make-up air unit                         | Good |
| <b>Fire Suppression</b>        | Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system                                                       | Good |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: UPS only | Good |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs      | Good |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                    | Good |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                |      |
| <b>Key Issues and Findings</b> | None observed at time of assessment.                                                                                            |      |

### Building D: Systems Expenditure Forecast

| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade                          | -         | -                      | -                     | \$64,481              | \$86,657                | \$151,138          |
| Roofing                         | -         | -                      | -                     | -                     | \$158,008               | \$158,008          |
| Interiors                       | -         | -                      | -                     | \$65,797              | \$159,194               | \$224,991          |
| Conveying                       | -         | -                      | -                     | -                     | \$33,405                | \$33,405           |
| Plumbing                        | -         | -                      | -                     | \$4,970               | -                       | \$4,970            |
| HVAC                            | -         | -                      | \$10,090              | \$8,040               | \$229,164               | \$247,294          |
| Fire Protection                 | -         | -                      | -                     | \$2,193               | \$38,760                | \$40,953           |
| Electrical                      | -         | -                      | -                     | \$14,035              | \$172,924               | \$186,959          |
| Fire Alarm & Electronic Systems | -         | -                      | -                     | \$21,932              | \$93,228                | \$115,160          |
| Equipment & Furnishings         | -         | -                      | \$11,982              | \$65,631              | \$132,041               | \$209,654          |
| Site Utilities                  | -         | -                      | -                     | -                     | \$25,151                | \$25,151           |
| <b>TOTALS (3% inflation)</b>    | -         | -                      | <b>\$22,100</b>       | <b>\$247,100</b>      | <b>\$1,128,600</b>      | <b>\$1,397,800</b> |

## 9. Site Summary



### Site Information

| System                            | Description                                                                                                                                                                       | Condition |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Pavement/Flatwork</b>          | Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs                                                                                                           | Fair      |
| <b>Site Development</b>           | Property entrance signage; chain link and metal tube fencing<br>Playgrounds and sports fields and courts with fencing and site lights<br>Limited picnic tables, trash receptacles | Fair      |
| <b>Landscaping and Topography</b> | Significant landscaping features including lawns, trees, bushes, and planters<br>Irrigation present<br>Brick retaining walls<br>Severe site slopes throughout                     | Fair      |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                                                                                                      | Fair      |
| <b>Site Lighting</b>              | Pole-mounted: LED<br>Building-mounted: LED, HPS<br>Pedestrian walkway accent lighting                                                                                             | Fair      |
| <b>Ancillary Structures</b>       | Shaded dining structure                                                                                                                                                           | Fair      |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.                                                                        |           |
| <b>Key Issues and Findings</b>    | Degraded retaining walls                                                                                                                                                          |           |

| Site: Systems Expenditure Forecast |                 |                        |                       |                       |                         |                    |
|------------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                             | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Site Development                   | \$83,884        | -                      | \$74,684              | \$81,120              | \$610,083               | \$849,771          |
| Site Pavement                      | -               | -                      | -                     | \$219,327             | -                       | \$219,327          |
| Site Utilities                     | -               | -                      | -                     | -                     | \$99,822                | \$99,822           |
| <b>TOTALS (3% inflation)</b>       | <b>\$83,900</b> | <b>-</b>               | <b>\$74,700</b>       | <b>\$300,500</b>      | <b>\$710,000</b>        | <b>\$1,169,100</b> |

## 10. Property Space Use and Observed Areas

### Areas Observed

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

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 11. 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 tables 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 // are 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 1923 with additional buildings added and renovated in phases over time.

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

| <b>Campus: Accessibility Summary</b> |                                  |                                  |                                            |
|--------------------------------------|----------------------------------|----------------------------------|--------------------------------------------|
| <i>Facility</i>                      | <i>Year Built/<br/>Renovated</i> | <i>Prior Study<br/>Provided?</i> | <i>Major/Moderate<br/>Issues Observed?</i> |
| General Site                         | 1923                             | No                               | No                                         |
| Building A & B                       | 1923                             | No                               | No                                         |
| B Portable                           | 1998                             | No                               | No                                         |
| Building E & Restroom Bldg           | 2005                             | No                               | No                                         |
| Building C & D                       | 2017                             | 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.

## 12. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 13. 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.

## 14. Certification

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DLR Group (obo Pasadena Unified School District) (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Washington Elementary STEM Magnet, 1520 North Raymond Avenue, Pasadena, California 91103, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Dirk Dykstra,  
Project Manager

**Reviewed by:** 

---

Jason Mayes,  
Technical Report Reviewer for  
Anselmo Martinez, RA  
Program Manager  
[anselmo.martinez@bureauveritas.com](mailto:anselmo.martinez@bureauveritas.com)

## 15. Appendices

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

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - PROPERTY OVERVIEW



2 - A BUILDING



3 - B BUILDING



4 - C BUILDING



5 - D BUILDING



6 - E BUILDING



## Photographic Overview



7 - RESTROOM BUILDING



8 - B PORTABLE CLASSROOM



9 - STRUCTURAL OVERVIEW



10 - FACADE OVERVIEW - OLD



11 - FACADE OVERVIEW - NEW



12 - PRIMARY ROOFING OVERVIEW



## Photographic Overview



13 - SECONDARY ROOFING OVERVIEW



14 - ROOF DRAINAGE



15 - E - ROOFING



16 - A - FRONT OFFICE



17 - A - CLASSROOM



18 - A - LIBRARY



## Photographic Overview



19 - B - CLASSROOM



20 - B - CLASSROOM



21 - B - COMPUTER LAB



22 - B - CHILD RESTROOM



23 - B - OT ROOM



24 - C - MAIN HALL



## Photographic Overview



25 - C - CLASSROOM



26 - C - STEM LAB



27 - C - RESTROOM



28 - D - NEW MPR



29 - D - SERVING LINE



30 - D - RESTROOM



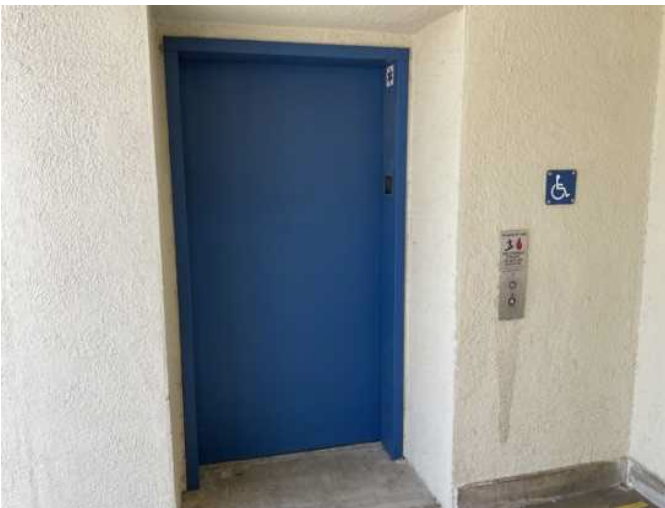
## Photographic Overview



31 - E - CLASSROOM



32 - RESTROOM BLDG - RESTROOM



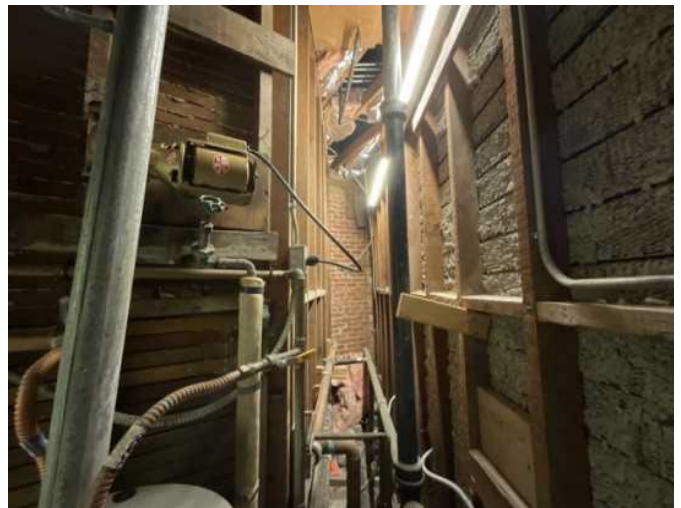
33 - A - ELEVATOR



34 - C - ELEVATOR



35 - VERTICAL LIFT



36 - DOMESTIC PIPING



## Photographic Overview



37 - WATER HEATER



38 - RESTROOM FIXTURES



39 - DRINKING FOUNTAIN



40 - BOILER



41 - HYDRONIC PIPING



42 - AIR HANDLER



## Photographic Overview



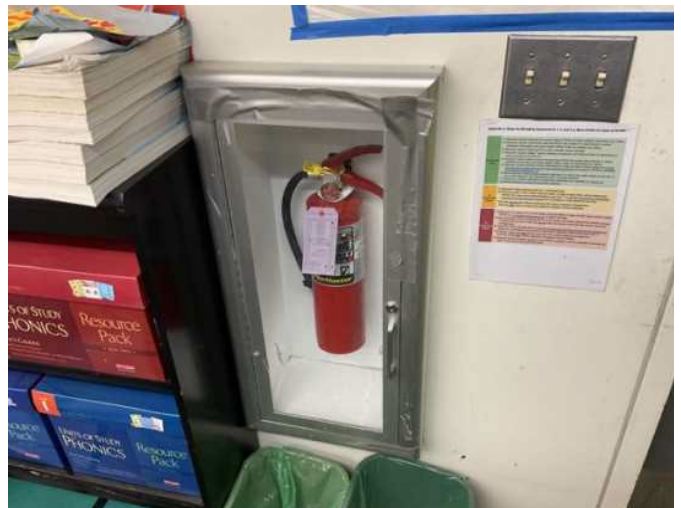
43 - FAN COIL UNITS



44 - D - PACKAGED UNIT



45 - FIRE SUPPRESSION SYSTEM



46 - FIRE EXTINGUISHER



47 - MAIN ELECTRICAL EQUIPMENT



48 - INTERIOR LIGHTING



## Photographic Overview



49 - EMERGENCY & EXIT LIGHTING



50 - SURVEILLANCE SYSTEM



51 - A - FIRE ALARM PANEL



52 - D - FIRE ALARM PANEL



53 - FIRE ALARM SYSTEM



54 - EXTERIOR LIGHTING

## Photographic Overview



55 - PRIMARY PARKING AREA



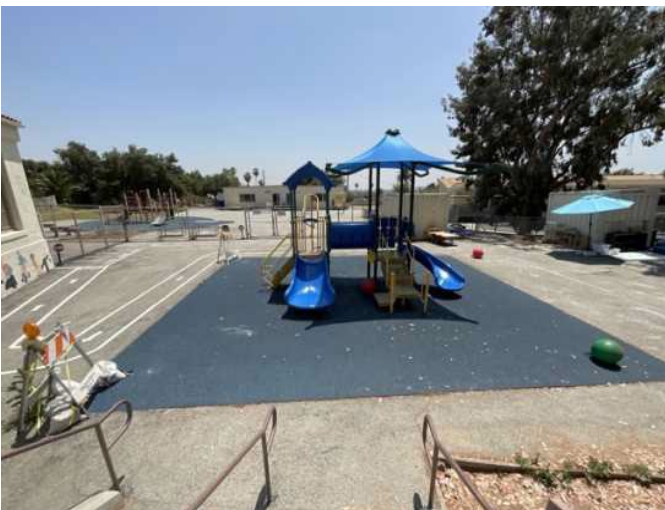
56 - SITE FLATWORK



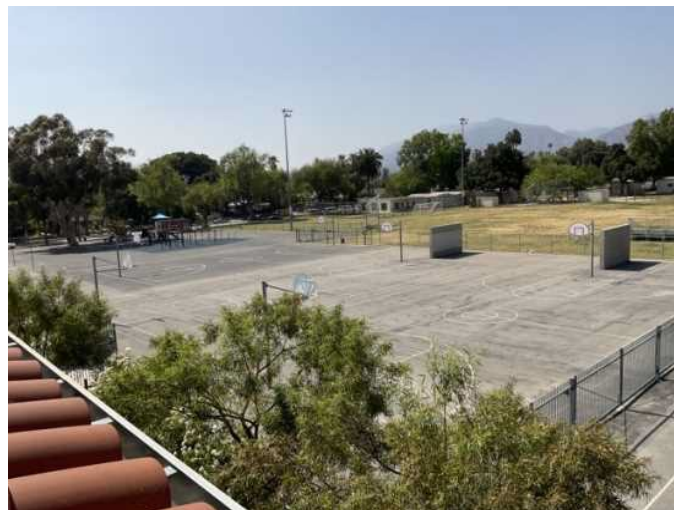
57 - SHADE STRUCTURE



58 - SITE FENCING



59 - B PLAYGROUND



60 - C,D PLAYGROUND



## Appendix B:

### Site and Floor Plans

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

154554.22R000-011.354

## Source

Google

## Project Name

Washington Elementary STEM  
Magnet

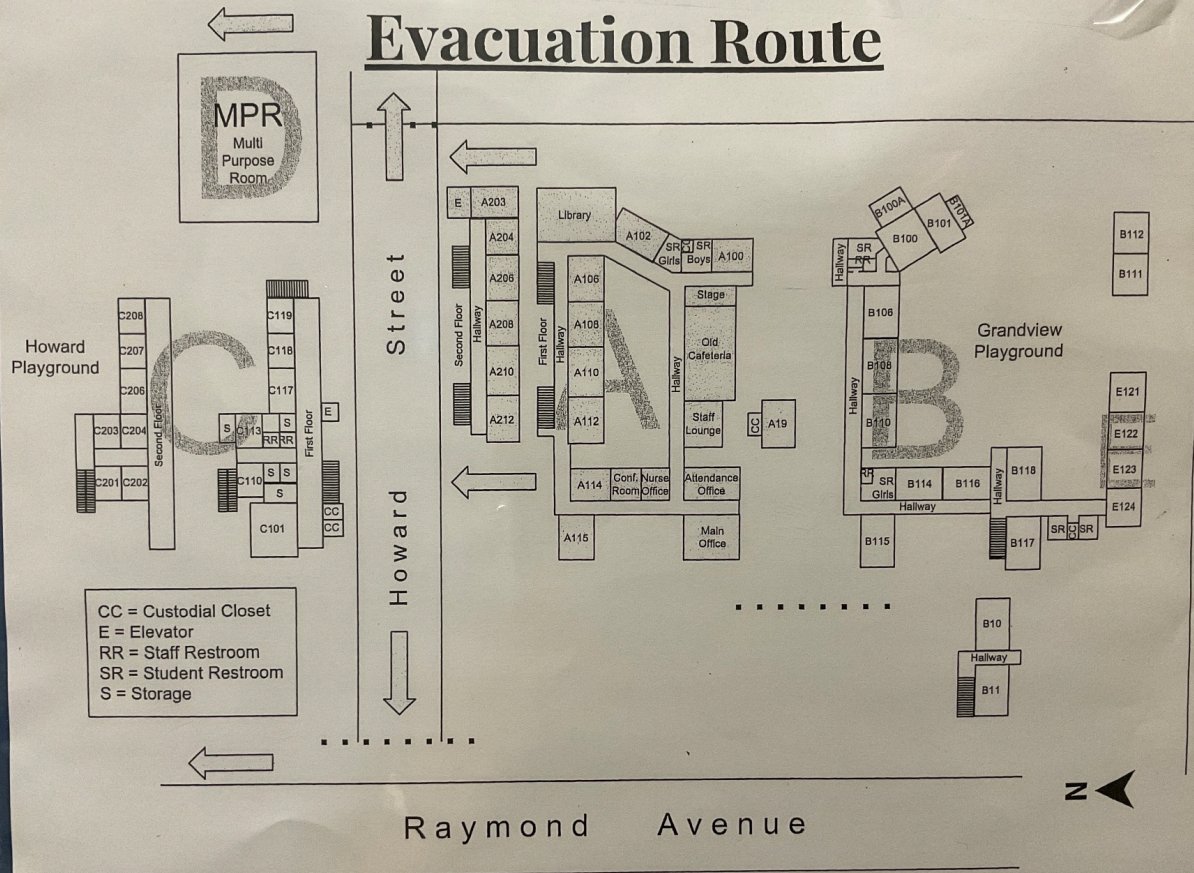
## On-Site Date

May 16-17, 2022



# Floor Plan

## Evacuation Route



Project Name

**Washington Elementary STEM Magnet**

Project Number

**154554.22R000-11.354**

Title / Floor

**Overall Floor Plan**

On-Site Date

**May 16, 2022**

## Appendix C:

### Pre-Survey Questionnaire

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THE PRE-SURVEY QUESTIONNAIRE  
WAS NOT RETURNED TO BV

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## **Appendix D:** Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Washington Elementary STEM Magnet

**BV Project Number:** 154554.22R000 - 011.354

### Facility History & Interview

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

### Washington Elementary STEM Magnet: Accessibility Issues

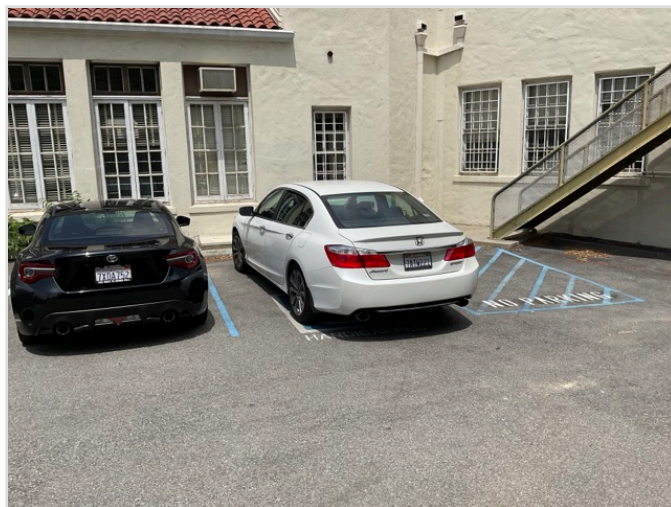
| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| <b>Parking</b>                          |                                         |                                            | No Signs     | ✗     |
| <b>Exterior Accessible Route</b>        |                                         |                                            |              | ✗     |
| <b>Building Entrances</b>               |                                         |                                            |              | ✗     |
| <b>Interior Accessible Route</b>        |                                         |                                            |              | ✗     |
| <b>Elevators</b>                        |                                         |                                            |              | ✗     |
| <b>Public Restrooms</b>                 |                                         |                                            |              | ✗     |
| <b>Kitchens/Kitchenettes</b>            |                                         |                                            |              | ✗     |
| <b>Playgrounds &amp; Swimming Pools</b> |                                         |                                            |              | ✗     |
| <b>Other</b>                            | NA                                      |                                            |              |       |

*\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

## Washington Elementary STEM Magnet: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



ACCESSIBLE RAMP



ACCESSIBLE EXTERIOR LIFT

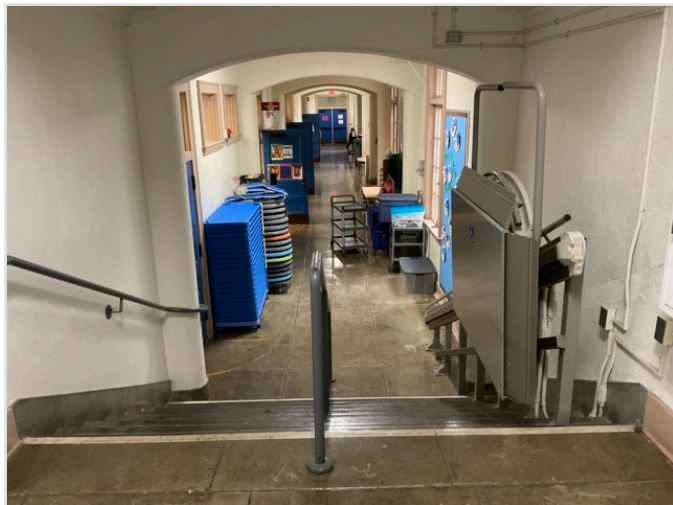


MAIN ENTRANCE



SIGNAGE

## Washington Elementary STEM Magnet: Photographic Overview



ACCESSIBLE INTERIOR LIFT



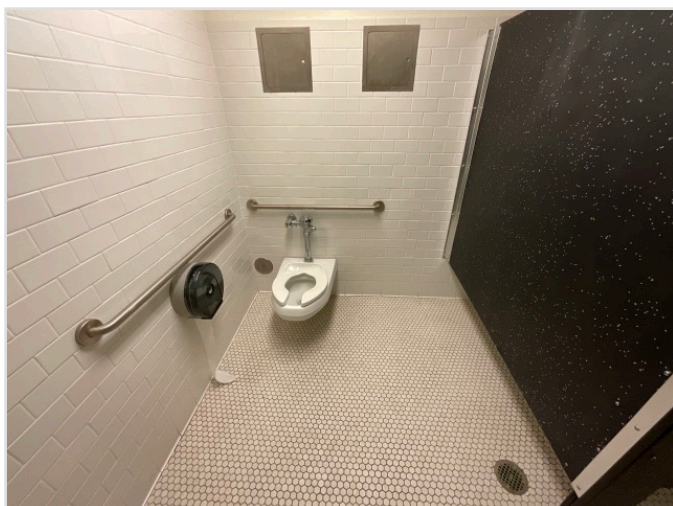
STAIR RAILS



LOBBY LOOKING AT CAB



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## Washington Elementary STEM Magnet: Photographic Overview



SINK CLEARANCE



OVEN WITH CONTROLS



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

## **Appendix E:** Component Condition Report

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Component Condition Report | Washington Elementary STEM Magnet / A

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                  | Quantity  | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------------|-----------|-----|---------|
| Structure  |                     |           |                                                         |           |     |         |
| B1080      | Building exterior   | Poor      | Stairs, Concrete/Masonry, Exterior, Repair              | 1,000 SF  | 0   | 3890277 |
| Facade     |                     |           |                                                         |           |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint       | 30,000 SF | 5   | 3890105 |
| B2020      | Building Exterior   | Poor      | Window, Wood Historical, 28-40 SF, Restore              | 123       | 0   | 3890241 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Wood, Solid-Core                         | 29        | 21  | 3890275 |
| B2050      | Building Exterior   | Good      | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 4         | 30  | 3890217 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                          | 1         | 25  | 3890187 |
| Roofing    |                     |           |                                                         |           |     |         |
| B3010      | Roof                | Fair      | Roofing, Built-Up                                       | 500 SF    | 15  | 3890195 |
| B3010      | Roof                | Fair      | Roofing, Clay/Concrete Tile                             | 34,615 SF | 30  | 3890246 |
| Interiors  |                     |           |                                                         |           |     |         |
| C1010      | Stairs              | Poor      | Interior Wall, Gypsum Board/Plaster, Repair             | 400 SF    | 0   | 3890411 |
| C1030      | Front Office        | Poor      | Interior Door, Wood, Solid-Core                         | 1         | 0   | 3890415 |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door                         | 90        | 10  | 3890288 |
| C1030      | Electrical room     | Fair      | Interior Door, Steel, Fire-Rated at 90 Minutes or Over  | 1         | 10  | 3890329 |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                         | 58        | 21  | 3890357 |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT       | 30,000 SF | 15  | 3890350 |
| C1090      | Restrooms           | Good      | Toilet Partitions, Metal                                | 14        | 20  | 3890199 |
| C1090      | Exterior Boys Room  | Fair      | Toilet Partitions, Metal, Refinish                      | 3         | 2   | 3890292 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                | 70,000 SF | 5   | 3890306 |
| C2030      | Nurse Office        | Poor      | Flooring, Vinyl Tile (VCT)                              | 276 SF    | 0   | 3890347 |
| C2030      | Classrooms          | Fair      | Flooring, Wood, Strip, Refinish                         | 7,200 SF  | 5   | 3890428 |
| C2030      | MPR                 | Good      | Flooring, Maple Sports Floor, Refinish                  | 2,500 SF  | 10  | 3890177 |

## Component Condition Report | Washington Elementary STEM Magnet / A

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|-----------|-----|---------|
| C2030      | Kitchen             | Fair      | Flooring, Terrazzo                                                     | 500 SF    | 21  | 3890242 |
| C2030      | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                  | 15,000 SF | 7   | 3890363 |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 5,000 SF  | 5   | 3890143 |
| Conveying  |                     |           |                                                                        |           |     |         |
| D1010      | MPR                 | Fair      | Vertical Lift, Wheelchair, 5' Rise, Renovate                           | 1         | 15  | 3890349 |
| D1010      | Elevator            | Fair      | Passenger Elevator, Hydraulic, 2 Floors, Renovate                      | 1         | 6   | 3890155 |
| D1010      | Building exterior   | Fair      | Vertical Lift, Wheelchair, 5' Rise, Renovate                           | 1         | 15  | 3890231 |
| D1010      | Building exterior   | Fair      | Vertical Lift, Wheelchair, 5' Rise, Renovate                           | 1         | 15  | 3890305 |
| D1010      | Elevator            | Good      | Elevator Cab Finishes, Standard                                        | 1         | 15  | 3890333 |
| D1010      | Elevator            | Fair      | Elevator Controls, Automatic, 1 Car                                    | 1         | 6   | 3890124 |
| Plumbing   |                     |           |                                                                        |           |     |         |
| D2010      | Corridors           | Fair      | Drinking Fountain, Wall-Mounted, Single-Level                          | 2         | 5   | 3890084 |
| D2010      | Building exterior   | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level                              | 3         | 5   | 3890258 |
| D2010      | Restrooms           | Good      | Water Heater, Electric, Instant Hot                                    | 4         | 15  | 3890354 |
| D2010      | Throughout building | Poor      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 35,115 SF | 2   | 3890098 |
| D2010      | Throughout building | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                               | 9         | 30  | 3890412 |
| D2010      | Restrooms           | Good      | Urinal, Standard                                                       | 5         | 30  | 3890072 |
| D2010      | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 3-Bowl                              | 1         | 21  | 3890326 |
| D2010      | Exterior Boys Room  | Fair      | Water Heater, Gas, Residential                                         | 1         | 3   | 3890443 |
| D2010      | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                 | 3         | 21  | 3890193 |
| D2010      | Restrooms           | Good      | Toilet, Commercial Water Closet                                        | 15        | 30  | 3890270 |
| D2010      | Building exterior   | Fair      | Backflow Preventer, Domestic Water                                     | 1         | 15  | 3890249 |
| D2010      | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                             | 4         | 21  | 3890360 |
| D2010      | MDF                 | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                 | 1         | 21  | 3890163 |
| HVAC       |                     |           |                                                                        |           |     |         |

Component Condition Report | Washington Elementary STEM Magnet / A

| UF L3 Code      | Location              | Condition | Asset/Component/Repair                                                  | Quantity  | RUL | ID      |
|-----------------|-----------------------|-----------|-------------------------------------------------------------------------|-----------|-----|---------|
| D3030           | MDF                   | Fair      | Split System, Fan Coil Unit, DX                                         | 1         | 9   | 3890092 |
| D3030           | Building exterior     | Fair      | Split System, Condensing Unit/Heat Pump                                 | 1         | 9   | 3890230 |
| D3050           | Throughout building   | Fair      | HVAC System, Ductwork, Medium Density                                   | 35,115 SF | 21  | 3890356 |
| D3050           | Mechanical Crawlspace | Fair      | Air Handler, Interior AHU, Easy/Moderate Access [AH-3]                  | 1         | 13  | 3890314 |
| D3050           | Throughout building   | Fair      | Fan Coil Unit, Hydronic Terminal                                        | 3         | 3   | 3890299 |
| D3050           | Throughout building   | Fair      | Fan Coil Unit, Hydronic Terminal                                        | 12        | 3   | 3890201 |
| D3050           | Attics                | Fair      | Air Handler, Interior AHU, Easy/Moderate Access [AH-1]                  | 1         | 5   | 3890112 |
| D3050           | Mechanical Crawlspace | Fair      | Air Handler, Interior AHU, Easy/Moderate Access [AH-2]                  | 1         | 13  | 3890406 |
| D3050           | Throughout building   | Fair      | HVAC System, Hydronic Piping, 4-Pipe                                    | 35,115 SF | 21  | 3890132 |
| D3060           | Kitchen               | Fair      | Supplemental Components, Air Curtain, 5' Wide Non-Heated                | 1         | 10  | 3890215 |
| D3060           | MPR                   | Fair      | Supplemental Components, Air Curtain, 5' Wide Non-Heated                | 1         | 10  | 3890175 |
| D3060           | Building exterior     | Fair      | Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]      | 1         | 10  | 3890399 |
| D3060           | Storage Closet        | Fair      | Exhaust Fan, Residential Bathroom                                       | 2         | 5   | 3890172 |
| D3060           | Kitchen               | Fair      | Supplemental Components, Air Curtain, 5' Wide Non-Heated                | 1         | 10  | 3890074 |
| D3060           | Restrooms             | Good      | Supplemental Components, Hand Dryer, Restroom                           | 7         | 10  | 3890322 |
| Fire Protection |                       |           |                                                                         |           |     |         |
| D4010           | Throughout building   | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                | 35,115 SF | 15  | 3890160 |
| D4030           | Throughout building   | Fair      | Fire Extinguisher, Type ABC, up to 20 LB                                | 6         | 8   | 3890385 |
| Electrical      |                       |           |                                                                         |           |     |         |
| D5020           | Electrical room       | Fair      | Switchboard, 277/480 V [HDBA]                                           | 1         | 20  | 3890235 |
| D5020           | Electrical room       | Fair      | Secondary Transformer, Dry, Stepdown [TA]                               | 1         | 10  | 3890234 |
| D5020           | Electrical room       | Fair      | Switchboard, 120/208 V [LDBA]                                           | 1         | 20  | 3890131 |
| D5030           | Throughout building   | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 35,115 SF | 21  | 3890285 |
| D5030           | Mechanical Crawlspace | Fair      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-3]   | 1         | 3   | 3890439 |
| D5030           | Mechanical Crawlspace | Fair      | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-2]   | 1         | 3   | 3890240 |

Component Condition Report | Washington Elementary STEM Magnet / A

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                        | Quantity  | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------|-----------|-----|---------|
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery           | 5         | 5   | 3890437 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures    | 35,115 SF | 10  | 3890310 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                     | 6         | 5   | 3890238 |
| Fire Alarm & Electronic Systems |                     |           |                                                                               |           |     |         |
| D6060                           | Throughout building | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                     | 35,115 SF | 10  | 3890308 |
| D7030                           | Throughout building | Fair      | Security/Surveillance System, Full System Upgrade, Average Density            | 35,115 SF | 10  | 3890283 |
| D7050                           | Front Office        | Fair      | Fire Alarm Panel, Fully Addressable                                           | 1         | 5   | 3890395 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 35,115 SF | 5   | 3890149 |
| Equipment & Furnishings         |                     |           |                                                                               |           |     |         |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Garbage Disposal, 1 to 3 HP                            | 1         | 5   | 3890220 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1         | 5   | 3890368 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Convection Oven, Single                                | 1         | 5   | 3890389 |
| E1070                           | MPR                 | Fair      | Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour           | 1,000 SF  | 10  | 3890393 |
| E2010                           | Throughout building | Fair      | Casework, Cabinetry, Hardwood Standard                                        | 200 LF    | 10  | 3890099 |
| E2010                           | Throughout building | Fair      | Casework, Countertop, Plastic Laminate                                        | 200 LF    | 10  | 3890104 |
| Sitework                        |                     |           |                                                                               |           |     |         |
| G4050                           | Building exterior   | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                        | 12        | 10  | 3890075 |

Component Condition Report | Washington Elementary STEM Magnet / Site

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                     | Quantity  | RUL | ID      |
|------------------------------|----------|-----------|--------------------------------------------|-----------|-----|---------|
| Structure                    |          |           |                                            |           |     |         |
| B1080                        |          | Poor      | Stairs, Concrete/Masonry, Exterior, Repair | 50 SF     | 0   | 4164721 |
| Pedestrian Plazas & Walkways |          |           |                                            |           |     |         |
| G2030                        | Site     | Fair      | Sidewalk, Concrete, Small Areas/Sections   | 7,500 SF  | 10  | 3890146 |
| G2030                        | Site     | Good      | Sidewalk, Concrete, Large Areas            | 40,000 SF | 45  | 3890320 |

Component Condition Report | Washington Elementary STEM Magnet / Site

| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                                           | Quantity  | RUL | ID      |
|------------------------------------------|-------------------|-----------|----------------------------------------------------------------------------------|-----------|-----|---------|
| Athletic, Recreational & Playfield Areas |                   |           |                                                                                  |           |     |         |
| G2050                                    | Site              | Fair      | Play Structure, Multipurpose, Very Small                                         | 1         | 15  | 3890078 |
| G2050                                    | Site              | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole                                 | 2         | 6   | 3890330 |
| G2050                                    | Site              | Good      | Sports Apparatus, Basketball, Backboard/Rim/Pole                                 | 6         | 25  | 3890174 |
| G2050                                    | CD Site           | Good      | Play Structure, Multipurpose, Medium                                             | 1         | 17  | 3890133 |
| G2050                                    | CD Site           | Good      | Playfield Surfaces, Chips Rubber, 6" Depth                                       | 5,000 SF  | 12  | 3890364 |
| G2050                                    | B-E Playgrounds   | Fair      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 25,000 SF | 15  | 3890089 |
| G2050                                    | Pre-K Playground  | Good      | Play Structure, Multipurpose, Small                                              | 1         | 17  | 3890144 |
| G2050                                    | Site              | Fair      | Play Structure, Multipurpose, Medium                                             | 1         | 15  | 3890297 |
| G2050                                    | Pre-K Playground  | Good      | Playfield Surfaces, Chips Rubber, 6" Depth                                       | 860 SF    | 12  | 3890091 |
| G2050                                    | CD Site           | Good      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe  | 50,000 SF | 5   | 3890066 |
| G2050                                    | Site              | Fair      | Playfield Surfaces, Chips Rubber, 6" Depth                                       | 1,200 SF  | 10  | 3890186 |
| G2050                                    | CD Site           | Good      | Play Structure, Multipurpose, Large                                              | 1         | 17  | 3890121 |
| G2050                                    | Site              | Good      | Playfield Surfaces, Chips Rubber, 6" Depth                                       | 800 SF    | 12  | 3890298 |
| G2050                                    | Site              | Good      | Play Structure, Multipurpose, Small                                              | 1         | 17  | 3890097 |
| G2050                                    | CD Site           | Good      | Play Structure, Multipurpose, Large                                              | 1         | 17  | 3890204 |
| Sitework                                 |                   |           |                                                                                  |           |     |         |
| G2060                                    | CD Site           | Good      | Picnic Table, Metal Powder-Coated                                                | 1         | 20  | 3890251 |
| G2060                                    | Building exterior | Poor      | Fences & Gates, Fence, Chain Link 6'                                             | 100 LF    | 0   | 3890226 |
| G2060                                    | Pre-K Playground  | Fair      | Picnic Table, Metal Powder-Coated                                                | 3         | 10  | 3890260 |
| G2060                                    | Shade Structure   | Fair      | Picnic Table, Metal Powder-Coated                                                | 8         | 10  | 3890257 |
| G2060                                    | Site              | Good      | Flagpole, Metal                                                                  | 1         | 30  | 3890276 |
| G2060                                    | Site              | Fair      | Fences & Gates, Fence, Chain Link 8'                                             | 2,500 LF  | 21  | 3890218 |
| G2060                                    | Site              | Poor      | Retaining Wall, Brick/Stone, Repair                                              | 6,000 SF  | 0   | 3890165 |
| G2060                                    | Site              | Good      | Fences & Gates, Fence, Metal Tube 6'                                             | 120 LF    | 40  | 3890450 |

Component Condition Report | Washington Elementary STEM Magnet / Site

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                                              | Quantity  | RUL | ID      |
|------------|-------------------|-----------|-------------------------------------------------------------------------------------|-----------|-----|---------|
| G2060      | Pre-K Playground  | Good      | Picnic Table, Metal Powder-Coated                                                   | 5         | 20  | 3890352 |
| G2060      | Site              | Good      | Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install            | 1         | 17  | 3890346 |
| G2060      | Site              | Good      | Picnic Table, Metal Powder-Coated                                                   | 2         | 20  | 3890302 |
| G2060      | CD Site           | Good      | Trash Receptacle, Heavy-Duty Fixed Concrete                                         | 7         | 25  | 3890317 |
| G2080      | Building exterior | Fair      | Irrigation System, Control Panel                                                    | 1         | 3   | 3890183 |
| G2080      | Site              | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                  | 32,000 SF | 5   | 3890212 |
| G4050      | Site              | Good      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 10        | 20  | 3890117 |
| G4050      | Site              | Good      | Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install                        | 12        | 20  | 3890425 |

Component Condition Report | Washington Elementary STEM Magnet / B

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                         | Quantity  | RUL | ID      |
|------------|---------------------|-----------|----------------------------------------------------------------|-----------|-----|---------|
| Facade     |                     |           |                                                                |           |     |         |
| B2010      | Building exterior   | Poor      | Exterior Walls, Brick, Repair/Repoint                          | 1,200 SF  | 0   | 3890153 |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint              | 17,250 SF | 5   | 3890438 |
| B2020      | Building Exterior   | Poor      | Window, Wood Historical, 28-40 SF, Restore                     | 76        | 0   | 3890337 |
| B2050      | Building exterior   | Fair      | Exterior Door, Steel, Standard                                 | 37        | 21  | 3890228 |
| Roofing    |                     |           |                                                                |           |     |         |
| B3010      | Shade Structure     | Fair      | Roofing, Built-Up                                              | 750 SF    | 10  | 3890434 |
| B3010      | Roof                | Fair      | Roofing, Clay/Concrete Tile                                    | 28,415 SF | 30  | 3890374 |
| B3020      | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 1,200 LF  | 10  | 3890343 |
| Interiors  |                     |           |                                                                |           |     |         |
| C1010      | 100                 | Poor      | Interior Wall, Gypsum Board/Plaster, Repair                    | 100 SF    | 0   | 3890266 |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                | 28        | 21  | 3890380 |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door                                | 65        | 10  | 3890403 |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT              | 15,000 SF | 3   | 3890307 |

Component Condition Report | Washington Elementary STEM Magnet / B

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|-----------|-----|---------|
| C1090      | Restrooms           | Good      | Toilet Partitions, Metal                                               | 4         | 20  | 3890388 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                            | 2,400 SF  | 21  | 3890227 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                               | 50,000 SF | 7   | 3890345 |
| C2030      | Corridors           | Fair      | Flooring, any surface, w/ Epoxy Coating, Prep & Paint                  | 2,200 SF  | 5   | 3890168 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                                                 | 2,000 SF  | 21  | 3890359 |
| C2030      | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                             | 5,000 SF  | 7   | 3890188 |
| C2030      | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                  | 10,000 SF | 3   | 3890392 |
| C2030      | Classrooms          | Fair      | Flooring, Wood, Strip, Refinish                                        | 12,000 SF | 5   | 3890365 |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 5,000 SF  | 7   | 3890145 |
| Conveying  |                     |           |                                                                        |           |     |         |
| D1010      | Building exterior   | Good      | Vertical Lift, Wheelchair, 5' Rise, Renovate                           | 1         | 15  | 3890113 |
| D1010      | Pre-K Corridor      | Good      | Vertical Lift, Wheelchair, 5' Rise, Renovate                           | 1         | 15  | 3890171 |
| Plumbing   |                     |           |                                                                        |           |     |         |
| D2010      | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                             | 8         | 21  | 3890090 |
| D2010      | Throughout building | Poor      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 26,583 SF | 2   | 3890261 |
| D2010      | Restrooms           | Good      | Urinal, Standard                                                       | 3         | 30  | 3890198 |
| D2010      | Restrooms           | Good      | Water Heater, Electric, Instant Hot                                    | 3         | 15  | 3890180 |
| D2010      | Pre-K Restrooms     | Good      | Toilet, Child-Sized                                                    | 7         | 30  | 3890371 |
| D2010      | Building exterior   | Fair      | Backflow Preventer, Domestic Water                                     | 1         | 12  | 3890170 |
| D2010      | Pre-K Playground    | Fair      | Drinking Fountain, Exterior/Site, Economy Pedestal                     | 1         | 5   | 3890079 |
| D2010      | Pre-K Restrooms     | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                             | 4         | 21  | 3890327 |
| D2010      | Boiler room         | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                 | 1         | 21  | 3890157 |
| D2010      | Pre-K Restrooms     | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                               | 2         | 30  | 3890286 |
| D2010      | Pre-K Restrooms     | Good      | Toilet, Commercial Water Closet                                        | 14        | 30  | 3890372 |
| D2010      | Utility closet      | Good      | Sink/Lavatory, Service Sink, Floor                                     | 1         | 35  | 3890445 |

Component Condition Report | Washington Elementary STEM Magnet / B

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                                  | Quantity  | RUL | ID      |
|-----------------|---------------------|-----------|-------------------------------------------------------------------------|-----------|-----|---------|
| D2010           | B10                 | Fair      | Water Heater, Electric, Residential                                     | 1         | 13  | 3890446 |
| D2010           | Building exterior   | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level                               | 1         | 10  | 3890167 |
| HVAC            |                     |           |                                                                         |           |     |         |
| D3020           | Boiler room         | Fair      | Boiler, Gas, HVAC [B2]                                                  | 1         | 13  | 3890237 |
| D3020           | Boiler room         | Fair      | Boiler, Gas, HVAC [B-1]                                                 | 1         | 13  | 3890109 |
| D3020           | Boiler room         | Fair      | Boiler Supplemental Components, Expansion Tank                          | 1         | 28  | 3890202 |
| D3030           | Office              | Fair      | Split System, Fan Coil Unit, DX                                         | 1         | 3   | 3890208 |
| D3030           | Building exterior   | Fair      | Split System, Condensing Unit/Heat Pump                                 | 1         | 3   | 3890190 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, High Density                                     | 26,583 SF | 21  | 3890191 |
| D3050           | Throughout building | Fair      | Fan Coil Unit, Hydronic Terminal                                        | 10        | 3   | 3890082 |
| D3050           | Mechanical room     | Fair      | Air Handler, Interior AHU, Easy/Moderate Access [AH-5]                  | 1         | 13  | 3890413 |
| D3050           | Boiler room         | Fair      | Pump, Distribution, HVAC Heating Water [P-2]                            | 1         | 8   | 3890293 |
| D3050           | Throughout building | Fair      | HVAC System, Hydronic Piping, 4-Pipe                                    | 26,583 SF | 21  | 3890430 |
| D3050           | Boiler room         | Fair      | Pump, Distribution, HVAC Heating Water [P-1]                            | 1         | 8   | 3890378 |
| D3060           | Pre-K Restrooms     | Fair      | Supplemental Components, Hand Dryer, Restroom                           | 5         | 5   | 3890381 |
| D3060           | Pre-K Restrooms     | Fair      | Exhaust Fan, Residential Bathroom                                       | 3         | 3   | 3890340 |
| Fire Protection |                     |           |                                                                         |           |     |         |
| D4010           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                | 26,583 SF | 10  | 3890115 |
| D4030           | Throughout building | Good      | Fire Extinguisher, Wet Chemical/CO2                                     | 6         | 10  | 3890108 |
| Electrical      |                     |           |                                                                         |           |     |         |
| D5020           | Boiler room         | Fair      | Secondary Transformer, Dry, Stepdown [TB]                               | 1         | 10  | 3890369 |
| D5020           | Boiler room         | Fair      | Switchboard, 120/208 V [LDBB]                                           | 1         | 20  | 3890311 |
| D5020           | Boiler room         | Fair      | Switchboard, 277/480 V [HDBB]                                           | 1         | 20  | 3890083 |
| D5020           | Computer Lab Closet | Fair      | Distribution Panel, 120/208 V [Panelboard A]                            | 1         | 10  | 3890421 |
| D5030           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 26,583 SF | 21  | 3890300 |

Component Condition Report | Washington Elementary STEM Magnet / B

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                        | Quantity  | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------|-----------|-----|---------|
| D5040                           | Pre-K               | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                     | 6         | 5   | 3890420 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures    | 26,583 SF | 10  | 3890181 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery           | 4         | 5   | 3890312 |
| Fire Alarm & Electronic Systems |                     |           |                                                                               |           |     |         |
| D6060                           | Throughout building | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                     | 26,583 SF | 10  | 3890243 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 26,583 SF | 5   | 3890280 |
| Sitework                        |                     |           |                                                                               |           |     |         |
| G4050                           | Building Exterior   | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                        | 12        | 3   | 3890281 |

Component Condition Report | Washington Elementary STEM Magnet / C

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                  | Quantity  | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------------|-----------|-----|---------|
| Facade     |                     |           |                                                         |           |     |         |
| B2010      | Building Exterior   | Good      | Exterior Walls, any painted surface, Prep & Paint       | 16,860 SF | 10  | 3890282 |
| B2020      | Building Exterior   | Good      | Storefront, Glazing & Framing                           | 3,600 SF  | 30  | 3890147 |
| B2050      | Building Exterior   | Good      | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 22        | 30  | 3890309 |
| B2050      | Building Exterior   | Good      | Exterior Door, Steel, Standard                          | 8         | 40  | 3890154 |
| Roofing    |                     |           |                                                         |           |     |         |
| B3010      | Roof                | Good      | Roofing, Clay/Concrete Tile                             | 19,030 SF | 45  | 3890122 |
| B3010      | Roof                | Good      | Roofing, Built-Up                                       | 2,700 SF  | 25  | 3890303 |
| B3020      | Roof                | Good      | Roof Appurtenances, Roof Access Ladder, Steel           | 13 LF     | 40  | 3890304 |
| B3060      | Roof                | Good      | Roof Hatch, Metal                                       | 1         | 25  | 3890291 |
| Interiors  |                     |           |                                                         |           |     |         |
| C1030      | Throughout building | Good      | Door Hardware, School, per Door                         | 38        | 30  | 3890265 |
| C1030      | Throughout building | Good      | Interior Door, Steel, Standard                          | 8         | 40  | 3890254 |
| C1070      | Throughout building | Good      | Suspended Ceilings, Acoustical Tile (ACT)               | 18,000 SF | 25  | 3890279 |

Component Condition Report | Washington Elementary STEM Magnet / C

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                  | Quantity  | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------------|-----------|-----|---------|
| C1090      | Restrooms           | Good      | Toilet Partitions, Metal                                | 14        | 20  | 3890423 |
| C2010      | Throughout building | Good      | Wall Finishes, any surface, Prep & Paint                | 30,000 SF | 10  | 3890335 |
| C2010      | Restrooms           | Good      | Wall Finishes, Ceramic Tile                             | 2,000 SF  | 40  | 3890067 |
| C2030      | Throughout building | Good      | Flooring, Carpet, Commercial Standard                   | 1,000 SF  | 10  | 3890216 |
| C2030      | Restrooms           | Good      | Flooring, Ceramic Tile                                  | 1,500 SF  | 40  | 3890384 |
| C2030      | Throughout building | Good      | Flooring, Vinyl Tile (VCT)                              | 18,000 SF | 15  | 3890114 |
| C2050      | Restrooms           | Good      | Ceiling Finishes, any flat surface, Prep & Paint        | 2,000 SF  | 10  | 3890405 |
| Conveying  |                     |           |                                                         |           |     |         |
| D1010      | Building exterior   | Good      | Elevator Cab Finishes, Standard                         | 1         | 15  | 3890294 |
| D1010      | Elevator            | Good      | Passenger Elevator, Hydraulic, 2 Floors, Renovate [E-1] | 1         | 25  | 3890424 |
| D1010      | Elevator            | Good      | Elevator Controls, Automatic, 1 Car                     | 1         | 15  | 3890161 |
| Plumbing   |                     |           |                                                         |           |     |         |
| D2010      | Science Classroom   | Good      | Sink/Lavatory, Vanity Top, Stainless Steel              | 4         | 30  | 3890338 |
| D2010      | Building exterior   | Good      | Drinking Fountain, Wall-Mounted, Bi-Level               | 1         | 15  | 3890328 |
| D2010      | Restrooms           | Good      | Urinal, Standard                                        | 4         | 25  | 3890128 |
| D2010      | Restrooms           | Good      | Toilet, Commercial Water Closet                         | 14        | 25  | 3890404 |
| D2010      | Restrooms           | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                | 10        | 25  | 3890085 |
| D2010      | Utility closet      | Good      | Sink/Lavatory, Service Sink, Floor                      | 1         | 35  | 3890151 |
| D2010      | Utility closet      | Good      | Water Heater, Electric, Residential                     | 1         | 10  | 3890397 |
| D2030      | Roof                | Good      | Supplemental Components, Drains, Roof                   | 8         | 40  | 3890253 |
| HVAC       |                     |           |                                                         |           |     |         |
| D3030      | Elevator            | Good      | Split System, Fan Coil Unit, DX                         | 1         | 10  | 3890164 |
| D3030      | Roof                | Good      | Split System, Condensing Unit/Heat Pump [C104]          | 1         | 10  | 3890379 |
| D3030      | MDF                 | Good      | Split System, Fan Coil Unit, DX                         | 1         | 10  | 3890139 |
| D3030      | Roof                | Good      | Split System, Condensing Unit/Heat Pump [C108]          | 1         | 10  | 3890419 |

Component Condition Report | Washington Elementary STEM Magnet / C

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                   | Quantity  | RUL | ID      |
|-----------------|---------------------|-----------|----------------------------------------------------------|-----------|-----|---------|
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C119]           | 1         | 15  | 3890386 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C205]           | 1         | 15  | 3890252 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C110]           | 1         | 15  | 3890259 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C113]           | 1         | 15  | 3890179 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C201]           | 1         | 15  | 3890119 |
| D3050           | Throughout building | Good      | HVAC System, Ductwork, Medium Density                    | 20,000 SF | 25  | 3890301 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C204]           | 1         | 15  | 3890166 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C208]           | 1         | 15  | 3890263 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C207]           | 1         | 15  | 3890323 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C203]           | 1         | 15  | 3890447 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C117]           | 1         | 15  | 3890287 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C206]           | 1         | 15  | 3890269 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C202]           | 1         | 15  | 3890110 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C118]           | 1         | 15  | 3890125 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [C101]           | 1         | 15  | 3890394 |
| D3060           | Roof                | Good      | Axial Flow Fan, In-Line, up to 1 HP Motor [EF-C109]      | 1         | 20  | 3890325 |
| D3060           | Restrooms           | Fair      | Supplemental Components, Hand Dryer, Restroom            | 6         | 5   | 3890273 |
| D3060           | Roof                | Good      | Axial Flow Fan, In-Line, up to 1 HP Motor [EF-C100]      | 1         | 20  | 3890400 |
| D3060           | Utility closet      | Good      | Axial Flow Fan, In-Line, up to 1 HP Motor                | 1         | 15  | 3890156 |
| Fire Protection |                     |           |                                                          |           |     |         |
| D4010           | Throughout building | Good      | Fire Suppression System, Existing Sprinkler Heads, by SF | 20,000 SF | 25  | 3890353 |
| D4030           | Throughout building | Good      | Fire Extinguisher, Wet Chemical/CO2                      | 6         | 10  | 3890341 |
| Electrical      |                     |           |                                                          |           |     |         |
| D5010           | Electrical room     | Good      | Uninterruptible Power Supply, UPS [Inverter C]           | 1         | 10  | 3890435 |
| D5020           | Electrical room     | Good      | Secondary Transformer, Dry, Stepdown [T2]                | 1         | 30  | 3890313 |

Component Condition Report | Washington Elementary STEM Magnet / C

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                        | Quantity  | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------|-----------|-----|---------|
| D5020                           | Electrical room     | Good      | Distribution Panel, 120/208 V [DB3]                                           | 1         | 25  | 3890315 |
| D5020                           | Electrical room     | Good      | Distribution Panel, 277/480 V [MDB3]                                          | 1         | 25  | 3890086 |
| D5030                           | Throughout building | Good      | Electrical System, Wiring & Switches, Average or Low Density/Complexity       | 20,000 SF | 35  | 3890441 |
| D5040                           | Throughout building | Good      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures    | 20,000 SF | 15  | 3890138 |
| Fire Alarm & Electronic Systems |                     |           |                                                                               |           |     |         |
| D6060                           | Throughout building | Good      | Intercom/PA System, Public Address Upgrade, Facility-Wide                     | 20,000 SF | 20  | 3890396 |
| D7030                           | Throughout building | Good      | Security/Surveillance System, Full System Upgrade, Average Density            | 20,000 SF | 15  | 3890429 |
| D7050                           | Throughout building | Good      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20,000 SF | 15  | 3890094 |
| Equipment & Furnishings         |                     |           |                                                                               |           |     |         |
| E2010                           | Throughout building | Good      | Casework, Countertop, Plastic Laminate                                        | 400 LF    | 10  | 3890344 |
| E2010                           | Throughout building | Good      | Casework, Cabinetry Economy                                                   | 500 LF    | 15  | 3890373 |
| Sitework                        |                     |           |                                                                               |           |     |         |
| G4050                           | Building exterior   | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                        | 28        | 15  | 3890440 |

Component Condition Report | Washington Elementary STEM Magnet / D

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                     | Quantity  | RUL | ID      |
|------------|-------------------|-----------|------------------------------------------------------------|-----------|-----|---------|
| Facade     |                   |           |                                                            |           |     |         |
| B2010      | Building Exterior | Good      | Exterior Walls, any painted surface, Prep & Paint          | 14,700 SF | 10  | 3890223 |
| B2020      | Building Exterior | Good      | Storefront, Glazing & Framing                              | 1,500 SF  | 30  | 3890267 |
| B2050      | Building Exterior | Good      | Exterior Door, Aluminum-Framed & Glazed, Sliding w/o Motor | 1         | 25  | 3890417 |
| B2050      | Building Exterior | Good      | Exterior Door, Aluminum-Framed & Glazed, Standard Swing    | 12        | 30  | 3890203 |
| Roofing    |                   |           |                                                            |           |     |         |
| B3010      | Roof              | Good      | Roofing, Clay/Concrete Tile                                | 6,270 SF  | 45  | 3890444 |
| B3010      | Roof              | Good      | Roofing, Built-Up                                          | 5,300 SF  | 20  | 3890200 |
| B3020      | Roof              | Good      | Roof Appurtenances, Roof Access Ladder, Steel              | 17 LF     | 35  | 3890185 |

Component Condition Report | Washington Elementary STEM Magnet / D

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|-----------|-----|---------|
| B3020      | Roof                | Good      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings         | 800 LF    | 15  | 3890408 |
| B3060      | Roof                | Good      | Roof Skylight, per unit, up to 20 SF                                   | 4         | 25  | 3890387 |
| B3060      | Roof                | Good      | Roof Hatch, Metal                                                      | 1         | 25  | 3890076 |
| Interiors  |                     |           |                                                                        |           |     |         |
| C1030      | Throughout building | Good      | Interior Door, Steel, Standard                                         | 12        | 40  | 3890451 |
| C1030      | Throughout building | Good      | Door Hardware, School, per Door                                        | 25        | 30  | 3890376 |
| C1070      | Throughout building | Good      | Suspended Ceilings, Acoustical Tile Fiberglass                         | 2,500 SF  | 25  | 3890224 |
| C1090      | Restrooms           | Good      | Toilet Partitions, Metal                                               | 5         | 15  | 3890103 |
| C2010      | Throughout building | Good      | Wall Finishes, any surface, Prep & Paint                               | 15,000 SF | 10  | 3890106 |
| C2010      | MPR                 | Good      | Wall Finishes, Wood Paneling, Raised Architectural Wainscot            | 1,500 SF  | 30  | 3890324 |
| C2010      | Restrooms           | Good      | Wall Finishes, Ceramic Tile                                            | 1,800 SF  | 35  | 3890391 |
| C2010      | Kitchen             | Good      | Wall Finishes, Laminated Paneling (FRP)                                | 2,200 SF  | 30  | 3890210 |
| C2030      | MPR                 | Good      | Flooring, Carpet, Commercial Standard                                  | 1,000 SF  | 10  | 3890077 |
| C2030      | Kitchen             | Good      | Flooring, Ceramic Tile                                                 | 2,600 SF  | 40  | 3890290 |
| C2030      | MPR                 | Good      | Flooring, Vinyl Tile (VCT)                                             | 7,500 SF  | 15  | 3890336 |
| C2030      | Restrooms           | Good      | Flooring, Ceramic Tile                                                 | 900 SF    | 35  | 3890255 |
| C2050      | Throughout building | Good      | Ceiling Finishes, any flat surface, Prep & Paint                       | 7,500 SF  | 10  | 3890351 |
| Conveying  |                     |           |                                                                        |           |     |         |
| D1010      | MPR                 | Good      | Vertical Lift, Wheelchair, 5' Rise, Renovate                           | 1         | 20  | 3890390 |
| Plumbing   |                     |           |                                                                        |           |     |         |
| D2010      | Throughout building | Good      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 11,000 SF | 40  | 3890176 |
| D2010      | Kitchen             | Good      | Sink/Lavatory, Commercial Kitchen, 3-Bowl                              | 1         | 25  | 3890332 |
| D2010      | Kitchen             | Good      | Sink/Lavatory, Commercial Kitchen, 1-Bowl                              | 3         | 25  | 3890102 |
| D2010      | Kitchen             | Good      | Sink/Lavatory, Commercial Kitchen, 2-Bowl                              | 1         | 25  | 3890205 |
| D2010      | Restrooms           | Good      | Toilet, Commercial Water Closet                                        | 9         | 25  | 3890318 |

Component Condition Report | Washington Elementary STEM Magnet / D

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                      | Quantity  | RUL | ID      |
|-----------------|---------------------|-----------|-------------------------------------------------------------|-----------|-----|---------|
| D2010           | Restrooms           | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                    | 7         | 25  | 3890194 |
| D2010           | Restrooms           | Good      | Urinal, Standard                                            | 2         | 25  | 3890375 |
| D2010           | Building exterior   | Good      | Drinking Fountain, Wall-Mounted, Bi-Level                   | 1         | 10  | 3890289 |
| D2010           | Utility closet      | Good      | Sink/Lavatory, Service Sink, Floor                          | 1         | 30  | 3890136 |
| D2010           | Utility closet      | Good      | Water Heater, Gas, Residential                              | 1         | 10  | 3890377 |
| D2030           | Roof                | Good      | Supplemental Components, Drains, Roof                       | 12        | 35  | 3890418 |
| HVAC            |                     |           |                                                             |           |     |         |
| D3030           | 109                 | Good      | Split System, Fan Coil Unit, DX                             | 1         | 10  | 3890339 |
| D3030           | Roof                | Good      | Split System, Condensing Unit/Heat Pump [D110]              | 1         | 10  | 3890126 |
| D3050           | Roof                | Good      | Make-Up Air Unit, MUA or MAU [D107]                         | 1         | 15  | 3890402 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [D102]              | 1         | 15  | 3890367 |
| D3050           | Throughout building | Good      | HVAC System, Ductwork, Medium Density                       | 11,000 SF | 25  | 3890081 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [D101]              | 1         | 15  | 3890182 |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted [D103]              | 1         | 15  | 3890116 |
| D3060           | Roof                | Good      | Exhaust Fan, Roof or Wall-Mounted, 24" Damper [D104]        | 1         | 15  | 3890169 |
| D3060           | Roof                | Good      | Exhaust Fan, Roof or Wall-Mounted, 24" Damper [D106]        | 1         | 15  | 3890087 |
| D3060           | Roof                | Good      | Exhaust Fan, Roof or Wall-Mounted, 16" Damper [D107]        | 1         | 15  | 3890184 |
| D3060           | Restrooms           | Good      | Supplemental Components, Hand Dryer, Restroom               | 5         | 5   | 3890319 |
| D3060           | Kitchen             | Good      | Supplemental Components, Air Curtain, 8' Wide Heated        | 1         | 15  | 3890239 |
| D3060           | Kitchen             | Good      | Supplemental Components, Air Curtain, 8' Wide Heated        | 1         | 15  | 3890123 |
| D3060           | Kitchen             | Good      | Supplemental Components, Air Curtain, 8' Wide Heated        | 1         | 15  | 3890192 |
| D3060           | Roof                | Good      | Exhaust Fan, Roof or Wall-Mounted, 24" Damper [D111]        | 1         | 15  | 3890129 |
| D3060           | Kitchen             | Good      | Supplemental Components, Air Curtain, 8' Wide Heated        | 1         | 15  | 3890101 |
| Fire Protection |                     |           |                                                             |           |     |         |
| D4010           | Kitchen             | Good      | Fire Suppression System, Commercial Kitchen, per LF of Hood | 5 LF      | 15  | 3890348 |

Component Condition Report | Washington Elementary STEM Magnet / D

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                        | Quantity  | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------|-----------|-----|---------|
| D4010                           | Throughout building | Good      | Fire Suppression System, Existing Sprinkler Heads, by SF                      | 11,000 SF | 20  | 3890431 |
| D4030                           | Throughout building | Good      | Fire Extinguisher, Wet Chemical/CO2                                           | 5         | 10  | 3890383 |
| Electrical                      |                     |           |                                                                               |           |     |         |
| D5010                           | Electrical room     | Good      | Uninterruptible Power Supply, UPS [Inverter D]                                | 1         | 10  | 3890219 |
| D5020                           | Electrical room     | Good      | Secondary Transformer, Dry, Stepdown [T1]                                     | 1         | 25  | 3890284 |
| D5020                           | Electrical room     | Good      | Distribution Panel, 277/480 V [MDB-2]                                         | 1         | 25  | 3890088 |
| D5020                           | Electrical room     | Good      | Distribution Panel, 120/208 V [DB2]                                           | 1         | 25  | 3890442 |
| D5030                           | Throughout building | Good      | Electrical System, Wiring & Switches, Average or Low Density/Complexity       | 11,000 SF | 40  | 3890382 |
| D5040                           | Throughout building | Good      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures    | 11,000 SF | 20  | 3890361 |
| Fire Alarm & Electronic Systems |                     |           |                                                                               |           |     |         |
| D7030                           | Throughout building | Good      | Security/Surveillance System, Full System Upgrade, Average Density            | 11,000 SF | 15  | 3890222 |
| D7050                           | Electrical room     | Good      | Fire Alarm Panel, Fully Addressable                                           | 1         | 10  | 3890141 |
| D7050                           | Throughout building | Good      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 11,000 SF | 15  | 3890274 |
| Equipment & Furnishings         |                     |           |                                                                               |           |     |         |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Refrigerator, 2-Door Reach-In                          | 1         | 10  | 3890271 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Dairy Cooler/Wells                                     | 1         | 15  | 3890232 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Exhaust Hood, 8 to 10 LF                               | 1         | 10  | 3890127 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1         | 10  | 3890173 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1         | 10  | 3890366 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Convection Oven, Double                                | 1         | 5   | 3890120 |
| E1030                           | Roof                | Good      | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer            | 1         | 10  | 3890410 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator              | 1         | 15  | 3890264 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Refrigerator, 1-Door Reach-In                          | 1         | 10  | 3890245 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Dairy Cooler/Wells                                     | 1         | 15  | 3890118 |
| E1030                           | Kitchen             | Good      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                | 1         | 10  | 3890197 |

Component Condition Report | Washington Elementary STEM Magnet / D

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                              | Quantity | RUL | ID      |
|------------|-------------------|-----------|---------------------------------------------------------------------|----------|-----|---------|
| E1030      | Kitchen           | Good      | Foodservice Equipment, Tilting Skillet                              | 1        | 15  | 3890449 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Dairy Cooler/Wells                           | 1        | 10  | 3890150 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1        | 10  | 3890189 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Dairy Cooler/Wells                           | 1        | 10  | 3890247 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels      | 1        | 15  | 3890229 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Range, 2-Burner                              | 1        | 10  | 3890073 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1        | 10  | 3890248 |
| E1030      | Kitchen           | Good      | Foodservice Equipment, Dairy Cooler/Wells                           | 1        | 10  | 3890206 |
| Sitework   |                   |           |                                                                     |          |     |         |
| G4050      | Building exterior | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement              | 32       | 20  | 3890107 |

Component Condition Report | Washington Elementary STEM Magnet / B Portable

| UF L3 Code | Location            | Condition | Asset/Component/Repair                            | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                   |          |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint | 2,160 SF | 6   | 3890262 |
| B2020      | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, 28-40 SF          | 2        | 6   | 3890362 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                    | 2        | 16  | 3890159 |
| Roofing    |                     |           |                                                   |          |     |         |
| B3010      |                     | Fair      | Roofing, Modified Bitumen                         | 1,650 SF | 4   | 3948379 |
| Interiors  |                     |           |                                                   |          |     |         |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door                   | 3        | 6   | 3890162 |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                   | 1        | 16  | 3890370 |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile Fiberglass    | 1,650 SF | 6   | 3890071 |
| C2010      | Throughout building | Fair      | Wall Finishes, Vinyl                              | 2,475 SF | 6   | 3890398 |
| C2030      | Throughout building | Poor      | Flooring, Carpet, Commercial Standard             | 1,650 SF | 0   | 3890272 |

Component Condition Report | Washington Elementary STEM Magnet / B Portable

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| HVAC                            |                     |           |                                                                             |          |     |         |
| D3030                           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted                                          | 1        | 3   | 3890178 |
| D3030                           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted                                          | 1        | 6   | 3890111 |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Low Density                                          | 1,650 SF | 6   | 3890134 |
| Electrical                      |                     |           |                                                                             |          |     |         |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity     | 1,650 SF | 16  | 3890358 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  | 1,650 SF | 6   | 3890427 |
| Fire Alarm & Electronic Systems |                     |           |                                                                             |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install | 1,650 SF | 5   | 3890095 |
| Sitework                        |                     |           |                                                                             |          |     |         |
| G4050                           | Building exterior   | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                      | 2        | 6   | 3890401 |

Component Condition Report | Washington Elementary STEM Magnet / E

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                  | Quantity | RUL | ID      |
|------------|---------------------|-----------|---------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                         |          |     |         |
| B2010      | Balconies           | Poor      | Exterior Walls, any painted surface, Prep & Paint       | 200 SF   | 0   | 3890331 |
| B2010      | Building Exterior   | Fair      | Exterior Walls, Insulated Finishing System (EIFS)       | 7,500 SF | 13  | 3890296 |
| B2020      | Building Exterior   | Fair      | Storefront, Glazing & Framing                           | 400 SF   | 13  | 3890436 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 4        | 13  | 3890409 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                          | 4        | 23  | 3890407 |
| Roofing    |                     |           |                                                         |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Metal                                          | 6,512 SF | 23  | 3890416 |
| Interiors  |                     |           |                                                         |          |     |         |
| C1070      | Under FCUs          | Fair      | Suspended Ceilings, Acoustical Tile (ACT)               | 120 SF   | 5   | 3890414 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                | 8,880 SF | 5   | 3890211 |

Component Condition Report | Washington Elementary STEM Magnet / E

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                        | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------------|----------|-----|---------|
| C2030                           | Throughout building | Fair      | Flooring, Vinyl Tile (VCT)                                                    | 5,920 SF | 10  | 3890244 |
| C2050                           | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                              | 5,800 SF | 7   | 3890070 |
| Plumbing                        |                     |           |                                                                               |          |     |         |
| D2010                           | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                    | 4        | 21  | 3890130 |
| D2010                           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)      | 5,920 SF | 23  | 3890334 |
| D2030                           | Roof                | Fair      | Supplemental Components, Drains, Roof                                         | 8        | 23  | 3890278 |
| HVAC                            |                     |           |                                                                               |          |     |         |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Low Density                                            | 5,920 SF | 13  | 3890142 |
| D3050                           | Throughout building | Fair      | Fan Coil Unit, Hydronic Terminal                                              | 4        | 3   | 3890433 |
| D3050                           | Throughout building | Fair      | HVAC System, Hydronic Piping, 4-Pipe                                          | 5,920 SF | 23  | 3890268 |
| D3060                           | Electrical room     | Fair      | Axial Flow Fan, In-Line, up to 1 HP Motor [P0 16281]                          | 1        | 3   | 3890069 |
| Fire Protection                 |                     |           |                                                                               |          |     |         |
| D4010                           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                      | 5,920 SF | 10  | 3890214 |
| D4030                           | Throughout building | Good      | Fire Extinguisher, Wet Chemical/CO2                                           | 5        | 10  | 3890209 |
| Electrical                      |                     |           |                                                                               |          |     |         |
| D5020                           | Electrical room     | Fair      | Distribution Panel, 277/480 V [EH]                                            | 1        | 10  | 3890137 |
| D5020                           | Electrical room     | Fair      | Secondary Transformer, Dry, Stepdown [T5]                                     | 1        | 10  | 3890448 |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity       | 5,920 SF | 23  | 3890256 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                     | 4        | 5   | 3890152 |
| D5040                           | Building exterior   | Fair      | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery           | 1        | 5   | 3890321 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures    | 5,920 SF | 5   | 3890316 |
| Fire Alarm & Electronic Systems |                     |           |                                                                               |          |     |         |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 5,920 SF | 5   | 3890140 |
| Sitework                        |                     |           |                                                                               |          |     |         |
| G4050                           | Building exterior   | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                        | 20       | 20  | 3890096 |

## Component Condition Report | Washington Elementary STEM Magnet / Restroom Building

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                                        |          |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, Insulated Finishing System (EIFS)                      | 1,200 SF | 13  | 3890207 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                         | 11       | 23  | 3890422 |
| Roofing    |                     |           |                                                                        |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Built-Up                                                      | 560 SF   | 5   | 3890093 |
| B3020      | Utility closet      | Fair      | Roof Appurtenances, Roof Access Ladder, Steel                          | 12 LF    | 23  | 3890148 |
| B3060      | Roof                | Fair      | Roof Hatch, Metal                                                      | 1        | 13  | 3890225 |
| Interiors  |                     |           |                                                                        |          |     |         |
| C2010      | Building Exterior   | Fair      | Wall Finishes, Fiberglass Paneling                                     | 800 SF   | 33  | 3890213 |
| C2010      | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                            | 500 SF   | 23  | 3891609 |
| C2030      | Restrooms           | Fair      | Flooring, Ceramic Tile                                                 | 560 SF   | 23  | 3891608 |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 560 SF   | 5   | 3891610 |
| Plumbing   |                     |           |                                                                        |          |     |         |
| D2010      | Restrooms           | Fair      | Toilet, Commercial Water Closet                                        | 4        | 13  | 3891606 |
| D2010      | Building exterior   | Good      | Drinking Fountain, Wall-Mounted, Bi-Level                              | 1        | 15  | 3890355 |
| D2010      | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                 | 1        | 21  | 3890236 |
| D2010      | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 560 SF   | 23  | 3890158 |
| D2010      | Restroom            | Fair      | Urinal, Standard                                                       | 3        | 13  | 3891605 |
| D2010      |                     | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                               | 4        | 13  | 3891607 |
| D2030      | Roof                | Fair      | Supplemental Components, Drains, Roof                                  | 2        | 23  | 3890196 |
| HVAC       |                     |           |                                                                        |          |     |         |
| D3060      | Roof                | Fair      | Exhaust Fan, Roof or Wall-Mounted, 10" Damper                          | 1        | 3   | 3890295 |
| D3060      | Roof                | Fair      | Exhaust Fan, Roof or Wall-Mounted, 12" Damper [016113]                 | 1        | 3   | 3890342 |
| D3060      | Roof                | Fair      | Exhaust Fan, Roof or Wall-Mounted, 12" Damper [016113]                 | 1        | 3   | 3890221 |
| Electrical |                     |           |                                                                        |          |     |         |

Component Condition Report | Washington Elementary STEM Magnet / Restroom Building

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                              | Quantity | RUL | ID      |
|------------|-------------------|-----------|---------------------------------------------------------------------|----------|-----|---------|
| D5040      | Building exterior | Fair      | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery | 1        | 5   | 3890426 |
| Sitework   |                   |           |                                                                     |          |     |         |
| G4050      | Building exterior | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement              | 6        | 20  | 3890250 |

Component Condition Report | Washington Elementary STEM Magnet

| UF L3 Code                      | Location          | Condition | Asset/Component/Repair                                                                    | Quantity  | RUL | ID      |
|---------------------------------|-------------------|-----------|-------------------------------------------------------------------------------------------|-----------|-----|---------|
| Roofing                         |                   |           |                                                                                           |           |     |         |
| B3010                           | Site              | Fair      | Roofing, Fiberglass, Flat                                                                 | 2,000 SF  | 10  | 3890432 |
| Plumbing                        |                   |           |                                                                                           |           |     |         |
| D2010                           | CD Site           | Good      | Drinking Fountain, Exterior/Site, Metal Pedestal                                          | 2         | 12  | 3890068 |
| Fire Protection                 |                   |           |                                                                                           |           |     |         |
| D4010                           | Site              | Fair      | Backflow Preventer, Fire Suppression                                                      | 1         | 13  | 3890135 |
| Fire Alarm & Electronic Systems |                   |           |                                                                                           |           |     |         |
| D8010                           |                   | Poor      | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install                               | 88,178 SF | 2   | 4164722 |
| Follow-up Studies               |                   |           |                                                                                           |           |     |         |
| P2030                           | A & B Buildings   | NA        | Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | 1         | 0   | 3890080 |
| P2030                           | Pedestrian Bridge | NA        | Engineering Study, Structural, Seismic, Evaluate/Report                                   | 1         | 0   | 3890100 |

## Appendix F:

### Replacement Reserves

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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 |
|-------------------------------------------------------|-------------|------|-------------|-----------|----------|-----------|-----------|-----------|----------|----------|-------------|------|----------|-----------|------|-------------|----------|-------------|----------|------|-------------|--------------------------|
| Washington Elementary STEM Magnet                     | \$27,200    | \$0  | \$254,451   | \$0       | \$0      | \$0       | \$0       | \$0       | \$0      | \$0      | \$36,555    | \$0  | \$4,654  | \$16,777  | \$0  | \$0         | \$0      | \$396,426   | \$0      | \$0  | \$0         | \$736,061                |
| Washington Elementary STEM Magnet / A                 | \$678,781   | \$0  | \$446,023   | \$81,201  | \$0      | \$500,814 | \$77,948  | \$150,537 | \$1,240  | \$16,609 | \$692,982   | \$0  | \$233    | \$113,441 | \$0  | \$782,059   | \$0      | \$202,309   | \$4,075  | \$0  | \$315,390   | \$4,063,642              |
| Washington Elementary STEM Magnet / B                 | \$440,368   | \$0  | \$337,520   | \$225,472 | \$0      | \$273,446 | \$0       | \$147,191 | \$16,815 | \$0      | \$386,790   | \$0  | \$8,066  | \$278,810 | \$0  | \$291,298   | \$0      | \$152,855   | \$15,837 | \$0  | \$178,623   | \$2,753,092              |
| Washington Elementary STEM Magnet / C                 | \$0         | \$0  | \$0         | \$0       | \$0      | \$12,108  | \$0       | \$0       | \$0      | \$0      | \$220,833   | \$0  | \$0      | \$0       | \$0  | \$921,948   | \$0      | \$0         | \$0      | \$0  | \$310,438   | \$1,465,328              |
| Washington Elementary STEM Magnet / D                 | \$0         | \$0  | \$0         | \$0       | \$0      | \$22,073  | \$0       | \$0       | \$0      | \$0      | \$247,109   | \$0  | \$0      | \$0       | \$0  | \$540,812   | \$0      | \$0         | \$0      | \$0  | \$502,797   | \$1,312,790              |
| Washington Elementary STEM Magnet / B Portable        | \$13,464    | \$0  | \$0         | \$5,231   | \$20,205 | \$4,162   | \$53,742  | \$0       | \$0      | \$0      | \$18,094    | \$0  | \$0      | \$0       | \$0  | \$0         | \$21,833 | \$0         | \$0      | \$0  | \$24,317    | \$161,049                |
| Washington Elementary STEM Magnet / E                 | \$653       | \$0  | \$0         | \$19,617  | \$0      | \$74,719  | \$0       | \$15,522  | \$0      | \$0      | \$71,112    | \$0  | \$0      | \$337,991 | \$0  | \$24,443    | \$0      | \$20,860    | \$0      | \$0  | \$35,567    | \$600,484                |
| Washington Elementary STEM Magnet / Restroom Building | \$0         | \$0  | \$0         | \$4,756   | \$0      | \$11,579  | \$0       | \$0       | \$0      | \$0      | \$0         | \$0  | \$0      | \$69,343  | \$0  | \$4,814     | \$0      | \$0         | \$0      | \$0  | \$9,432     | \$99,923                 |
| Washington Elementary STEM Magnet / Site              | \$85,517    | \$0  | \$0         | \$5,944   | \$0      | \$68,740  | \$24,683  | \$0       | \$0      | \$0      | \$275,767   | \$0  | \$72,318 | \$0       | \$0  | \$230,529   | \$0      | \$242,770   | \$9,261  | \$0  | \$155,042   | \$1,170,574              |
| Grand Total                                           | \$1,245,983 | \$0  | \$1,037,994 | \$342,221 | \$20,205 | \$967,642 | \$156,373 | \$313,250 | \$18,055 | \$16,609 | \$1,949,242 | \$0  | \$85,271 | \$816,362 | \$0  | \$2,795,902 | \$21,833 | \$1,015,220 | \$29,173 | \$0  | \$1,531,608 | \$12,362,943             |

Washington Elementary STEM Magnet

| Uniformat Code                                          | ID      | Cost Description                                                                          | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2022     | 2023 | 2024      | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032     | 2033    | 2034     | 2035     | 2036 | 2037 | 2038 | 2039      | 2040 | 2041 | 2042 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------------|----------------|----|-----|----------|------|-------------|-----------|----------|------|-----------|------|------|------|------|------|------|------|----------|---------|----------|----------|------|------|------|-----------|------|------|------|----------------------------|
| B3010                                                   | 3890432 | Roofing, Fiberglass, Flat, Replace                                                        | 20             | 10 | 10  | 2000     | SF   | \$13.60     | \$27,200  |          |      |           |      |      |      |      |      |      |      | \$27,200 |         |          |          |      |      |      |           |      |      |      | \$27,200                   |
| D2010                                                   | 3890068 | Drinking Fountain, Exterior/Site, Metal Pedestal, Replace                                 | 15             | 3  | 12  | 2        | EA   | \$1,632.00  | \$3,264   |          |      |           |      |      |      |      |      |      |      |          | \$3,264 |          |          |      |      |      |           |      |      |      | \$3,264                    |
| D4010                                                   | 3890135 | Backflow Preventer, Fire Suppression, Replace                                             | 30             | 17 | 13  | 1        | EA   | \$11,424.00 | \$11,424  |          |      |           |      |      |      |      |      |      |      |          |         | \$11,424 |          |      |      |      |           |      |      |      | \$11,424                   |
| D8010                                                   | 4164722 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install                               | 15             | 13 | 2   | 88178    | SF   | \$2.72      | \$239,844 |          |      | \$239,844 |      |      |      |      |      |      |      |          |         |          |          |      |      |      | \$239,844 |      |      |      | \$479,688                  |
| P2030                                                   | 3890080 | Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | 0              | 0  | 0   | 1        | EA   | \$5,440.00  | \$5,440   | \$5,440  |      |           |      |      |      |      |      |      |      |          |         |          |          |      |      |      |           |      |      |      | \$5,440                    |
| P2030                                                   | 3890100 | Engineering Study, Structural, Seismic, Evaluate/Report                                   | 0              | 0  | 0   | 1        | EA   | \$21,760.00 | \$21,760  | \$21,760 |      |           |      |      |      |      |      |      |      |          |         |          |          |      |      |      |           |      |      |      | \$21,760                   |
| Totals, Unescalated                                     |         |                                                                                           |                |    |     |          |      |             |           | \$27,200 | \$0  | \$239,844 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$27,200 | \$0     | \$3,264  | \$11,424 | \$0  | \$0  | \$0  | \$239,844 | \$0  | \$0  | \$0  | \$548,776                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                           |                |    |     |          |      |             |           | \$27,200 | \$0  | \$254,451 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$36,555 | \$0     | \$4,654  | \$16,777 | \$0  | \$0  | \$0  | \$396,426 | \$0  | \$0  | \$0  | \$736,061                  |

Washington Elementary STEM Magnet / A

| Uniformat Code | ID      | Cost Description                                                                | Lifespan (EUL) | EA | 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 |           |           |
|----------------|---------|---------------------------------------------------------------------------------|----------------|----|-----|-------|----------|------|-------------|-----------|-----------|------|-----------|---------|------|-----------|-----------|------|------|------|----------|------|-------|------|------|-----------|----------|-----------|------|----------|---------|----------------------------|-----------|-----------|
| B1080          | 3890277 | Stairs, Concrete/Masonry, Exterior, Repair                                      | 0              | 0  | 0   | 1000  | SF       |      | \$32.64     | \$32,640  | \$32,640  |      |           |         |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      |          |         | \$32,640                   |           |           |
| B2010          | 3890105 | Exterior Walls, any painted surface, Prep & Paint                               | 10             | 5  | 5   | 30000 | SF       |      | \$3.26      | \$97,920  |           |      |           |         |      | \$97,920  |           |      |      |      |          |      |       |      |      | \$97,920  |          |           |      |          |         |                            | \$195,840 |           |
| B2020          | 3890241 | Window, Wood Historical, 28-40 SF, Restore                                      | 30             | 30 | 0   | 123   | EA       |      | \$5,222.40  | \$642,355 | \$642,355 |      |           |         |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      |          |         |                            | \$642,355 |           |
| B3010          | 3890195 | Roofing, Built-Up, Replace                                                      | 25             | 10 | 15  | 500   | SF       |      | \$15.23     | \$7,616   |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$7,616   |          |           |      |          |         |                            | \$7,616   |           |
| C1010          | 3890411 | Interior Wall, Gypsum Board/Plaster, Repair                                     | 0              | 0  | 0   | 400   | SF       |      | \$3.81      | \$1,523   | \$1,523   |      |           |         |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      |          |         |                            | \$1,523   |           |
| C1030          | 3890415 | Interior Door, Wood, Solid-Core, Replace                                        | 40             | 40 | 0   | 1     | EA       |      | \$761.60    | \$762     | \$762     |      |           |         |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      |          |         |                            | \$762     |           |
| C1030          | 3890329 | Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace                 | 40             | 30 | 10  | 1     | EA       |      | \$1,033.60  | \$1,034   |           |      |           |         |      |           |           |      |      |      | \$1,034  |      |       |      |      |           |          |           |      |          |         |                            | \$1,034   |           |
| C1030          | 3890288 | Door Hardware, School, per Door, Replace                                        | 30             | 20 | 10  | 90    | EA       |      | \$435.20    | \$39,168  |           |      |           |         |      |           |           |      |      |      | \$39,168 |      |       |      |      |           |          |           |      |          |         |                            | \$39,168  |           |
| C1070          | 3890350 | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace                      | 25             | 10 | 15  | 30000 | SF       |      | \$3.81      | \$114,240 |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$114,240 |          |           |      |          |         |                            | \$114,240 |           |
| C1090          | 3890292 | Toilet Partitions, Metal, Refinish                                              | 10             | 8  | 2   | 3     | EA       |      | \$54.40     | \$163     |           |      | \$163     |         |      |           |           |      |      |      |          |      | \$163 |      |      |           |          |           |      |          |         |                            | \$326     |           |
| C1090          | 3890199 | Toilet Partitions, Metal, Replace                                               | 20             | 0  | 20  | 14    | EA       |      | \$924.80    | \$12,947  |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      | \$12,947 |         |                            | \$12,947  |           |
| C2010          | 3890306 | Wall Finishes, any surface, Prep & Paint                                        | 10             | 5  | 5   | 70000 | SF       |      | \$1.63      | \$114,240 |           |      |           |         |      | \$114,240 |           |      |      |      |          |      |       |      |      | \$114,240 |          |           |      |          |         |                            | \$228,480 |           |
| C2030          | 3890428 | Flooring, Wood, Strip, Refinish                                                 | 10             | 5  | 5   | 7200  | SF       |      | \$4.35      | \$31,334  |           |      |           |         |      | \$31,334  |           |      |      |      |          |      |       |      |      |           | \$31,334 |           |      |          |         |                            |           | \$62,669  |
| C2030          | 3890347 | Flooring, Vinyl Tile (VCT), Replace                                             | 15             | 15 | 0   | 276   | SF       |      | \$5.44      | \$1,501   | \$1,501   |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$1,501   |          |           |      |          |         |                            | \$3,003   |           |
| C2030          | 3890363 | Flooring, Carpet, Commercial Standard, Replace                                  | 10             | 3  | 7   | 15000 | SF       |      | \$8.16      | \$122,400 |           |      |           |         |      |           | \$122,400 |      |      |      |          |      |       |      |      |           |          | \$122,400 |      |          |         |                            |           | \$244,800 |
| C2030          | 3890177 | Flooring, Maple Sports Floor, Refinish                                          | 10             | 0  | 10  | 2500  | SF       |      | \$5.44      | \$13,600  |           |      |           |         |      |           |           |      |      |      | \$13,600 |      |       |      |      |           |          |           |      | \$13,600 |         |                            | \$27,200  |           |
| C2050          | 3890143 | Ceiling Finishes, any flat surface, Prep & Paint                                | 10             | 5  | 5   | 5000  | SF       |      | \$2.18      | \$10,880  |           |      |           |         |      | \$10,880  |           |      |      |      |          |      |       |      |      | \$10,880  |          |           |      |          |         |                            | \$21,760  |           |
| D1010          | 3890155 | Passenger Elevator, Hydraulic, 2 Floors, Renovate                               | 30             | 24 | 6   | 1     | EA       |      | \$59,840.00 | \$59,840  |           |      |           |         |      |           | \$59,840  |      |      |      |          |      |       |      |      |           |          |           |      |          |         |                            | \$59,840  |           |
| D1010          | 3890124 | Elevator Controls, Automatic, 1 Car, Replace                                    | 20             | 14 | 6   | 1     | EA       |      | \$5,440.00  | \$5,440   |           |      |           |         |      |           | \$5,440   |      |      |      |          |      |       |      |      |           |          |           |      |          |         |                            | \$5,440   |           |
| D1010          | 3890333 | Elevator Cab Finishes, Standard, Replace                                        | 15             | 0  | 15  | 1     | EA       |      | \$9,792.00  | \$9,792   |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$9,792   |          |           |      |          |         |                            | \$9,792   |           |
| D1010          | 3890349 | Vertical Lift, Wheelchair, 5' Rise, Renovate                                    | 25             | 10 | 15  | 1     | EA       |      | \$18,496.00 | \$18,496  |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$18,496  |          |           |      |          |         |                            | \$18,496  |           |
| D1010          | 3890231 | Vertical Lift, Wheelchair, 5' Rise, Renovate                                    | 25             | 10 | 15  | 1     | EA       |      | \$18,496.00 | \$18,496  |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$18,496  |          |           |      |          |         |                            | \$18,496  |           |
| D1010          | 3890305 | Vertical Lift, Wheelchair, 5' Rise, Renovate                                    | 25             | 10 | 15  | 1     | EA       |      | \$18,496.00 | \$18,496  |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$18,496  |          |           |      |          |         |                            | \$18,496  |           |
| D2010          | 3890443 | Water Heater, Gas, Residential, Replace                                         | 15             | 12 | 3   | 1     | EA       |      | \$1,414.40  | \$1,414   |           |      |           | \$1,414 |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      | \$1,414  |         |                            | \$2,829   |           |
| D2010          | 3890354 | Water Heater, Electric, Instant Hot, Replace                                    | 15             | 0  | 15  | 4     | EA       |      | \$544.00    | \$2,176   |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$2,176   |          |           |      |          |         |                            | \$2,176   |           |
| D2010          | 3890098 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40             | 38 | 2   | 35115 | SF       |      | \$11.97     | \$420,256 |           |      | \$420,256 |         |      |           |           |      |      |      |          |      |       |      |      |           |          |           |      |          |         |                            | \$420,256 |           |
| D2010          | 3890249 | Backflow Preventer, Domestic Water, Replace                                     | 30             | 15 | 15  | 1     | EA       |      | \$7,180.80  | \$7,181   |           |      |           |         |      |           |           |      |      |      |          |      |       |      |      | \$7,181   |          |           |      |          |         |                            | \$7,181   |           |
| D2010          | 3890084 | Drinking Fountain, Wall-Mounted, Single-Level, Replace                          | 15             | 10 | 5   | 2     | EA       |      | \$1,305.60  | \$2,611   |           |      |           |         |      | \$2,611   |           |      |      |      |          |      |       |      |      |           |          |           |      |          | \$2,611 |                            | \$5,222   |           |
| D2010          | 3890258 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                              | 15             | 10 | 5   | 3     | EA       |      | \$1,632.00  | \$4,896   |           |      |           |         |      | \$4,896   |           |      |      |      |          |      |       |      |      |           |          |           |      | \$4,896  |         |                            | \$9,792   |           |

| Unif                                                    | Format | Code    | 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 |
|---------------------------------------------------------|--------|---------|----|-------------------------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|------------|-----------|------|-----------|----------|------|-----------|----------|-----------|---------|----------|-----------|------|-------|-----------|----------|-----------|------|-----------|---------|----------|-----------|----------------------------|
| D3030                                                   |        | 3890092 |    | Split System, Fan Coil Unit, DX, Replace                                            | 15             |   | 6   | 9   | 1        | EA   | \$5,004.80  | \$5,005    |           |      |           |          |      |           |          |           |         | \$5,005  |           |      |       |           |          |           |      |           |         |          |           | \$5,005                    |
| D3030                                                   |        | 3890230 |    | Split System, Condensing Unit/Heat Pump, Replace                                    | 15             |   | 6   | 9   | 1        | EA   | \$7,724.80  | \$7,725    |           |      |           |          |      |           |          |           |         | \$7,725  |           |      |       |           |          |           |      |           |         |          |           | \$7,725                    |
| D3050                                                   |        | 3890299 |    | Fan Coil Unit, Hydronic Terminal, Replace                                           | 20             |   | 17  | 3   | 3        | EA   | \$4,787.20  | \$14,362   |           |      |           | \$14,362 |      |           |          |           |         |          |           |      |       |           |          |           |      |           |         |          |           | \$14,362                   |
| D3050                                                   |        | 3890201 |    | Fan Coil Unit, Hydronic Terminal, Replace                                           | 20             |   | 17  | 3   | 12       | EA   | \$3,916.80  | \$47,002   |           |      |           | \$47,002 |      |           |          |           |         |          |           |      |       |           |          |           |      |           |         |          |           | \$47,002                   |
| D3050                                                   |        | 3890112 |    | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 25             |   | 20  | 5   | 1        | EA   | \$23,936.00 | \$23,936   |           |      |           |          |      | \$23,936  |          |           |         |          |           |      |       |           |          |           |      |           |         |          |           | \$23,936                   |
| D3050                                                   |        | 3890314 |    | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             |   | 17  | 13  | 1        | EA   | \$43,520.00 | \$43,520   |           |      |           |          |      |           |          |           |         |          |           |      |       | \$43,520  |          |           |      |           |         |          |           | \$43,520                   |
| D3050                                                   |        | 3890406 |    | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             |   | 17  | 13  | 1        | EA   | \$33,728.00 | \$33,728   |           |      |           |          |      |           |          |           |         |          |           |      |       | \$33,728  |          |           |      |           |         |          |           | \$33,728                   |
| D3060                                                   |        | 3890172 |    | Exhaust Fan, Residential Bathroom, Replace                                          | 15             |   | 10  | 5   | 2        | EA   | \$272.00    | \$544      |           |      |           |          |      | \$544     |          |           |         |          |           |      |       |           |          |           |      |           |         |          | \$544     | \$1,088                    |
| D3060                                                   |        | 3890399 |    | Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace                              | 20             |   | 10  | 10  | 1        | EA   | \$3,264.00  | \$3,264    |           |      |           |          |      |           |          |           |         |          | \$3,264   |      |       |           |          |           |      |           |         |          |           | \$3,264                    |
| D3060                                                   |        | 3890215 |    | Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace                   | 20             |   | 10  | 10  | 1        | EA   | \$1,632.00  | \$1,632    |           |      |           |          |      |           |          |           |         |          | \$1,632   |      |       |           |          |           |      |           |         |          |           | \$1,632                    |
| D3060                                                   |        | 3890175 |    | Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace                   | 20             |   | 10  | 10  | 1        | EA   | \$1,632.00  | \$1,632    |           |      |           |          |      |           |          |           |         |          | \$1,632   |      |       |           |          |           |      |           |         |          |           | \$1,632                    |
| D3060                                                   |        | 3890074 |    | Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace                   | 20             |   | 10  | 10  | 1        | EA   | \$1,632.00  | \$1,632    |           |      |           |          |      |           |          |           |         |          | \$1,632   |      |       |           |          |           |      |           |         |          |           | \$1,632                    |
| D3060                                                   |        | 3890322 |    | Supplemental Components, Hand Dryer, Restroom, Replace                              | 10             |   | 0   | 10  | 7        | EA   | \$1,740.80  | \$12,186   |           |      |           |          |      |           |          |           |         |          | \$12,186  |      |       |           |          |           |      |           |         | \$12,186 |           | \$24,371                   |
| D4010                                                   |        | 3890160 |    | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | 25             |   | 10  | 15  | 35115    | SF   | \$1.16      | \$40,879   |           |      |           |          |      |           |          |           |         |          |           |      |       |           | \$40,879 |           |      |           |         |          |           | \$40,879                   |
| D4030                                                   |        | 3890385 |    | Fire Extinguisher, Type ABC, up to 20 LB, Replace                                   | 10             |   | 2   | 8   | 6        | EA   | \$163.20    | \$979      |           |      |           |          |      |           |          |           | \$979   |          |           |      |       |           |          |           |      |           | \$979   |          |           | \$1,958                    |
| D5020                                                   |        | 3890234 |    | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             |   | 20  | 10  | 1        | EA   | \$27,200.00 | \$27,200   |           |      |           |          |      |           |          |           |         |          | \$27,200  |      |       |           |          |           |      |           |         |          |           | \$27,200                   |
| D5020                                                   |        | 3890235 |    | Switchboard, 277/480 V, Replace                                                     | 40             |   | 20  | 20  | 1        | EA   | \$56,576.00 | \$56,576   |           |      |           |          |      |           |          |           |         |          |           |      |       |           |          |           |      |           |         | \$56,576 |           | \$56,576                   |
| D5020                                                   |        | 3890131 |    | Switchboard, 120/208 V, Replace                                                     | 40             |   | 20  | 20  | 1        | EA   | \$48,960.00 | \$48,960   |           |      |           |          |      |           |          |           |         |          |           |      |       |           |          |           |      |           |         | \$48,960 |           | \$48,960                   |
| D5030                                                   |        | 3890439 |    | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20             |   | 17  | 3   | 1        | EA   | \$5,766.40  | \$5,766    |           |      |           | \$5,766  |      |           |          |           |         |          |           |      |       |           |          |           |      |           |         |          |           | \$5,766                    |
| D5030                                                   |        | 3890240 |    | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install                      | 20             |   | 17  | 3   | 1        | EA   | \$5,766.40  | \$5,766    |           |      |           | \$5,766  |      |           |          |           |         |          |           |      |       |           |          |           |      |           |         |          |           | \$5,766                    |
| D5040                                                   |        | 3890437 |    | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace        | 10             |   | 5   | 5   | 5        | EA   | \$239.36    | \$1,197    |           |      |           |          |      | \$1,197   |          |           |         |          |           |      |       |           | \$1,197  |           |      |           |         |          |           | \$2,394                    |
| D5040                                                   |        | 3890238 |    | Emergency & Exit Lighting, Exit Sign, LED, Replace                                  | 10             |   | 5   | 5   | 6        | EA   | \$239.36    | \$1,436    |           |      |           |          |      |           |          |           |         |          |           |      |       |           | \$1,436  |           |      |           |         |          |           | \$2,872                    |
| D5040                                                   |        | 3890310 |    | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             |   | 10  | 10  | 35115    | SF   | \$4.90      | \$171,923  |           |      |           |          |      |           |          |           |         |          | \$171,923 |      |       |           |          |           |      |           |         |          |           | \$171,923                  |
| D6060                                                   |        | 3890308 |    | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace                  | 20             |   | 10  | 10  | 35115    | SF   | \$1.80      | \$63,038   |           |      |           |          |      |           |          |           |         |          | \$63,038  |      |       |           |          |           |      |           |         |          |           | \$63,038                   |
| D7030                                                   |        | 3890283 |    | Security/Surveillance System, Full System Upgrade, Average Density, Replace         | 15             |   | 5   | 10  | 35115    | SF   | \$2.18      | \$76,410   |           |      |           |          |      |           |          |           |         |          | \$76,410  |      |       |           |          |           |      |           |         |          |           | \$76,410                   |
| D7050                                                   |        | 3890395 |    | Fire Alarm Panel, Fully Addressable, Replace                                        | 15             |   | 10  | 5   | 1        | EA   | \$16,320.00 | \$16,320   |           |      |           |          |      | \$16,320  |          |           |         |          |           |      |       |           |          |           |      |           |         | \$16,320 |           | \$32,640                   |
| D7050                                                   |        | 3890149 |    | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install       | 20             |   | 15  | 5   | 35115    | SF   | \$3.26      | \$114,615  |           |      |           |          |      | \$114,615 |          |           |         |          |           |      |       |           |          |           |      |           |         |          |           | \$114,615                  |
| E1030                                                   |        | 3890220 |    | Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace                         | 15             |   | 10  | 5   | 1        | EA   | \$4,134.40  | \$4,134    |           |      |           |          |      | \$4,134   |          |           |         |          |           |      |       |           |          |           |      |           |         | \$4,134  |           | \$8,269                    |
| E1030                                                   |        | 3890368 |    | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace             | 15             |   | 10  | 5   | 1        | EA   | \$1,849.60  | \$1,850    |           |      |           |          |      | \$1,850   |          |           |         |          |           |      |       |           |          |           |      |           |         | \$1,850  |           | \$3,699                    |
| E1030                                                   |        | 3890389 |    | Foodservice Equipment, Convection Oven, Single, Replace                             | 10             |   | 5   | 5   | 1        | EA   | \$6,092.80  | \$6,093    |           |      |           |          |      | \$6,093   |          |           |         |          |           |      |       | \$6,093   |          |           |      |           |         |          |           | \$12,186                   |
| E1070                                                   |        | 3890393 |    | Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace        | 15             |   | 5   | 10  | 1000     | SF   | \$16.32     | \$16,320   |           |      |           |          |      |           |          |           |         |          | \$16,320  |      |       |           |          |           |      |           |         |          |           | \$16,320                   |
| E2010                                                   |        | 3890099 |    | Casework, Cabinetry, Hardwood Standard, Replace                                     | 20             |   | 10  | 10  | 200      | LF   | \$326.40    | \$65,280   |           |      |           |          |      |           |          |           |         |          | \$65,280  |      |       |           |          |           |      |           |         |          |           | \$65,280                   |
| E2010                                                   |        | 3890104 |    | Casework, Countertop, Plastic Laminate, Replace                                     | 15             |   | 5   | 10  | 200      | LF   | \$54.40     | \$10,880   |           |      |           |          |      |           |          |           |         |          | \$10,880  |      |       |           |          |           |      |           |         |          |           | \$10,880                   |
| G4050                                                   |        | 3890075 |    | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             |   | 10  | 10  | 12       | EA   | \$870.40    | \$10,445   |           |      |           |          |      |           |          |           |         |          | \$10,445  |      |       |           |          |           |      |           |         |          |           | \$10,445                   |
| Totals, Unescalated                                     |        |         |    |                                                                                     |                |   |     |     |          |      |             |            | \$678,781 | \$0  | \$420,420 | \$74,310 | \$0  | \$432,007 | \$65,280 | \$122,400 | \$979   | \$12,730 | \$515,644 | \$0  | \$163 | \$77,248  | \$0      | \$501,974 | \$0  | \$122,400 | \$2,394 | \$0      | \$174,624 | \$3,201,353                |
| Totals, Escalated (3.0% inflation, compounded annually) |        |         |    |                                                                                     |                |   |     |     |          |      |             |            | \$678,781 | \$0  | \$446,023 | \$81,201 | \$0  | \$500,814 | \$77,948 | \$150,537 | \$1,240 | \$16,609 | \$692,982 | \$0  | \$233 | \$113,441 | \$0      | \$782,059 | \$0  | \$202,309 | \$4,075 | \$0      | \$315,390 | \$4,063,642                |

Washington Elementary STEM Magnet / B

| Unif  | Format | Code    | ID | Cost Description                                                        | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost   | * Subtotal | 2022      | 2023 | 2024 | 2025     | 2026 | 2027     | 2028     | 2029     | 2030 | 2031     | 2032 | 2033 | 2034     | 2035     | 2036     | 2037 | 2038 | 2039     | 2040 | 2041    | 2042 | Deficiency Repair Estimate |
|-------|--------|---------|----|-------------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|------------|-----------|------|------|----------|------|----------|----------|----------|------|----------|------|------|----------|----------|----------|------|------|----------|------|---------|------|----------------------------|
| B2010 |        | 3890153 |    | Exterior Walls, Brick, Repair/Repoint                                   | 0              |   | 0   | 0   | 1200     | SF   | \$35.90     | \$43,085   | \$43,085  |      |      |          |      |          |          |          |      |          |      |      |          |          |          |      |      |          |      |         |      | \$43,085                   |
| B2010 |        | 3890438 |    | Exterior Walls, any painted surface, Prep & Paint                       | 10             |   | 5   | 5   | 17250    | SF   | \$3.26      | \$56,304   |           |      |      |          |      | \$56,304 |          |          |      |          |      |      |          |          | \$56,304 |      |      |          |      |         |      | \$112,608                  |
| B2020 |        | 3890337 |    | Window, Wood Historical, 28-40 SF, Restore                              | 30             |   | 30  | 0   | 76       | EA   | \$5,222.40  | \$396,902  | \$396,902 |      |      |          |      |          |          |          |      |          |      |      |          |          |          |      |      |          |      |         |      | \$396,902                  |
| B3010 |        | 3890434 |    | Roofing, Built-Up, Replace                                              | 25             |   | 15  | 10  | 750      | SF   | \$15.23     | \$11,424   |           |      |      |          |      |          |          |          |      | \$11,424 |      |      |          |          |          |      |      |          |      |         |      | \$11,424                   |
| B3020 |        | 3890343 |    | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20             |   | 10  | 10  | 1200     | LF   | \$9.79      | \$11,750   |           |      |      |          |      |          |          |          |      | \$11,750 |      |      |          |          |          |      |      |          |      |         |      | \$11,750                   |
| C1010 |        | 3890266 |    | Interior Wall, Gypsum Board/Plaster, Repair                             | 0              |   | 0   | 0   | 100      | SF   | \$3.81      | \$381      | \$381     |      |      |          |      |          |          |          |      |          |      |      |          |          |          |      |      |          |      |         |      | \$381                      |
| C1030 |        | 3890403 |    | Door Hardware, School, per Door, Replace                                | 30             |   | 20  | 10  | 65       | EA   | \$435.20    | \$28,288   |           |      |      |          |      |          |          |          |      | \$28,288 |      |      |          |          |          |      |      |          |      |         |      | \$28,288                   |
| C1070 |        | 3890307 |    | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace              | 25             |   | 22  | 3   | 15000    | SF   | \$3.81      | \$57,120   |           |      |      | \$57,120 |      |          |          |          |      |          |      |      |          |          |          |      |      |          |      |         |      | \$57,120                   |
| C1090 |        | 3890388 |    | Toilet Partitions, Metal, Replace                                       | 20             |   | 0   | 20  | 4        | EA   | \$924.80    | \$3,699    |           |      |      |          |      |          |          |          |      |          |      |      |          |          |          |      |      |          |      | \$3,699 |      | \$3,699                    |
| C2010 |        | 3890345 |    | Wall Finishes, any surface, Prep & Paint                                | 10             |   | 3   | 7   | 50000    | SF   | \$1.63      | \$81,600   |           |      |      |          |      |          | \$81,600 |          |      |          |      |      |          |          |          |      |      | \$81,600 |      |         |      | \$163,200                  |
| C2030 |        | 3890168 |    | Flooring, any surface, w/ Epoxy Coating, Prep & Paint                   | 10             |   | 5   | 5   | 2200     | SF   | \$13.06     | \$28,723   |           |      |      |          |      | \$28,723 |          |          |      |          |      |      |          | \$28,723 |          |      |      |          |      |         |      | \$57,446                   |
| C2030 |        | 3890365 |    | Flooring, Wood, Strip, Refinish                                         | 10             |   | 5   | 5   | 12000    | SF   | \$4.35      | \$52,224   |           |      |      |          |      | \$52,224 |          |          |      |          |      |      |          | \$52,224 |          |      |      |          |      |         |      | \$104,448                  |
| C2030 |        | 3890188 |    | Flooring, Vinyl Tile (VCT), Replace                                     | 15             |   | 8   | 7   | 5000     | SF   | \$5.44      | \$27,200   |           |      |      |          |      |          | \$27,200 |          |      |          |      |      |          |          |          |      |      |          |      |         |      | \$27,200                   |
| C2030 |        | 3890392 |    | Flooring, Carpet, Commercial Standard, Replace                          | 10             |   | 7   | 3   | 10000    | SF   | \$8.16      | \$81,600   |           |      |      | \$81,600 |      |          |          |          |      |          |      |      | \$81,600 |          |          |      |      |          |      |         |      | \$163,200                  |
| C2050 |        | 3890145 |    | Ceiling Finishes, any flat surface, Prep & Paint                        | 10             |   | 3   | 7   | 5000     | SF   | \$2.18      | \$10,880   |           |      |      |          |      |          |          | \$10,880 |      |          |      |      |          |          |          |      |      | \$10,880 |      |         |      | \$21,760                   |
| D1010 |        | 3890113 |    | Vertical Lift, Wheelchair, 5' Rise, Renovate                            | 25             |   | 10  | 15  | 1        | EA   | \$18,496.00 | \$18,496   |           |      |      |          |      |          |          |          |      |          |      |      |          |          | \$18,496 |      |      |          |      |         |      | \$18,496                   |
| D1010 |        | 3890171 |    | Vertical Lift, Wheelchair, 5' Rise, Renovate                            | 25             |   | 10  | 15  | 1        | EA   | \$18,496.00 | \$18,496   |           |      |      |          |      |          |          |          |      |          |      |      |          |          | \$18,496 |      |      |          |      |         |      | \$18,496                   |

| Uniformat Code                                          | ID      | Cost Description                                                                    | Lifespan (EUL) | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2022      | 2023 | 2024      | 2025      | 2026 | 2027      | 2028 | 2029      | 2030     | 2031 | 2032      | 2033 | 2034    | 2035      | 2036    | 2037      | 2038 | 2039      | 2040     | 2041     | 2042      | Deficiency Repair Estimate |          |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|----------------|-----|-----|----------|------|-------------|-----------|-----------|------|-----------|-----------|------|-----------|------|-----------|----------|------|-----------|------|---------|-----------|---------|-----------|------|-----------|----------|----------|-----------|----------------------------|----------|
| D2010                                                   | 3890180 | Water Heater, Electric, Instant Hot, Replace                                        | 15             | 0   | 15  | 3        | EA   | \$544.00    | \$1,632   |           |      |           |           |      |           |      |           |          |      |           |      |         |           |         | \$1,632   |      |           |          |          |           | \$1,632                    |          |
| D2010                                                   | 3890261 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | 40             | 38  | 2   | 26583    | SF   | \$11.97     | \$318,145 |           |      | \$318,145 |           |      |           |      |           |          |      |           |      |         |           |         |           |      |           |          |          |           | \$318,145                  |          |
| D2010                                                   | 3890170 | Backflow Preventer, Domestic Water, Replace                                         | 30             | 18  | 12  | 1        | EA   | \$5,657.60  | \$5,658   |           |      |           |           |      |           |      |           |          |      |           |      | \$5,658 |           |         |           |      |           |          |          |           | \$5,658                    |          |
| D2010                                                   | 3890079 | Drinking Fountain, Exterior/Site, Economy Pedestal, Replace                         | 15             | 10  | 5   | 1        | EA   | \$761.60    | \$762     |           |      |           | \$762     |      |           |      |           |          |      |           |      |         |           |         |           |      |           |          | \$762    |           | \$1,523                    |          |
| D2010                                                   | 3890167 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                                  | 15             | 5   | 10  | 1        | EA   | \$1,632.00  | \$1,632   |           |      |           |           |      |           |      |           |          |      | \$1,632   |      |         |           |         |           |      |           |          |          |           | \$1,632                    |          |
| D3020                                                   | 3890237 | Boiler, Gas, HVAC, Replace                                                          | 30             | 17  | 13  | 1        | EA   | \$36,774.40 | \$36,774  |           |      |           |           |      |           |      |           |          |      |           |      |         | \$36,774  |         |           |      |           |          |          |           | \$36,774                   |          |
| D3020                                                   | 3890109 | Boiler, Gas, HVAC, Replace                                                          | 30             | 17  | 13  | 1        | EA   | \$36,774.40 | \$36,774  |           |      |           |           |      |           |      |           |          |      |           |      |         | \$36,774  |         |           |      |           |          |          |           | \$36,774                   |          |
| D3030                                                   | 3890208 | Split System, Fan Coil Unit, DX, Replace                                            | 15             | 12  | 3   | 1        | EA   | \$4,134.40  | \$4,134   |           |      |           | \$4,134   |      |           |      |           |          |      |           |      |         |           |         |           |      |           | \$4,134  |          |           | \$8,269                    |          |
| D3030                                                   | 3890190 | Split System, Condensing Unit/Heat Pump, Replace                                    | 15             | 12  | 3   | 1        | EA   | \$4,352.00  | \$4,352   |           |      |           | \$4,352   |      |           |      |           |          |      |           |      |         |           |         |           |      |           | \$4,352  |          |           | \$8,704                    |          |
| D3050                                                   | 3890082 | Fan Coil Unit, Hydronic Terminal, Replace                                           | 20             | 17  | 3   | 10       | EA   | \$4,787.20  | \$47,872  |           |      |           | \$47,872  |      |           |      |           |          |      |           |      |         |           |         |           |      |           |          |          |           | \$47,872                   |          |
| D3050                                                   | 3890293 | Pump, Distribution, HVAC Heating Water, Replace                                     | 25             | 17  | 8   | 1        | EA   | \$6,636.80  | \$6,637   |           |      |           |           |      |           |      |           | \$6,637  |      |           |      |         |           |         |           |      |           |          |          |           | \$6,637                    |          |
| D3050                                                   | 3890378 | Pump, Distribution, HVAC Heating Water, Replace                                     | 25             | 17  | 8   | 1        | EA   | \$6,636.80  | \$6,637   |           |      |           |           |      |           |      |           | \$6,637  |      |           |      |         |           |         |           |      |           |          |          |           | \$6,637                    |          |
| D3050                                                   | 3890413 | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             | 17  | 13  | 1        | EA   | \$33,728.00 | \$33,728  |           |      |           |           |      |           |      |           |          |      |           |      |         | \$33,728  |         |           |      |           |          |          |           | \$33,728                   |          |
| D3060                                                   | 3890340 | Exhaust Fan, Residential Bathroom, Replace                                          | 15             | 12  | 3   | 3        | EA   | \$272.00    | \$816     |           |      |           | \$816     |      |           |      |           |          |      |           |      |         |           |         |           |      |           | \$816    |          |           | \$1,632                    |          |
| D3060                                                   | 3890381 | Supplemental Components, Hand Dryer, Restroom, Replace                              | 10             | 5   | 5   | 5        | EA   | \$1,740.80  | \$8,704   |           |      |           |           |      | \$8,704   |      |           |          |      |           |      |         |           | \$8,704 |           |      |           |          |          |           | \$17,408                   |          |
| D4010                                                   | 3890115 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | 25             | 15  | 10  | 26583    | SF   | \$1.16      | \$30,947  |           |      |           |           |      |           |      |           |          |      | \$30,947  |      |         |           |         |           |      |           |          |          |           | \$30,947                   |          |
| D4030                                                   | 3890108 | Fire Extinguisher, Wet Chemical/CO2, Replace                                        | 10             | 0   | 10  | 6        | EA   | \$326.40    | \$1,958   |           |      |           |           |      |           |      |           |          |      | \$1,958   |      |         |           |         |           |      | \$1,958   |          |          |           | \$3,917                    |          |
| D5020                                                   | 3890369 | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             | 20  | 10  | 1        | EA   | \$21,760.00 | \$21,760  |           |      |           |           |      |           |      |           |          |      | \$21,760  |      |         |           |         |           |      |           |          |          |           | \$21,760                   |          |
| D5020                                                   | 3890311 | Switchboard, 120/208 V, Replace                                                     | 40             | 20  | 20  | 1        | EA   | \$43,520.00 | \$43,520  |           |      |           |           |      |           |      |           |          |      |           |      |         |           |         |           |      |           | \$43,520 |          |           | \$43,520                   |          |
| D5020                                                   | 3890083 | Switchboard, 277/480 V, Replace                                                     | 40             | 20  | 20  | 1        | EA   | \$48,960.00 | \$48,960  |           |      |           |           |      |           |      |           |          |      |           |      |         |           |         |           |      |           |          | \$48,960 |           |                            | \$48,960 |
| D5020                                                   | 3890421 | Distribution Panel, 120/208 V, Replace                                              | 30             | 20  | 10  | 1        | EA   | \$2,176.00  | \$2,176   |           |      |           |           |      |           |      |           |          |      | \$2,176   |      |         |           |         |           |      |           |          |          |           | \$2,176                    |          |
| D5040                                                   | 3890420 | Emergency & Exit Lighting, Exit Sign, LED, Replace                                  | 10             | 5   | 5   | 6        | EA   | \$239.36    | \$1,436   |           |      |           |           |      | \$1,436   |      |           |          |      |           |      |         |           |         | \$1,436   |      |           |          |          |           | \$2,872                    |          |
| D5040                                                   | 3890312 | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace        | 10             | 5   | 5   | 4        | EA   | \$239.36    | \$957     |           |      |           |           |      | \$957     |      |           |          |      |           |      |         |           |         | \$957     |      |           |          |          |           | \$1,915                    |          |
| D5040                                                   | 3890181 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10  | 10  | 26583    | SF   | \$4.90      | \$130,150 |           |      |           |           |      |           |      |           |          |      | \$130,150 |      |         |           |         |           |      |           |          |          |           | \$130,150                  |          |
| D6060                                                   | 3890243 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace                  | 20             | 10  | 10  | 26583    | SF   | \$1.80      | \$47,722  |           |      |           |           |      |           |      |           |          |      | \$47,722  |      |         |           |         |           |      |           |          |          |           | \$47,722                   |          |
| D7050                                                   | 3890280 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install       | 20             | 15  | 5   | 26583    | SF   | \$3.26      | \$86,767  |           |      |           |           |      | \$86,767  |      |           |          |      |           |      |         |           |         |           |      |           |          |          |           | \$86,767                   |          |
| G4050                                                   | 3890281 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 17  | 3   | 12       | EA   | \$870.40    | \$10,445  |           |      |           | \$10,445  |      |           |      |           |          |      |           |      |         |           |         |           |      |           |          |          |           | \$10,445                   |          |
| Totals, Unescalated                                     |         |                                                                                     |                |     |     |          |      |             |           | \$440,368 | \$0  | \$318,145 | \$206,339 | \$0  | \$235,877 | \$0  | \$119,680 | \$13,274 | \$0  | \$287,808 | \$0  | \$5,658 | \$189,856 | \$0     | \$186,973 | \$0  | \$92,480  | \$9,302  | \$0      | \$98,899  | \$2,204,659                |          |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |                |     |     |          |      |             |           | \$440,368 | \$0  | \$337,520 | \$225,472 | \$0  | \$273,446 | \$0  | \$147,191 | \$16,815 | \$0  | \$386,790 | \$0  | \$8,066 | \$278,810 | \$0     | \$291,298 | \$0  | \$152,855 | \$15,837 | \$0      | \$178,623 | \$2,753,092                |          |

Washington Elementary STEM Magnet / C

| Uniformat Code | ID      | Cost Description                                   | Lifespan (EUL) | Age | RUL | Quantity | Unit | Unit Cost   | * Subtotal | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032     | 2033 | 2034 | 2035 | 2036     | 2037     | 2038 | 2039 | 2040 | 2041 | 2042     | Deficiency Repair Estimate |
|----------------|---------|----------------------------------------------------|----------------|-----|-----|----------|------|-------------|------------|------|------|------|------|------|------|------|------|------|------|----------|------|------|------|----------|----------|------|------|------|------|----------|----------------------------|
| B2010          | 3890282 | Exterior Walls, any painted surface, Prep & Paint  | 10             | 0   | 10  | 16860    | SF   | \$3.26      | \$55,031   |      |      |      |      |      |      |      |      |      |      | \$55,031 |      |      |      |          |          |      |      |      |      | \$55,031 | \$110,062                  |
| C1090          | 3890423 | Toilet Partitions, Metal, Replace                  | 20             | 0   | 20  | 14       | EA   | \$924.80    | \$12,947   |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          |          |      |      |      |      | \$12,947 | \$12,947                   |
| C2010          | 3890335 | Wall Finishes, any surface, Prep & Paint           | 10             | 0   | 10  | 30000    | SF   | \$1.63      | \$48,960   |      |      |      |      |      |      |      |      |      |      | \$48,960 |      |      |      |          |          |      |      |      |      | \$48,960 | \$97,920                   |
| C2030          | 3890114 | Flooring, Vinyl Tile (VCT), Replace                | 15             | 0   | 15  | 18000    | SF   | \$5.44      | \$97,920   |      |      |      |      |      |      |      |      |      |      |          |      |      |      | \$97,920 |          |      |      |      |      |          | \$97,920                   |
| C2030          | 3890216 | Flooring, Carpet, Commercial Standard, Replace     | 10             | 0   | 10  | 1000     | SF   | \$8.16      | \$8,160    |      |      |      |      |      |      |      |      |      |      | \$8,160  |      |      |      |          |          |      |      |      |      | \$8,160  | \$16,320                   |
| C2050          | 3890405 | Ceiling Finishes, any flat surface, Prep & Paint   | 10             | 0   | 10  | 2000     | SF   | \$2.18      | \$4,352    |      |      |      |      |      |      |      |      |      |      | \$4,352  |      |      |      |          |          |      |      |      |      | \$4,352  | \$8,704                    |
| D1010          | 3890294 | Elevator Cab Finishes, Standard, Replace           | 15             | 0   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D1010          | 3890161 | Elevator Controls, Automatic, 1 Car, Replace       | 20             | 5   | 15  | 1        | EA   | \$5,440.00  | \$5,440    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$5,440  |      |      |      |      |          | \$5,440                    |
| D2010          | 3890397 | Water Heater, Electric, Residential, Replace       | 15             | 5   | 10  | 1        | EA   | \$707.20    | \$707      |      |      |      |      |      |      |      |      |      |      | \$707    |      |      |      |          |          |      |      |      |      |          | \$707                      |
| D2010          | 3890328 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace | 15             | 0   | 15  | 1        | EA   | \$1,632.00  | \$1,632    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$1,632  |      |      |      |      |          | \$1,632                    |
| D3030          | 3890164 | Split System, Fan Coil Unit, DX, Replace           | 15             | 5   | 10  | 1        | EA   | \$3,264.00  | \$3,264    |      |      |      |      |      |      |      |      |      |      | \$3,264  |      |      |      |          |          |      |      |      |      |          | \$3,264                    |
| D3030          | 3890379 | Split System, Condensing Unit/Heat Pump, Replace   | 15             | 5   | 10  | 1        | EA   | \$3,699.20  | \$3,699    |      |      |      |      |      |      |      |      |      |      | \$3,699  |      |      |      |          |          |      |      |      |      |          | \$3,699                    |
| D3030          | 3890139 | Split System, Fan Coil Unit, DX, Replace           | 15             | 5   | 10  | 1        | EA   | \$2,284.80  | \$2,285    |      |      |      |      |      |      |      |      |      |      | \$2,285  |      |      |      |          |          |      |      |      |      |          | \$2,285                    |
| D3030          | 3890419 | Split System, Condensing Unit/Heat Pump, Replace   | 15             | 5   | 10  | 1        | EA   | \$3,699.20  | \$3,699    |      |      |      |      |      |      |      |      |      |      | \$3,699  |      |      |      |          |          |      |      |      |      |          | \$3,699                    |
| D3050          | 3890386 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$11,968.00 | \$11,968   |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$11,968 |      |      |      |      |          | \$11,968                   |
| D3050          | 3890252 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890259 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890179 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890119 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890166 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890263 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890323 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890447 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |
| D3050          | 3890287 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$11,968.00 | \$11,968   |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$11,968 |      |      |      |      |          | \$11,968                   |
| D3050          | 3890269 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace   | 20             | 5   | 15  | 1        | EA   | \$9,792.00  | \$9,792    |      |      |      |      |      |      |      |      |      |      |          |      |      |      |          | \$9,792  |      |      |      |      |          | \$9,792                    |







| Unif                                                    | mat Code | ID      | Cost Description                                             | Lifespan (EUL) | EA | 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 |
|---------------------------------------------------------|----------|---------|--------------------------------------------------------------|----------------|----|-----|-----|----------|------|-------------|----------|----------|------|------|---------|------|----------|----------|------|------|------|-----------|------|----------|------|------|-----------|------|-----------|---------|------|-----------|----------------------------|
| G4050                                                   |          | 3890425 | Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install | 20             |    | 0   | 20  | 12       | EA   | \$979.20    | \$11,750 |          |      |      |         |      |          |          |      |      |      |           |      |          |      |      |           |      |           |         |      | \$11,750  | \$11,750                   |
| Totals, Unescalated                                     |          |         |                                                              |                |    |     |     |          |      |             |          | \$85,517 | \$0  | \$0  | \$5,440 | \$0  | \$59,296 | \$20,672 | \$0  | \$0  | \$0  | \$205,197 | \$0  | \$50,723 | \$0  | \$0  | \$147,968 | \$0  | \$146,880 | \$5,440 | \$0  | \$85,843  | \$812,975                  |
| Totals, Escalated (3.0% Inflation, compounded annually) |          |         |                                                              |                |    |     |     |          |      |             |          | \$85,517 | \$0  | \$0  | \$5,944 | \$0  | \$68,740 | \$24,683 | \$0  | \$0  | \$0  | \$275,767 | \$0  | \$72,318 | \$0  | \$0  | \$230,529 | \$0  | \$242,770 | \$9,261 | \$0  | \$155,042 | \$1,170,574                |

## **Appendix G:** Equipment Inventory List

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| D10 Conveying |         |        |                                 |                     |          |                                       |                   |                                |             |                                |              |         |     |
|---------------|---------|--------|---------------------------------|---------------------|----------|---------------------------------------|-------------------|--------------------------------|-------------|--------------------------------|--------------|---------|-----|
| Index         | ID      | UFCode | Component Description           | Attributes          | Capacity | Building                              | Location Detail   | Manufacturer                   | Model       | Serial                         | Dataplate Yr | Barcode | Qty |
| 1             | 3890161 | D1010  | <b>Elevator Controls</b>        | Automatic, 1 Car    |          | Washington Elementary STEM Magnet / C | Elevator          | Otis                           | HYD-626472  | 52417                          | 2017         | 1000112 |     |
| 2             | 3890124 | D1010  | <b>Elevator Controls</b>        | Automatic, 1 Car    | 2500     | Washington Elementary STEM Magnet / A | Elevator          | Elevator Controls              | H-800       | 9497                           | 1998         | 1000048 |     |
| 3             | 3890155 | D1010  | <b>Passenger Elevator</b>       | Hydraulic, 2 Floors | 2500 LB  | Washington Elementary STEM Magnet / A | Elevator          | Allweiler AG                   | SUB140R46   | 6962V27 D6207-08               | 1998         | 1000049 |     |
| 4             | 3890424 | D1010  | <b>Passenger Elevator</b> [E-1] | Hydraulic, 2 Floors | 2500 LB  | Washington Elementary STEM Magnet / C | Elevator          | Otis                           | AAA20390AFI | 06-AAA20390AFI                 | 2017         | 1000111 |     |
| 5             | 3890349 | D1010  | <b>Vertical Lift</b>            | Wheelchair, 5' Rise |          | Washington Elementary STEM Magnet / A | MPR               | National Wheel-O-Vator Company | BC42        | 74650-L                        | 2008         | 1000032 |     |
| 6             | 3890113 | D1010  | <b>Vertical Lift</b>            | Wheelchair, 5' Rise |          | Washington Elementary STEM Magnet / B | Building exterior | Garaventa                      | XPRESSII    | No tag/plate found             |              | 1000041 |     |
| 7             | 3890231 | D1010  | <b>Vertical Lift</b>            | Wheelchair, 5' Rise |          | Washington Elementary STEM Magnet / A | Building exterior | Garaventa                      | XPRESS II   | GARAVENTA-10110-2000-MAR-00024 | 2000         | 1000034 |     |
| 8             | 3890305 | D1010  | <b>Vertical Lift</b>            | Wheelchair, 5' Rise |          | Washington Elementary STEM Magnet / A | Building exterior | Garaventa                      | XPRESS II   | GARAVENTA-10110-2000-MAR-00032 |              | 1000043 |     |
| 9             | 3890390 | D1010  | <b>Vertical Lift</b>            | Wheelchair, 5' Rise |          | Washington Elementary STEM Magnet / D | MPR               | Garaventa                      | Genesis     | No tag/plate found             | 2017         | 1000057 |     |
| 10            | 3890171 | D1010  | <b>Vertical Lift</b>            | Wheelchair, 5' Rise |          | Washington Elementary STEM Magnet / B | Pre-K Corridor    | Garaventa                      | XPRESS II   | GARAVENTA-10110-2000-MAR-00021 |              | 1000005 |     |
| D20 Plumbing  |         |        |                                 |                     |          |                                       |                   |                                |             |                                |              |         |     |

| Index    | ID      | UFCode | Component Description | Attributes            | Capacity | Building                              | Location Detail    | Manufacturer           | Model          | Serial             | Dataplate Yr | Barcode | Qty |
|----------|---------|--------|-----------------------|-----------------------|----------|---------------------------------------|--------------------|------------------------|----------------|--------------------|--------------|---------|-----|
| 1        | 3890354 | D2010  | Water Heater          | Electric, Instant Hot |          | Washington Elementary STEM Magnet / A | Restrooms          |                        |                |                    |              |         | 4   |
| 2        | 3890180 | D2010  | Water Heater          | Electric, Instant Hot |          | Washington Elementary STEM Magnet / B | Restrooms          |                        |                |                    |              |         | 3   |
| 3        | 3890446 | D2010  | Water Heater          | Electric, Residential | 34 GAL   | Washington Elementary STEM Magnet / B | B10                | Bradford White         | RE240LN61 NCWW | WL46895127         | 2020         | 1000007 |     |
| 4        | 3890397 | D2010  | Water Heater          | Electric, Residential | 19 GAL   | Washington Elementary STEM Magnet / C | Utility closet     | Bradford White         | LE120U3-1NAL   | PK40317775         | 2017         | 1000114 |     |
| 5        | 3890443 | D2010  | Water Heater          | Gas, Residential      | 50 GAL   | Washington Elementary STEM Magnet / A | Exterior Boys Room | American Standard Inc. | G-50T1-3-6 NAT | B09-002056         | 2009         | 1000042 |     |
| 6        | 3890377 | D2010  | Water Heater          | Gas, Residential      | 100 GAL  | Washington Elementary STEM Magnet / D | Utility closet     | Bradford White         | ULG2100H853N   | PB38960889         | 2017         | 1000080 |     |
| 7        | 3890170 | D2010  | Backflow Preventer    | Domestic Water        | 3 IN     | Washington Elementary STEM Magnet / B | Building exterior  | Febco                  | 880V           | 0504090951         | 2004         | 1000051 |     |
| 8        | 3890249 | D2010  | Backflow Preventer    | Domestic Water        | 4 IN     | Washington Elementary STEM Magnet / A | Building exterior  | No tag/plate found     | DN100          | No tag/plate found |              | 1000006 |     |
| D30 HVAC |         |        |                       |                       |          |                                       |                    |                        |                |                    |              |         |     |
| Index    | ID      | UFCode | Component Description | Attributes            | Capacity | Building                              | Location Detail    | Manufacturer           | Model          | Serial             | Dataplate Yr | Barcode | Qty |
| 1        | 3890109 | D3020  | Boiler [B-1]          | Gas, HVAC             | 990 MBH  | Washington Elementary STEM Magnet / B | Boiler room        | Raypak                 | W8-0992A       | 0507238212         | 2005         | 1000016 |     |
| 2        | 3890237 | D3020  | Boiler [B2]           | Gas, HVAC             | 990 MBH  | Washington Elementary STEM Magnet / B | Boiler room        | Raypak Inc.            | W8-0992A       | 0507238211         | 2005         | 1000015 |     |

|    |         |       |                                      |                              |         |                                                         |                      |                                      |                    |  |              |      |         |
|----|---------|-------|--------------------------------------|------------------------------|---------|---------------------------------------------------------|----------------------|--------------------------------------|--------------------|--|--------------|------|---------|
| 3  | 3890202 | D3020 | Boiler<br>Supplemental<br>Components | Expansion Tank               | 200 GAL | Washington<br>Elementary<br>STEM Magnet<br>/ B          | Boiler room          | No tag/plate<br>found                | No tag/plate found |  | 438908       | 2010 | 1000014 |
| 4  | 3890178 | D3030 | Heat Pump                            | Packaged & Wall-<br>Mounted  | 3 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ B Portable | Building<br>exterior | Eubank                               | HW36CF00B1F01A     |  | 97D-P10286   | 1998 | 1000024 |
| 5  | 3890111 | D3030 | Heat Pump                            | Packaged & Wall-<br>Mounted  | 3 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ B Portable | Building<br>exterior | Eubank                               | HW36CF00B1F01A     |  | 97D-P10256   | 1998 | 1000025 |
| 6  | 3890190 | D3030 | Split System                         | Condensing Unit/Heat<br>Pump | 3 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ B          | Building<br>exterior | CAC/BDP                              | 38BNE036301        |  | 3905V21912   | 2005 | 1000004 |
| 7  | 3890230 | D3030 | Split System                         | Condensing Unit/Heat<br>Pump | 5 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ A          | Building<br>exterior | International<br>Comfort<br>Products | N4A360GHC300       |  | E164216101   | 2016 | 1000035 |
| 8  | 3890164 | D3030 | Split System                         | Fan Coil Unit, DX            | 2 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ C          | Elevator             | LG                                   | LSN243HLV          |  | 705KACA3JY55 | 2017 | 1000113 |
| 9  | 3890139 | D3030 | Split System                         | Fan Coil Unit, DX            | 1.5 TON | Washington<br>Elementary<br>STEM Magnet<br>/ C          | MDF                  | LG                                   | LSN180HSV4         |  | 612KACA0AA23 | 2017 | 1000115 |
| 10 | 3890208 | D3030 | Split System                         | Fan Coil Unit, DX            | 3 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ B          | Office               | CAC/BDP                              | 40BNE036301        |  | 0404V44681   | 2005 | 1000003 |
| 11 | 3890092 | D3030 | Split System                         | Fan Coil Unit, DX            | 5 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ A          | MDF                  | International<br>Comfort<br>Products | FEM4X6000BL3       |  | A163888365   | 2016 | 1000036 |
| 12 | 3890339 | D3030 | Split System                         | Fan Coil Unit, DX            | 1.5 TON | Washington<br>Elementary<br>STEM Magnet<br>/ D          | 109                  | LG                                   | LSN180HSV4         |  | 610KANY08G95 | 2017 | 1000091 |
| 13 | 3890379 | D3030 | Split System<br>[C104]               | Condensing Unit/Heat<br>Pump | 2 TON   | Washington<br>Elementary<br>STEM Magnet<br>/ C          | Roof                 | LG                                   | LSU243HLV          |  | 704KAHG18K93 | 2017 | 1000093 |

|    |         |       |                               |                                          |          |                                                |                          |                      |                                             |           |                    |      |            |
|----|---------|-------|-------------------------------|------------------------------------------|----------|------------------------------------------------|--------------------------|----------------------|---------------------------------------------|-----------|--------------------|------|------------|
| 14 | 3890419 | D3030 | <b>Split System</b><br>[C108] | Condensing Unit/Heat Pump                | 1.5 TON  | Washington<br>Elementary<br>STEM Magnet<br>/ C | Roof                     | LG                   | LSU180HSV4                                  |           | 610KASL04W74       | 2017 | 1000094    |
| 15 | 3890126 | D3030 | <b>Split System</b><br>[D110] | Condensing Unit/Heat Pump                | 1.5 TON  | Washington<br>Elementary<br>STEM Magnet<br>/ D | Roof                     | LG                   | LSU180HSV4                                  |           | 610KAGS04W75       | 2017 | 1000086    |
| 16 | 3890082 | D3050 | <b>Fan Coil Unit</b>          | Hydronic Terminal                        | 1800 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ B | Throughout<br>building   | Trane                | BCHC054D2A0A2AN3F000000BC000000000000010    | T05G38420 |                    | 2005 | 10         |
| 17 | 3890299 | D3050 | <b>Fan Coil Unit</b>          | Hydronic Terminal                        | 1800 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ A | Throughout<br>building   | Trane                | BCHB0542DF0A1211B4E000000c00000000000000000 |           |                    | 2002 | 3          |
| 18 | 3890201 | D3050 | <b>Fan Coil Unit</b>          | Hydronic Terminal                        | 1200 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ A | Throughout<br>building   | Trane                | BCHB0362DF0A1211B3G000000000000000000000000 | T02F47817 |                    | 2002 | 12         |
| 19 | 3890433 | D3050 | <b>Fan Coil Unit</b>          | Hydronic Terminal                        | 1200 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ E | Throughout<br>building   | Trane                | BCHC036D2A0A1GA2G000000BB1BK2BG201000010    | T06C12856 |                    | 2006 | 4          |
| 20 | 3890378 | D3050 | <b>Pump</b> [P-1]             | Distribution, HVAC<br>Heating Water      | 5 HP     | Washington<br>Elementary<br>STEM Magnet<br>/ B | Boiler room              | Marathon<br>Electric | 9VK184TTDR7356CU L                          |           | No tag/plate found | 2005 | 1000013    |
| 21 | 3890293 | D3050 | <b>Pump</b> [P-2]             | Distribution, HVAC<br>Heating Water      | 5 HP     | Washington<br>Elementary<br>STEM Magnet<br>/ B | Boiler room              | Bell & Gossett       | Illegible                                   |           | CN6643-02K         | 2005 | 1000012    |
| 22 | 3890112 | D3050 | <b>Air Handler</b> [AH-1]     | Interior AHU,<br>Easy/Moderate<br>Access | 3000 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ A | Attics                   | Trane                | LPCAA06F2C0LAG000000004FBMH000000000000     | T02F46031 |                    | 2002 | Not Tagged |
| 23 | 3890406 | D3050 | <b>Air Handler</b> [AH-2]     | Interior AHU,<br>Easy/Moderate<br>Access | 5500 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ A | Mechanical<br>Crawlspace | Trane                | MCCB008UA0C0UA                              |           | K05L43217A         | 2005 | 1000044    |
| 24 | 3890314 | D3050 | <b>Air Handler</b> [AH-3]     | Interior AHU,<br>Easy/Moderate<br>Access | 8000 CFM | Washington<br>Elementary<br>STEM Magnet<br>/ A | Mechanical<br>Crawlspace | Trane                | MCCB012UA0C0UB                              |           | K05L43223A         | 2005 | 1000045    |

|    |         |       |                                |                                    |          |                                       |                 |            |                     |  |                   |      |         |
|----|---------|-------|--------------------------------|------------------------------------|----------|---------------------------------------|-----------------|------------|---------------------|--|-------------------|------|---------|
| 25 | 3890413 | D3050 | <b>Air Handler</b> [AH-5]      | Interior AHU, Easy/Moderate Access | 6000 CFM | Washington Elementary STEM Magnet / B | Mechanical room | Trane      | MCCB012UA0C0UA      |  | K05G87101         | 2005 | 1000008 |
| 26 | 3890402 | D3050 | <b>Make-Up Air Unit</b> [D107] | MUA or MAU                         | 2000 CFM | Washington Elementary STEM Magnet / D | Roof            | Greenheck  | IGX-110-H12-DB      |  | 14942201          | 2017 | 1000083 |
| 27 | 3890394 | D3050 | <b>Packaged Unit</b> [C101]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-004-3-H-EA09-319 |  | 201604-AYGD12429  | 2017 | 1000097 |
| 28 | 3890259 | D3050 | <b>Packaged Unit</b> [C110]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-004-3-H-EA09-319 |  | 201604-AYGD12425  | 2017 | 1000098 |
| 29 | 3890179 | D3050 | <b>Packaged Unit</b> [C113]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-004-3-H-EA09-319 |  | 201604-AYGD12416  | 2017 | 1000099 |
| 30 | 3890287 | D3050 | <b>Packaged Unit</b> [C117]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-005-3-H-EA09-319 |  | 201604-AYGE 12427 | 2017 | 1000106 |
| 31 | 3890125 | D3050 | <b>Packaged Unit</b> [C118]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-005-3-H-EA09-319 |  | 201604-AYGE12428  | 2017 | 1000108 |
| 32 | 3890386 | D3050 | <b>Packaged Unit</b> [C119]    | RTU, Pad or Roof-Mounted           | 5 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-005-3-H-EA09-319 |  | 201604-AYGE12426  | 2017 | 1000110 |
| 33 | 3890119 | D3050 | <b>Packaged Unit</b> [C201]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-004-3-H-EA09-319 |  | 201604-AYGD12423  | 2017 | 1000102 |
| 34 | 3890110 | D3050 | <b>Packaged Unit</b> [C202]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-004-3-H-EA09-319 |  | 201604-AYGD12417  | 2017 | 1000095 |
| 35 | 3890447 | D3050 | <b>Packaged Unit</b> [C203]    | RTU, Pad or Roof-Mounted           | 4 TON    | Washington Elementary STEM Magnet / C | Roof            | AAON, Inc. | RQ-004-3-H-EA09-319 |  | 201604-AYGD12420  | 2017 | 1000103 |

|    |         |       |                                    |                           |          |                                       |                |              |                     |  |                  |      |         |
|----|---------|-------|------------------------------------|---------------------------|----------|---------------------------------------|----------------|--------------|---------------------|--|------------------|------|---------|
| 36 | 3890166 | D3050 | <b>Packaged Unit</b><br>[C204]     | RTU, Pad or Roof-Mounted  | 4 TON    | Washington Elementary STEM Magnet / C | Roof           | AAON, Inc.   | RQ-004-3-H-EA09-319 |  | 201604-AYGD12422 | 2017 | 1000096 |
| 37 | 3890252 | D3050 | <b>Packaged Unit</b><br>[C205]     | RTU, Pad or Roof-Mounted  | 4 TON    | Washington Elementary STEM Magnet / C | Roof           | AAON, Inc.   | RQ-004-3-H-EA09-319 |  | 201604-AYGD12430 | 2017 | 1000104 |
| 38 | 3890269 | D3050 | <b>Packaged Unit</b><br>[C206]     | RTU, Pad or Roof-Mounted  | 4 TON    | Washington Elementary STEM Magnet / C | Roof           | AAON, Inc.   | RQ-004-3-H-EA09-319 |  | 201604-AYGD12421 | 2017 | 1000105 |
| 39 | 3890323 | D3050 | <b>Packaged Unit</b><br>[C207]     | RTU, Pad or Roof-Mounted  | 4 TON    | Washington Elementary STEM Magnet / C | Roof           | AAON, Inc.   | RQ-004-3-H-EA09-319 |  | 201604-AYGD12418 | 2017 | 1000107 |
| 40 | 3890263 | D3050 | <b>Packaged Unit</b><br>[C208]     | RTU, Pad or Roof-Mounted  | 4 TON    | Washington Elementary STEM Magnet / C | Roof           | AAON, Inc.   | RQ-004-3-H-EA09-319 |  | 201604-AYGD12419 | 2017 | 1000109 |
| 41 | 3890182 | D3050 | <b>Packaged Unit</b><br>[D101]     | RTU, Pad or Roof-Mounted  | 20 TON   | Washington Elementary STEM Magnet / D | Roof           | AAON, Inc.   | RN-020-3-0-EB09-349 |  | 201604-BNGP51997 | 2017 | 1000088 |
| 42 | 3890367 | D3050 | <b>Packaged Unit</b><br>[D102]     | RTU, Pad or Roof-Mounted  | 4 TON    | Washington Elementary STEM Magnet / D | Roof           | AAON, Inc.   | RQ-004-3-H-EA09-319 |  | 201604-AYGD12424 | 2017 | 1000089 |
| 43 | 3890116 | D3050 | <b>Packaged Unit</b><br>[D103]     | RTU, Pad or Roof-Mounted  | 6 TON    | Washington Elementary STEM Magnet / D | Roof           | AAON, Inc.   | RQ-006-3-V-EA09-319 |  | 201604-AYGF12431 | 2017 | 1000090 |
| 44 | 3890156 | D3060 | <b>Axial Flow Fan</b>              | In-Line, up to 1 HP Motor | 500 CFM  | Washington Elementary STEM Magnet / C | Utility closet | Inaccessible | Inaccessible        |  | Inaccessible     | 2017 |         |
| 45 | 3890400 | D3060 | <b>Axial Flow Fan</b><br>[EF-C100] | In-Line, up to 1 HP Motor | 1000 CFM | Washington Elementary STEM Magnet / C | Roof           | Greenheck    | VK-H-13-A30-X       |  | 14793087         | 2017 | 1000100 |
| 46 | 3890325 | D3060 | <b>Axial Flow Fan</b><br>[EF-C109] | In-Line, up to 1 HP Motor | 1000 CFM | Washington Elementary STEM Magnet / C | Roof           | Greenheck    | VK-H-10-A7-X        |  | 14793089         | 2017 | 1000101 |

|    |         |       |                                     |                                  |          |                                                       |                   |           |                   |  |                       |      |         |
|----|---------|-------|-------------------------------------|----------------------------------|----------|-------------------------------------------------------|-------------------|-----------|-------------------|--|-----------------------|------|---------|
| 47 | 3890069 | D3060 | <b>Axial Flow Fan</b><br>[P0 16281] | In-Line, up to 1 HP Motor        | 524 CFM  | Washington Elementary STEM Magnet / E                 | Electrical room   | Cook      | 90 SQN            |  | 138S877214-00/0000707 | 2006 | 1000021 |
| 48 | 3890295 | D3060 | <b>Exhaust Fan</b>                  | Roof or Wall-Mounted, 10" Damper | 305 CFM  | Washington Elementary STEM Magnet / Restroom Building | Roof              | Cook      | 70 ACEH 70C15DH   |  | 138S881661-00/0002905 | 2006 | 1000019 |
| 49 | 3890342 | D3060 | <b>Exhaust Fan</b><br>[016113]      | Roof or Wall-Mounted, 12" Damper | 663 CFM  | Washington Elementary STEM Magnet / Restroom Building | Roof              | Cook      | 100 ACEH 100C10DH |  | 138S874461-02/0013701 | 2006 | 1000018 |
| 50 | 3890221 | D3060 | <b>Exhaust Fan</b><br>[016113]      | Roof or Wall-Mounted, 12" Damper | 663 CFM  | Washington Elementary STEM Magnet / Restroom Building | Roof              | Cook      | 100 ACEH 100C10DH |  | 138S874461-02/0013706 | 2006 | 1000020 |
| 51 | 3890169 | D3060 | <b>Exhaust Fan</b><br>[D104]        | Roof or Wall-Mounted, 24" Damper | 2037 CFM | Washington Elementary STEM Magnet / D                 | Roof              | Greenheck | CUE-121-VG-4-X    |  | 14942251              | 2017 | 1000085 |
| 52 | 3890087 | D3060 | <b>Exhaust Fan</b><br>[D106]        | Roof or Wall-Mounted, 24" Damper | 3441 CFM | Washington Elementary STEM Magnet / D                 | Roof              | Greenheck | CUBE-180HP-10-G   |  | 14942297              | 2017 | 1000082 |
| 53 | 3890184 | D3060 | <b>Exhaust Fan</b><br>[D107]        | Roof or Wall-Mounted, 16" Damper | 1167 CFM | Washington Elementary STEM Magnet / D                 | Roof              | Greenheck | CUE-095-VG-6-X    |  | 14942246              | 2017 | 1000081 |
| 54 | 3890129 | D3060 | <b>Exhaust Fan</b><br>[D111]        | Roof or Wall-Mounted, 24" Damper | 2037 CFM | Washington Elementary STEM Magnet / D                 | Roof              | Greenheck | CUE-121-VG-4-X    |  | 14942232              | 2017 | 1000084 |
| 55 | 3890399 | D3060 | <b>Exhaust Fan</b>                  | Roof or Wall-Mounted, 24" Damper | 1/2 HP   | Washington Elementary STEM Magnet / A                 | Building exterior | Dayton    | 3C767             |  | No tag/plate found    |      | 1000031 |
| 56 | 3890215 | D3060 | <b>Supplemental Components</b>      | Air Curtain, 5' Wide Non-Heated  |          | Washington Elementary STEM Magnet / A                 | Kitchen           | Dayton    | 6E826             |  |                       |      | 1000026 |
| 57 | 3890175 | D3060 | <b>Supplemental Components</b>      | Air Curtain, 5' Wide Non-Heated  |          | Washington Elementary STEM Magnet / A                 | MPR               | Dayton    | 6E826             |  |                       |      | 1000033 |

|                     |         |        |                         |                                    |          |                                       |                     |                  |                |  |         |              |             |
|---------------------|---------|--------|-------------------------|------------------------------------|----------|---------------------------------------|---------------------|------------------|----------------|--|---------|--------------|-------------|
| 58                  | 3890074 | D3060  | Supplemental Components | Air Curtain, 5' Wide Non-Heated    |          | Washington Elementary STEM Magnet / A | Kitchen             | Dayton           | 6E826          |  |         |              | 1000027     |
| 59                  | 3890239 | D3060  | Supplemental Components | Air Curtain, 8' Wide Heated        |          | Washington Elementary STEM Magnet / D | Kitchen             | Mars Air Systems | STD272-2UA-PW  |  | 1003065 | 2017         | 1000064     |
| 60                  | 3890123 | D3060  | Supplemental Components | Air Curtain, 8' Wide Heated        |          | Washington Elementary STEM Magnet / D | Kitchen             | Mars Air Systems | STD-272-2UA-PW |  | 1003066 | 2017         | 1000066     |
| 61                  | 3890192 | D3060  | Supplemental Components | Air Curtain, 8' Wide Heated        |          | Washington Elementary STEM Magnet / D | Kitchen             | Mars Air Systems | STD272-2UA-PW  |  | 1003064 | 2017         | 1000065     |
| 62                  | 3890101 | D3060  | Supplemental Components | Air Curtain, 8' Wide Heated        |          | Washington Elementary STEM Magnet / D | Kitchen             | Mars Air Systems | STD272-2UA-PW  |  | 1003063 | 2017         | 1000067     |
| D40 Fire Protection |         |        |                         |                                    |          |                                       |                     |                  |                |  |         |              |             |
| Index               | ID      | UFCode | Component Description   | Attributes                         | Capacity | Building                              | Location Detail     | Manufacturer     | Model          |  | Serial  | Dataplate Yr | Barcode Qty |
| 1                   | 3890135 | D4010  | Backflow Preventer      | Fire Suppression                   | 6 IN     | Washington Elementary STEM Magnet     | Site                | Zurn Wilkins     | 450DA          |  | P01295  | 2005         | 1000050     |
| 2                   | 3890348 | D4010  | Fire Suppression System | Commercial Kitchen, per LF of Hood |          | Washington Elementary STEM Magnet / D | Kitchen             |                  |                |  |         | 2017         | 5           |
| 3                   | 3890385 | D4030  | Fire Extinguisher       | Type ABC, up to 20 LB              |          | Washington Elementary STEM Magnet / A | Throughout building |                  |                |  |         | 2020         | 6           |
| 4                   | 3890209 | D4030  | Fire Extinguisher       | Wet Chemical/CO2                   |          | Washington Elementary STEM Magnet / E | Throughout building |                  |                |  |         |              | 5           |
| 5                   | 3890383 | D4030  | Fire Extinguisher       | Wet Chemical/CO2                   |          | Washington Elementary STEM Magnet / D | Throughout building |                  |                |  |         | 2017         | 5           |
| 6                   | 3890341 | D4030  | Fire Extinguisher       | Wet Chemical/CO2                   |          | Washington Elementary STEM Magnet / C | Throughout building |                  |                |  |         | 2017         | 6           |

|                |         |        |                                           |                  |          |                                       |                     |                        |              |  |                 |              |         |     |
|----------------|---------|--------|-------------------------------------------|------------------|----------|---------------------------------------|---------------------|------------------------|--------------|--|-----------------|--------------|---------|-----|
| 7              | 3890108 | D4030  | Fire Extinguisher                         | Wet Chemical/CO2 |          | Washington Elementary STEM Magnet / B | Throughout building |                        |              |  |                 |              |         | 6   |
| D50 Electrical |         |        |                                           |                  |          |                                       |                     |                        |              |  |                 |              |         |     |
| Index          | ID      | UFCode | Component Description                     | Attributes       | Capacity | Building                              | Location Detail     | Manufacturer           | Model        |  | Serial          | Dataplate Yr | Barcode | Qty |
| 1              | 3890435 | D5010  | Uninterruptible Power Supply [Inverter C] | UPS              | 5 KVA    | Washington Elementary STEM Magnet / C | Electrical room     | Crucial Power Products | WR5.0R2500N1 |  | WR1965B         | 2017         | 1000119 |     |
| 2              | 3890219 | D5010  | Uninterruptible Power Supply [Inverter D] | UPS              | 5 KVA    | Washington Elementary STEM Magnet / D | Electrical room     | Crucial Power Products | WR5.0R2500N1 |  | WR1965A         | 2017         | 1000052 |     |
| 3              | 3890284 | D5020  | Secondary Transformer [T1]                | Dry, Stepdown    | 75 KVA   | Washington Elementary STEM Magnet / D | Electrical room     | Square D               | EX75T3HFCU   |  | 2042017179A     | 2017         | 1000054 |     |
| 4              | 3890313 | D5020  | Secondary Transformer [T2]                | Dry, Stepdown    | 150 KVA  | Washington Elementary STEM Magnet / C | Electrical room     | Square D               | EX150T3HFCU  |  | 2021717148A     | 2017         | 1000117 |     |
| 5              | 3890448 | D5020  | Secondary Transformer [T5]                | Dry, Stepdown    | 45 KVA   | Washington Elementary STEM Magnet / E | Electrical room     | Siemens                | 3F3Y045ST    |  | 783643227743    | 2002         | 1000022 |     |
| 6              | 3890234 | D5020  | Secondary Transformer [TA]                | Dry, Stepdown    | 225 KVA  | Washington Elementary STEM Magnet / A | Electrical room     | Siemens                | 3F3Y225K13   |  | M33462          | 2002         | 1000038 |     |
| 7              | 3890369 | D5020  | Secondary Transformer [TB]                | Dry, Stepdown    | 150 KVA  | Washington Elementary STEM Magnet / B | Boiler room         | Siemens                | 3F3Y150K13   |  | M33954          | 2002         | 1000010 |     |
| 8              | 3890235 | D5020  | Switchboard [HDBA]                        | 277/480 V        | 1200 AMP | Washington Elementary STEM Magnet / A | Electrical room     | Siemens                | SB           |  | 60-22158-G00010 | 2002         | 1000037 |     |
| 9              | 3890083 | D5020  | Switchboard [HDBB]                        | 277/480 V        | 800 AMP  | Washington Elementary STEM Magnet / B | Boiler room         | Siemens                | SB           |  | 60-22158-B00020 | 2002         | 1000009 |     |
| 10             | 3890131 | D5020  | Switchboard [LDBA]                        | 120/208 V        | 600 AMP  | Washington Elementary STEM Magnet / A | Electrical room     | Siemens                | SB           |  | 60-22158-B00040 | 2002         | 1000039 |     |

|    |         |       |                                         |                                                |         |                                                |                          |             |               |  |                   |      |         |
|----|---------|-------|-----------------------------------------|------------------------------------------------|---------|------------------------------------------------|--------------------------|-------------|---------------|--|-------------------|------|---------|
| 11 | 3890311 | D5020 | Switchboard<br>[LDBB]                   | 120/208 V                                      | 400 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ B | Boiler room              | Siemens     | SB            |  | 60-22158-B00030   | 2002 | 1000011 |
| 12 | 3890442 | D5020 | Distribution<br>Panel [DB2]             | 120/208 V                                      | 300 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ D | Electrical<br>room       | Square D    | HCP           |  | 44389671590100001 | 2017 | 1000055 |
| 13 | 3890315 | D5020 | Distribution<br>Panel [DB3]             | 120/208 V                                      | 600 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ C | Electrical<br>room       | Square D    | HCP           |  | 44389671590??0001 | 2017 | 1000116 |
| 14 | 3890137 | D5020 | Distribution<br>Panel [EH]              | 277/480 V                                      | 200 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ E | Electrical<br>room       | Siemens     | P1E42ML125CTF |  | 60-22155          | 2002 | 1000023 |
| 15 | 3890088 | D5020 | Distribution<br>Panel [MDB-2]           | 277/480 V                                      | 400 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ D | Electrical<br>room       | Square D    | HCM           |  | 12389671590010001 | 2017 | 1000053 |
| 16 | 3890086 | D5020 | Distribution<br>Panel [MDB3]            | 277/480 V                                      | 600 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ C | Electrical<br>room       | Square D    | HCM           |  | 12389671590040001 | 2017 | 1000118 |
| 17 | 3890421 | D5020 | Distribution<br>Panel [Panelboard<br>A] | 120/208 V                                      | 200 AMP | Washington<br>Elementary<br>STEM Magnet<br>/ B | Computer Lab<br>Closet   | Siemens     | P1C42ML250CTS |  | 60-22158-D00020   | 2002 | 1000001 |
| 18 | 3890240 | D5030 | Variable<br>Frequency Drive<br>[AH-2]   | VFD, by HP of Motor                            | 5 HP    | Washington<br>Elementary<br>STEM Magnet<br>/ A | Mechanical<br>Crawlspace | A. O. Smith | E227M         |  | CA11              | 2005 | 1000047 |
| 19 | 3890439 | D5030 | Variable<br>Frequency Drive<br>[AH-3]   | VFD, by HP of Motor                            | 5 HP    | Washington<br>Elementary<br>STEM Magnet<br>/ A | Mechanical<br>Crawlspace | Trane       | X13651044010  |  | 490000Y465        | 2005 | 1000046 |
| 20 | 3890437 | D5040 | Emergency &<br>Exit Lighting            | Emergency Light<br>Pack, 2 Light w/<br>Battery |         | Washington<br>Elementary<br>STEM Magnet<br>/ A | Throughout<br>building   |             |               |  |                   |      | 5       |
| 21 | 3890321 | D5040 | Emergency &<br>Exit Lighting            | Emergency Light<br>Pack, 2 Light w/<br>Battery |         | Washington<br>Elementary<br>STEM Magnet<br>/ E | Building<br>exterior     |             |               |  |                   |      |         |

|                                  |         |        |                           |                                          |          |                                                       |                     |              |           |  |  |                    |              |         |     |
|----------------------------------|---------|--------|---------------------------|------------------------------------------|----------|-------------------------------------------------------|---------------------|--------------|-----------|--|--|--------------------|--------------|---------|-----|
| 22                               | 3890312 | D5040  | Emergency & Exit Lighting | Emergency Light Pack, 2 Light w/ Battery |          | Washington Elementary STEM Magnet / B                 | Throughout building |              |           |  |  |                    |              |         | 4   |
| 23                               | 3890426 | D5040  | Emergency & Exit Lighting | Emergency Light Pack, 2 Light w/ Battery |          | Washington Elementary STEM Magnet / Restroom Building | Building exterior   |              |           |  |  |                    |              |         |     |
| 24                               | 3890420 | D5040  | Emergency & Exit Lighting | Exit Sign, LED                           |          | Washington Elementary STEM Magnet / B                 | Pre-K               |              |           |  |  |                    |              |         | 6   |
| 25                               | 3890152 | D5040  | Emergency & Exit Lighting | Exit Sign, LED                           |          | Washington Elementary STEM Magnet / E                 | Throughout building |              |           |  |  |                    |              |         | 4   |
| 26                               | 3890238 | D5040  | Emergency & Exit Lighting | Exit Sign, LED                           |          | Washington Elementary STEM Magnet / A                 | Throughout building |              |           |  |  |                    |              |         | 6   |
| D70 Electronic Safety & Security |         |        |                           |                                          |          |                                                       |                     |              |           |  |  |                    |              |         |     |
| Index                            | ID      | UFCode | Component Description     | Attributes                               | Capacity | Building                                              | Location Detail     | Manufacturer | Model     |  |  | Serial             | Dataplate Yr | Barcode | Qty |
| 1                                | 3890141 | D7050  | Fire Alarm Panel          | Fully Addressable                        |          | Washington Elementary STEM Magnet / D                 | Electrical room     | Honeywell    | NFS-320E  |  |  | No tag/plate found | 2017         | 1000056 |     |
| 2                                | 3890395 | D7050  | Fire Alarm Panel          | Fully Addressable                        |          | Washington Elementary STEM Magnet / A                 | Front Office        | Honeywell    | Notifier  |  |  |                    |              |         |     |
| E10 Equipment                    |         |        |                           |                                          |          |                                                       |                     |              |           |  |  |                    |              |         |     |
| Index                            | ID      | UFCode | Component Description     | Attributes                               | Capacity | Building                                              | Location Detail     | Manufacturer | Model     |  |  | Serial             | Dataplate Yr | Barcode | Qty |
| 1                                | 3890120 | E1030  | Foodservice Equipment     | Convection Oven, Double                  |          | Washington Elementary STEM Magnet / D                 | Kitchen             | Blodgett     | DFG-100-3 |  |  | 071714RA045S       | 2017         | 1000077 |     |
| 2                                | 3890389 | E1030  | Foodservice Equipment     | Convection Oven, Single                  |          | Washington Elementary STEM Magnet / A                 | Kitchen             | Hobart       | HEC5      |  |  | 48-1653170         |              | 1000028 |     |

|    |         |       |                       |                                         |                                       |         |                       |                     |                    |      |         |
|----|---------|-------|-----------------------|-----------------------------------------|---------------------------------------|---------|-----------------------|---------------------|--------------------|------|---------|
| 3  | 3890232 | E1030 | Foodservice Equipment | Dairy Cooler/Wells                      | Washington Elementary STEM Magnet / D | Kitchen | True Manufacturing Co | TMC-58-DS           | 5289764            | 2017 | 1000058 |
| 4  | 3890118 | E1030 | Foodservice Equipment | Dairy Cooler/Wells                      | Washington Elementary STEM Magnet / D | Kitchen | Duke                  | DC-TCM-60SS-N7 M    | 05170173           | 2017 | 1000059 |
| 5  | 3890150 | E1030 | Foodservice Equipment | Dairy Cooler/Wells                      | Washington Elementary STEM Magnet / D | Kitchen | Duke                  | DC-TCM-32SS-N7 M    | 05170207           | 2017 | 1000062 |
| 6  | 3890247 | E1030 | Foodservice Equipment | Dairy Cooler/Wells                      | Washington Elementary STEM Magnet / D | Kitchen | Duke                  | DC-TCM-32SS-N7M     | 05170194           | 2017 | 1000061 |
| 7  | 3890206 | E1030 | Foodservice Equipment | Dairy Cooler/Wells                      | Washington Elementary STEM Magnet / D | Kitchen |                       |                     |                    | 2017 | 1000092 |
| 8  | 3890127 | E1030 | Foodservice Equipment | Exhaust Hood, 8 to 10 LF                | Washington Elementary STEM Magnet / D | Kitchen | Accurex               | XBEW-126.00-S       | 14635577           | 2017 | 1000079 |
| 9  | 3890173 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | Washington Elementary STEM Magnet / D | Kitchen | Winston Industries    | HA4519GE-A          | 20160829-0084      | 2017 | 1000078 |
| 10 | 3890366 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | Washington Elementary STEM Magnet / D | Kitchen | Utility Refrigerator  | PT-HC-30-SS-1S-1S-D | 6164 B             | 2017 | 1000074 |
| 11 | 3890368 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | Washington Elementary STEM Magnet / A | Kitchen | Kason                 | No tag/plate found  | No tag/plate found |      | 1000029 |
| 12 | 3890197 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | Washington Elementary STEM Magnet / D | Kitchen | Duke                  | DC-TEHF60SS-SW M    | 05170145           | 2017 | 1000063 |
| 13 | 3890229 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | Washington Elementary STEM Magnet / D | Kitchen | Duke                  | DC-TEHF60SS-SW M    | 05170144           | 2017 | 1000060 |

