

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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John Muir High
1905 Lincoln Avenue
Pasadena, California 91103

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	18
Main Address	1905 Lincoln Avenue, Pasadena, California 91103
Site Developed	1926 Renovated 2002/2004/2018
Site Area	41.2 acres (estimated)
Parking Spaces	314 total spaces all in open lots; 11 of which are accessible
Outside Occupants / Leased Spaces	Portable G3 leased by Outward Bound Adventures; ~75% of D leased by Pasadena City College
Date(s) of Visit	June 1-3, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Kristine Vukovic
Assessment and Report Prepared By	Dirk Dykstra
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

John Muir High was originally constructed in 1926 as John Muir Technical High School. The campus was repurposed as Pasadena Senior College in 1939, the US Army in 1942, John Muir College in 1946, and back to John Muir High School in 1954. Buildings L and M were constructed in 1955, and athletic buildings S, T, and W, were constructed in 1961. Portable buildings were added in the 1980s. A campus-wide renovation took place in 2002 and included the new construction of Building K, completed in 2004. Building B, the cafeteria and auditorium building, and building E were fully renovated in 2018. A portable restroom was added next to the softball field in 2020.

Architectural

All permanent buildings constructed prior to building K are typical Class C concrete buildings. Buildings A, B, D, S, T, and W are two-story buildings with B having a full basement. Buildings E, F, G, J, L, and M are single-story structures. These buildings have stucco walls, wood windows, and flat bituminous roofs, though A and B have partial pitched shingle roofs. The portables are standard modular classroom buildings in various states of repair. In particular, G223 has damaged exterior wall panels. Building K is a steel framed two-story building with a half-domed metal roof.

Interiors are generally well-maintained with isolated damages to ceilings, and bituminous roofs are slated for replacement during summer 2022.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The campus heating and cooling uses water-sourced heat pumps and air handlers supplied by cooling towers and boilers northeast of building M. These systems were overhauled campus-wide in 2002. Individual switchboards serve the various buildings, and the parking lots received solar panel shade structures in 2020. Most buildings do not have widespread hot water but are fully sprinkled for fire suppression. Campus HVAC units are anticipated to require another overhaul in the near future. Buildings D and K have two-story hydraulic elevators, and building B and A share a 3-story elevator via a connecting bridge.

Site

Site parking and sidewalks are well-kept, but service driveways are heavily damaged. The courtyard between A and B was fully redeveloped in 2018. The site is well-lit. The concrete benches in front of B are split in half.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

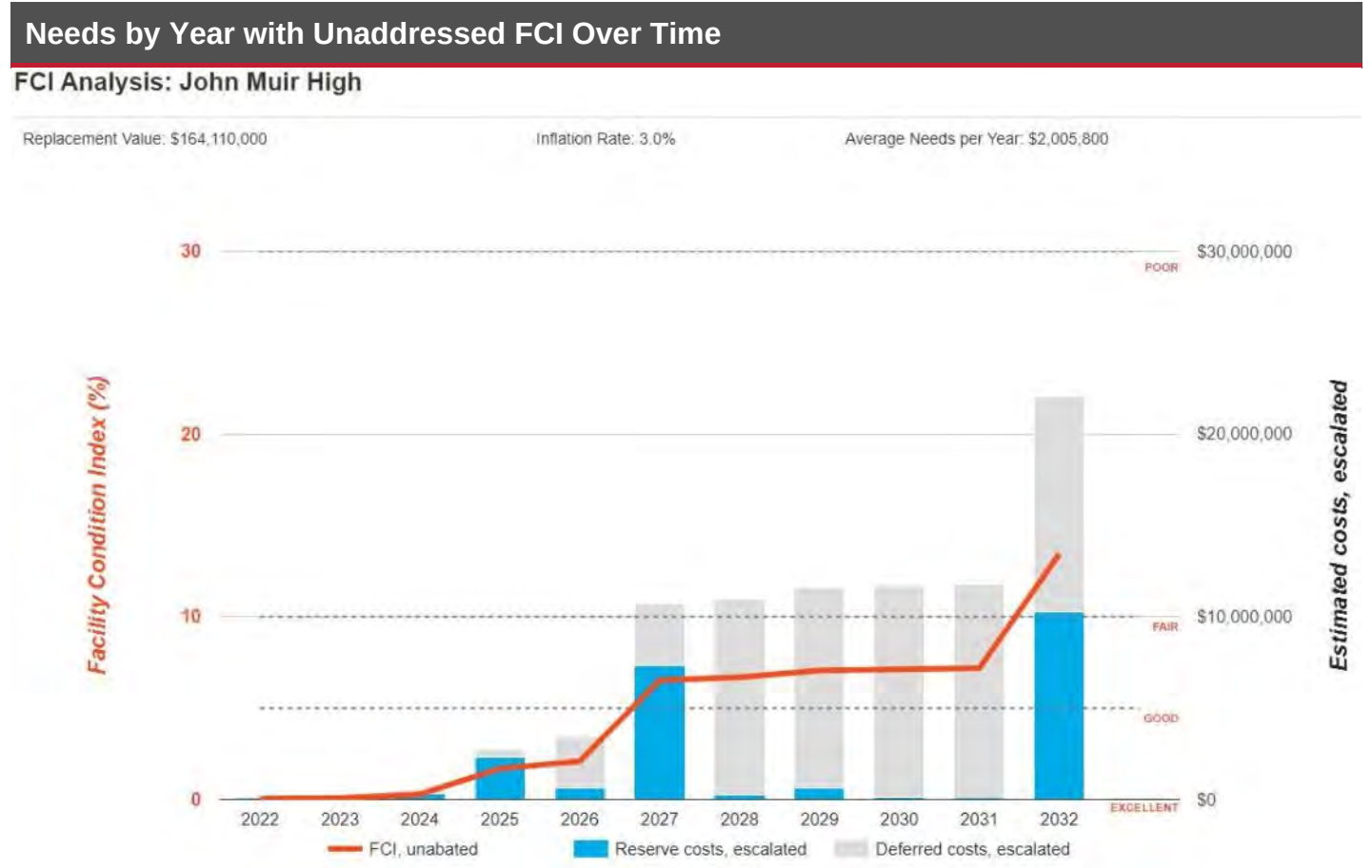
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
A (1935)	\$506	73,352	\$37,116,112	0.0%	1.4%	7.6%	13.2%
B (1955)	\$506	57,753	\$29,223,018	0.0%	0.0%	0.4%	4.9%
D (1955)	\$506	41,201	\$20,847,706	0.0%	1.8%	3.6%	15.9%
E (2004)	\$506	11,293	\$5,714,258	0.0%	0.7%	2.7%	10.0%
F (2004)	\$506	2,623	\$1,327,238	0.0%	9.7%	15.2%	26.9%
G (2004)	\$420	8,449	\$3,548,580	0.0%	0.9%	5.9%	11.5%
J (1935)	\$506	10,251	\$5,187,006	0.1%	0.1%	15.7%	24.2%
K (1935)	\$506	20,266	\$10,254,596	0.1%	1.0%	11.3%	23.0%
L (1955)	\$325	4,346	\$1,412,450	0.1%	0.1%	3.6%	17.5%
M (1955)	\$506	3,229	\$1,633,874	0.0%	0.2%	3.6%	13.0%
S (1980)	\$425	7,943	\$3,375,775	0.0%	8.8%	19.9%	23.5%
Portables (1935)	\$275	9,690	\$2,664,750	1.3%	4.1%	8.6%	28.8%
T (1980)	\$350	30,055	\$10,519,250	0.1%	5.3%	17.0%	27.8%
W (1980)	\$275	20,884	\$5,743,100	0.0%	10.1%	19.1%	28.2%

Campus Level FCI:

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



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



Immediate Needs

Facility/Building	Total Items	Total Cost
A	1	\$15,200
B	1	\$100
G	1	\$200
J	2	\$2,900
K	1	\$14,700
L	1	\$1,700
Portables	3	\$33,800
T	2	\$15,300
Total	12	\$83,900

A

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3924486	A106	B1010	Structural Flooring/Decking, Wood, Repair	Poor	Performance/Integrity	\$15,200
Total (1 items)						\$15,200

B

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3913920	Hallway 2nd floor	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	\$100
Total (1 items)						\$100

G

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
4079896	Throughout building	D5040	Emergency & Exit Lighting, Exit Sign, LED, Replace	Poor	Performance/Integrity	\$200
Total (1 items)						\$200

J

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3912000	Roof	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Replace	Failed	Safety	\$1,500
3911895	Roof	B3060	Roof Hatch, Metal, Replace	Failed	Safety	\$1,400
Total (2 items)						\$2,900

K

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3912121	K	A2010	Exposed Structure, any type, Waterproofing of Exterior Face, Replace	Poor	Performance/Integrity	\$14,700
Total (1 items)						\$14,700

L

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3924459	Shop	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	\$1,700
Total (1 items)						\$1,700

Portables

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3911980	Building exterior	B2010	Exterior Walls, Wood Siding, Replace	Failed	Performance/Integrity	\$21,800
3924444	Electrical room	D5020	Distribution Panel, 120/240 V, Replace	Poor	Performance/Integrity	\$6,000
3924436	Electrical room	D5020	Distribution Panel, 120/240 V, Replace	Poor	Performance/Integrity	\$6,000
Total (3 items)						\$33,800

T

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3913855	T315	C2030	Flooring, Vinyl Tile (VCT), Replace	Failed	Performance/Integrity	\$2,200
3914065	Women's Locker Room	D2010	Shower, Terrazzo, Replace	Failed	Performance/Integrity	\$13,100
Total (2 items)						\$15,300

Key Findings



Roof Appurtenances in Failed condition.

Roof Access Ladder, Steel
J John Muir High Roof

Uniformat Code: B3020
Recommendation: **Replace in 2022**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: \$1,500

\$\$\$\$

Ladder does not reach hatch in J - AssetCALC ID: 3912000



Roof Hatch in Failed condition.

Metal
J John Muir High Roof

Uniformat Code: B3060
Recommendation: **Replace in 2022**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,400

\$\$\$\$

Hatch faces backwards on J - AssetCALC ID: 3911895



Exterior Walls in Failed condition.

Wood Siding
Portables John Muir High Building exterior

Uniformat Code: B2010
Recommendation: **Replace in 2022**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,800

\$\$\$\$

Damaged exterior paneling - AssetCALC ID: 3911980



Structural Flooring/Decking in Poor condition.

Wood
A John Muir High A106

Uniformat Code: B1010
Recommendation: **Repair in 2022**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,200

\$\$\$\$

Floor is warped and soft. Lifted up in some places. Flexes when walking on. - AssetCALC ID: 3924486



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
A John Muir High Roof

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

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Shingles are broken and missing - AssetCALC ID: 3924452



Exterior Walls in Poor condition.

any painted surface
K John Muir High Building exterior

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Areas throughout the exterior have paint peeling and some rust. Recommend prepping and painting. - AssetCALC ID: 3914155



Exterior Walls in Poor condition.

Concrete
A John Muir High Electrical Room Entrance

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,500

\$\$\$\$

Signs of erosion found on exterior wall at electrical room entrance. Recommend repairing wall and evaluate drainage. - AssetCALC ID: 3913808



Switchboard in Poor condition.

120/208 V, 400 AMP
S John Muir High Mechanical room

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,500

\$\$\$\$

Housing shows extensive signs of corrosion. - AssetCALC ID: 3914153



Window in Poor condition.

Wood, 16-25 SF
A John Muir High Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$235,000

\$\$\$\$

Paint is peeling around frame. - AssetCALC ID: 3913810



Exposed Structure in Poor condition.

any type, Waterproofing of Exterior Face
K John Muir High K

Uniformat Code: A2010
Recommendation: **Replace in 2022**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$14,700

\$\$\$\$

Exposed structure for K is not properly waterproofed, resulting in ongoing corrosion from irrigation activity. Current corrosion level is superficial, so a study is not yet needed if waterproofing is maintained proactively. Sandblast prior to waterproofing - AssetCALC ID: 3912121



Pump in Poor condition.

Distribution, HVAC Heating Water
B John Muir High Roof

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Pump is leaking. Standing water under pump. - AssetCALC ID: 3914087



Supplemental Components in Poor condition.

Drains, Roof
E John Muir High Roof

Uniformat Code: D2030
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Roof drain is clogged. Standing water on roof, recommend, clearing drain and inspect piping. - AssetCALC ID: 3913964



Piping and Valves in Poor condition.

Piping PVC, Domestic Water
Site John Muir High Site pool heater area

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$400

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Piping is leaking at elbow outside of pool heater. Recommend replacing piping and elbow. - AssetCALC ID: 3914099



Roadways in Poor condition.

Pavement, Asphalt
Site John Muir High Site Drives

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2023**

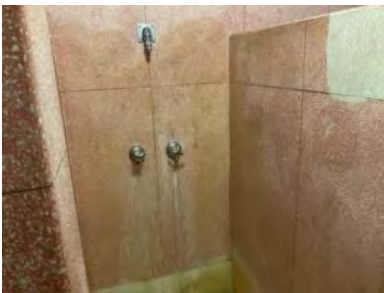
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$247,500

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Extensive alligator cracking and potholing - AssetCALC ID: 3911921



Shower in Failed condition.

Terrazzo
T John Muir High Women's Locker Room

Uniformat Code: D2010
Recommendation: **Replace in 2022**

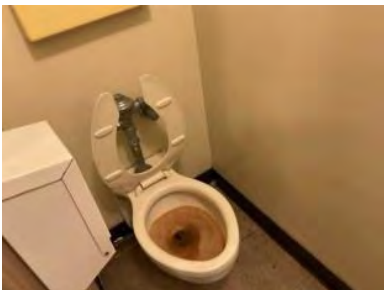
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,100

\$\$\$\$

Showers are not working. - AssetCALC ID: 3914065



Toilet in Poor condition.

Commercial Water Closet
F John Muir High Restrooms

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Toilet is stained. Piping shows signs of corrosion. - AssetCALC ID: 3913891

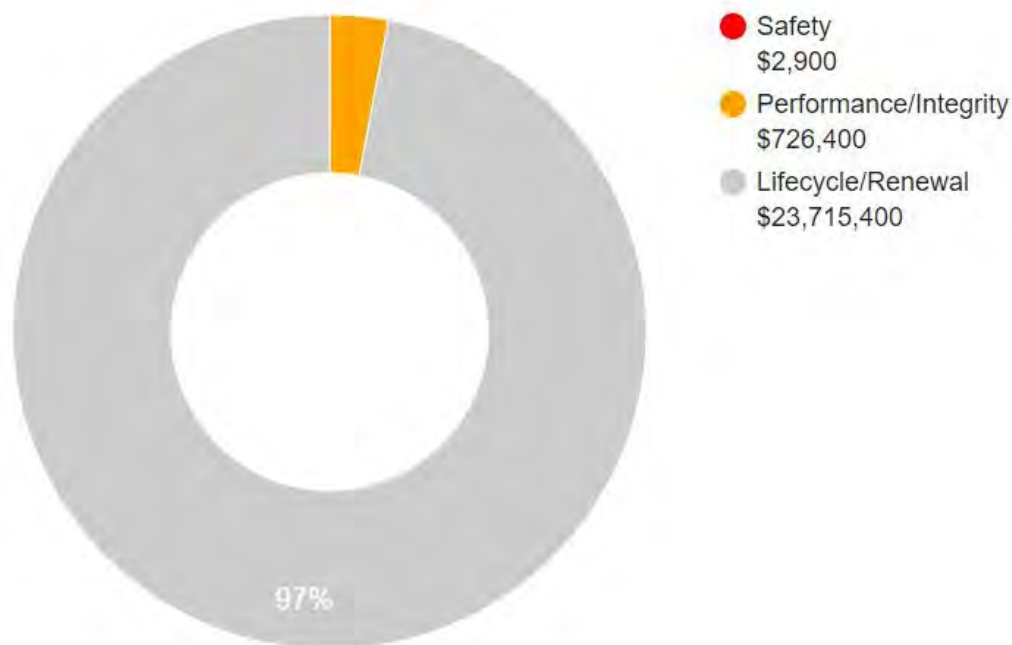
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$24,444,700

2. Building A



Building A: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1926/2002	
Building Size	73,352 SF	
Number of Stories	2 above grade with 1 partial below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile, terrazzo Floors: Carpet, VCT, wood plank, ceramic tile, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Water source heat pump terminal units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building A: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: UPS only	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Deteriorating countertop, peeling window frame paint, damaged wall outside electrical room, damaged roof shingles, soft floor in A106	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$15,199	-	-	-	-	\$15,199
Facade	-	\$259,067	-	\$23,392	-	\$282,459
Roofing	-	\$638	-	\$521,351	-	\$521,989
Interiors	-	-	\$831,691	\$10,966	\$1,325,650	\$2,168,307
Conveying	-	-	-	\$129,015	\$28,816	\$157,831
Plumbing	-	\$7,311	\$5,075	\$53,859	\$48,588	\$114,833
HVAC	-	-	\$1,550,545	\$3,508	\$3,616,096	\$5,170,149
Fire Protection	-	-	-	\$113,196	-	\$113,196
Electrical	-	-	\$134,577	\$571,103	\$2,208,590	\$2,914,270
Fire Alarm & Electronic Systems	-	-	-	\$685,555	\$22,590	\$708,145
Site Utilities	-	-	-	\$26,319	-	\$26,319
Site Development	-	-	-	-	\$1,768	\$1,768
TOTALS (3% inflation)	\$15,200	\$267,100	\$2,521,900	\$2,138,300	\$7,252,100	\$12,194,600

3. Building B



Building B: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1926/2018	
Building Size	57,753 SF	
Number of Stories	2 above grade with 1 full below-grade basement level	
System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile, terrazzo Floors: Carpet, VCT, wood plank, ceramic tile, terrazzo Ceilings: Painted lath and plaster and ACT	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors Wheelchair lifts	Good
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas and electric water heaters with integral tanks, gas boiler Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handlers Supplemental components: Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Building B: Systems Summary

Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Damaged ceiling tiles, leaking hot water pump	

Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$112,891	\$3,506	\$162,258	\$278,655
Roofing	-	-	-	\$176,484	\$90,784	\$267,268
Interiors	\$121	-	-	\$57,017	\$476,775	\$533,913
Conveying	-	-	-	-	\$28,816	\$28,816
Plumbing	-	-	-	\$1,653	\$591,473	\$593,126
HVAC	-	\$5,714	-	\$28,361	\$1,934,596	\$1,968,671
Fire Protection	-	-	-	-	\$82,321	\$82,321
Electrical	-	-	\$5,549	\$493,715	\$372,276	\$871,540
Fire Alarm & Electronic Systems	-	-	-	\$340,090	\$458,005	\$798,095
Equipment & Furnishings	-	-	\$4,710	\$208,128	\$1,060,237	\$1,273,075
Site Utilities	-	-	-	\$11,697	-	\$11,697
TOTALS (3% inflation)	\$200	\$5,800	\$123,200	\$1,320,700	\$5,257,600	\$6,707,500

4. Building D



Building D: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1926/2002	
Building Size	41,201 SF	
Number of Stories	2	
System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile, terrazzo Floors: Carpet, VCT, wood plank, ceramic tile, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving both floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Water source heat pump terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building D: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$153,576	-	\$588,386	\$741,962
Roofing	-	-	-	\$399,175	-	\$399,175
Interiors	-	-	\$128,784	\$179,479	\$1,003,742	\$1,312,005
Conveying	-	-	\$6,306	\$92,461	-	\$98,767
Plumbing	-	-	\$9,825	\$40,207	\$956,385	\$1,006,417
HVAC	-	-	\$21,434	\$1,315,962	\$684,161	\$2,021,557
Fire Protection	-	-	\$55,603	-	-	\$55,603
Electrical	-	-	\$367,959	\$360,314	\$1,239,684	\$1,967,957
Fire Alarm & Electronic Systems	-	-	-	\$180,729	-	\$180,729
TOTALS (3% inflation)	-	-	\$743,500	\$2,568,400	\$4,472,400	\$7,784,300

5. Building E



Building E: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1926/2018	
Building Size	11,293 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile Ceilings: ACT, painted gypsum board	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boiler Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Air handler Supplemental components: Ductless split systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building E: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Clogged roof drains, corroded floor sink	

Building E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	\$175,064	-	\$175,064
Interiors	-	-	\$35,666	\$123,841	\$281,362	\$440,869
Plumbing	-	\$1,815	-	\$5,222	\$358,079	\$365,116
HVAC	-	-	\$111,705	\$15,935	\$41,275	\$168,915
Fire Protection	-	-	-	\$17,667	-	\$17,667
Electrical	-	-	\$5,548	\$7,749	\$149,072	\$162,369
Fire Alarm & Electronic Systems	-	-	-	\$70,829	-	\$70,829
TOTALS (3% inflation)	-	\$1,900	\$153,000	\$416,400	\$829,800	\$1,401,100

6. Building F



Building F: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1926/2002	
Building Size	2,623 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: VCT Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Exhaust fans only	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building F: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Corroded sink, stained toilet	

Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$20,715	\$5,262	\$37,323	\$63,300
Roofing	-	-	-	\$137,445	-	\$137,445
Interiors	-	-	\$39,549	-	\$60,831	\$100,380
Plumbing	-	\$3,360	\$51,350	-	-	\$54,710
HVAC	-	-	\$4,992	-	\$16,335	\$21,327
Fire Protection	-	-	-	-	\$4,756	\$4,756
Electrical	-	-	\$22,302	\$6,579	\$286,172	\$315,053
Fire Alarm & Electronic Systems	-	-	-	\$5,751	-	\$5,751
Equipment & Furnishings	-	-	\$59,145	-	\$89,729	\$148,874
TOTALS (3% inflation)	-	\$3,400	\$198,100	\$155,100	\$495,200	\$851,800

7. Building G



Building G: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1926/2002	
Building Size	8,449 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, terrazzo Floors: Carpet, VCT, wood plank, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Water source heat pump terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building G: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Interiors not photographed during assessment	

Building G: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$23,895	-	\$94,891	\$118,786
Roofing	-	-	\$140,947	-	-	\$140,947
Interiors	-	-	\$23,726	\$77,255	\$74,329	\$175,310
Plumbing	-	-	\$8,352	\$54,685	\$6,268	\$69,305
HVAC	-	-	\$9,080	-	\$46,104	\$55,184
Fire Protection	-	-	-	-	\$12,332	\$12,332
Electrical	\$239	-	-	\$52,200	\$36,145	\$88,584
Fire Alarm & Electronic Systems	-	-	-	\$14,913	-	\$14,913
Equipment & Furnishings	-	-	\$3,803	-	-	\$3,803
TOTALS (3% inflation)	\$300	-	\$209,900	\$199,100	\$270,100	\$679,400

8. Building J



Building J: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1955/2002	
Building Size	10,251 SF	
Number of Stories	1 above grade with 1 mechanical penthouse	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Carpet, VCT Ceilings: Painted lath and plaster	Good
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Water source heat pump terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

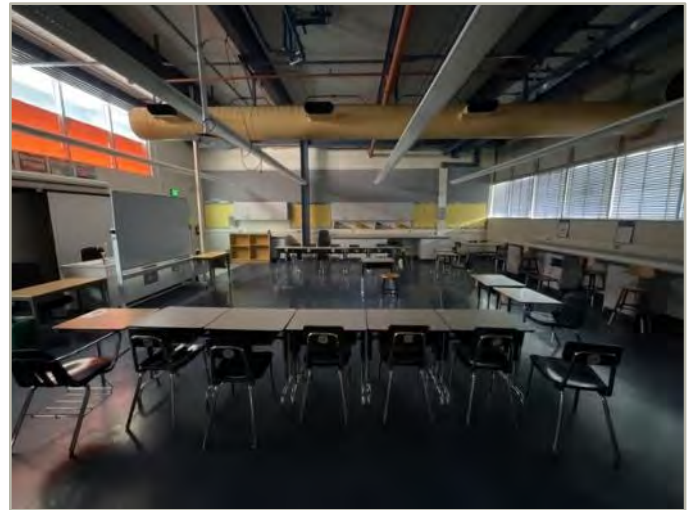
Building J: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof hatch backwards, ladder does not reach roof hatch	

Building J: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$671,446	-	\$1,275,571	\$1,947,017
Roofing	\$2,882	-	-	\$206,752	-	\$209,634
Interiors	-	-	\$25,856	\$74,022	\$217,835	\$317,713
Plumbing	-	-	\$2,602	\$3,343	\$3,868	\$9,813
HVAC	-	-	\$95,099	\$46,867	\$145,413	\$287,379
Electrical	-	-	\$5,548	\$67,448	\$7,456	\$80,452
Fire Alarm & Electronic Systems	-	-	-	\$47,212	-	\$47,212
Equipment & Furnishings	-	-	\$8,449	-	\$13,164	\$21,613
Site Utilities	-	-	-	\$17,546	-	\$17,546
TOTALS (3% inflation)	\$2,900	-	\$809,000	\$463,200	\$1,663,400	\$2,938,500

9. Building K



Building K: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	2004	
Building Size	20,266 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Curtain wall	Fair
Roof	Primary: Domed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, terrazzo Floors: VCT, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Water source heat pump terminal units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building K: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Corroding structural beams (minor), peeling paint, restroom floor damage	

Building K: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$14,688	-	-	-	-	\$14,688
Facade	-	\$3,361	-	-	\$4,518	\$7,879
Roofing	-	-	-	\$337,777	-	\$337,777
Interiors	-	\$23,533	\$109,124	\$258,846	\$96,326	\$487,829
Conveying	-	-	\$75,677	\$19,714	-	\$95,391
Plumbing	-	-	\$95,939	\$36,651	\$446,949	\$579,539
HVAC	-	-	\$798,395	\$162,944	\$1,441,842	\$2,403,181
Fire Protection	-	-	-	-	\$58,980	\$58,980
Electrical	-	-	\$6,658	\$140,656	\$108,506	\$255,820
Fire Alarm & Electronic Systems	-	-	-	\$88,897	-	\$88,897
Equipment & Furnishings	-	-	\$31,006	\$152,391	\$48,307	\$231,704
TOTALS (3% inflation)	\$14,700	\$26,900	\$1,116,800	\$1,197,900	\$2,205,500	\$4,561,800

10. Building L



Building L: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1955/2002	
Building Size	4,346 SF	
Number of Stories	1 above grade with 1 partial loft	
System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Exposed structure Ceilings: Painted lath and plaster	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Fed from G building with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building L: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Deteriorating ceiling plaster	

Building L: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$18,919	\$19,934	\$47,813	\$86,666
Roofing	-	-	-	\$99,895	\$15,423	\$115,318
Interiors	\$1,740	-	-	-	-	\$1,740
Plumbing	-	-	\$8,953	\$4,093	\$2,553	\$15,599
HVAC	-	-	\$21,148	-	-	\$21,148
Fire Protection	-	-	-	\$7,039	-	\$7,039
Electrical	-	-	-	\$46,058	\$2,846	\$48,904
Fire Alarm & Electronic Systems	-	-	-	\$19,739	-	\$19,739
TOTALS (3% inflation)	\$1,800	-	\$49,100	\$196,800	\$68,700	\$316,400

11. Building M



Building M: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1955/2002	
Building Size	3,229 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Exposed concrete Ceilings: Painted lath and plaster	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and cooling tower Supplemental components: Window unit AC	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building M: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None	

Building M: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$27,999	\$12,866	\$38,762	\$79,627
Roofing	-	-	-	\$47,213	-	\$47,213
Interiors	-	-	\$8,828	-	\$18,966	\$27,794
Plumbing	-	-	\$2,537	-	\$5,947	\$8,484
HVAC	-	-	\$2,774	-	\$3,728	\$6,502
Fire Protection	-	-	-	-	\$5,856	\$5,856
Electrical	-	-	\$16,604	\$79,732	-	\$96,336
Fire Alarm & Electronic Systems	-	-	-	\$14,163	-	\$14,163
Site Utilities	-	-	-	\$11,697	-	\$11,697
TOTALS (3% inflation)	-	-	\$58,800	\$165,700	\$73,300	\$297,800

12. Building S



Building S: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1961/2002	
Building Size	7,943 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, terrazzo Floors: Terrazzo, painted concrete Ceilings: Painted lath and plaster	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building S: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Swimming pool	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Ill-fitting doors, corroding switchboard	

Building S: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$10,388	\$26,030	-	\$23,797	\$60,215
Roofing	-	-	\$115,085	-	-	\$115,085
Interiors	-	-	\$272,920	\$40,939	\$44,553	\$358,412
Plumbing	-	-	\$121,338	\$43,503	\$17,352	\$182,193
HVAC	-	-	\$3,328	-	-	\$3,328
Fire Protection	-	-	\$10,103	-	-	\$10,103
Electrical	-	\$46,170	\$67,486	-	\$1,863	\$115,519
Fire Alarm & Electronic Systems	-	-	-	\$34,841	-	\$34,841
TOTALS (3% inflation)	-	\$56,600	\$616,300	\$119,300	\$87,600	\$879,800

13. Building T



Building T: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1961/2002	
Building Size	30,055 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile, terrazzo Floors: VCT, wood plank, ceramic tile, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms, showers	Fair
HVAC	Central System: Air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building T: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Ill-fitting doors, stained ceiling tiles, missing floor tiles, malfunctioning showers	

Building T: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$13,851	\$71,893	-	\$96,618	\$182,362
Roofing	-	-	\$447,758	-	-	\$447,758
Interiors	\$2,176	\$3,922	\$421,164	\$438,285	\$956,045	\$1,821,592
Plumbing	\$13,056	-	\$436,959	\$8,352	\$484,040	\$942,407
HVAC	-	-	\$90,829	\$175,782	-	\$266,611
Fire Protection	-	-	-	\$94,040	-	\$94,040
Electrical	-	-	\$265,009	\$124,577	\$6,471	\$396,057
Fire Alarm & Electronic Systems	-	-	\$18,919	\$131,836	\$29,475	\$180,230
Equipment & Furnishings	-	-	-	\$162,302	-	\$162,302
Site Development	-	-	-	\$83,344	-	\$83,344
TOTALS (3% inflation)	\$15,300	\$17,800	\$1,752,600	\$1,218,600	\$1,572,700	\$4,577,000

14. Building W



Building W: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1961/2002	
Building Size	20,883 SF	
Number of Stories	2	
System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pile and grade beam foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, terrazzo Floors: VCT, wood plank, terrazzo Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms, showers	Fair
HVAC	Central System: Air handler	--
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Fed from building T with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Building W: Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Ill-fitting doors, soft flooring and ceiling stains in dance room	

Building W: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$6,232	\$1,512	\$94,315	\$124,396	\$226,455
Roofing	-	-	\$247,212	-	-	\$247,212
Interiors	-	\$2,071	\$305,845	\$48,283	\$155,356	\$511,555
Plumbing	-	-	\$7,888	\$363,424	-	\$371,312
HVAC	-	-	\$229,928	-	\$141,591	\$371,519
Fire Protection	-	-	\$26,565	-	-	\$26,565
Electrical	-	-	\$191,345	\$1,462	\$6,998	\$199,805
Fire Alarm & Electronic Systems	-	-	\$74,482	-	-	\$74,482
Equipment & Furnishings	-	-	\$1,425	\$15,059	\$2,221	\$18,705
Site Development	-	-	\$71,893	-	-	\$71,893
TOTALS (3% inflation)	-	\$8,400	\$1,158,100	\$522,600	\$430,600	\$2,119,700

15. Portables



Portables: Systems Summary

Address	1905 Lincoln Avenue, Pasadena, California 91103	
Constructed/Renovated	1980/2002	
Building Size	9,690 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over crawl space foundation	Fair
Façade	Primary Wall Finish: Painted wood paneling Windows: Vinyl	Poor
Roof	Primary: Flat construction with modified bituminous and metal finishes	Fair
Interiors	Walls: Painted gypsum board and vinyl Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Portables: Systems Summary

Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Damaged wall paneling	

Portables: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$21,760	-	\$4,539	-	\$18,951	\$45,250
Roofing	-	-	\$794	\$82,201	\$146,630	\$229,625
Interiors	-	-	\$66,027	\$49,839	\$153,713	\$269,579
Plumbing	-	-	-	-	\$38,306	\$38,306
HVAC	-	-	\$110,840	-	-	\$110,840
Electrical	\$11,968	-	\$12,245	\$405,467	\$649,215	\$1,078,895
Fire Alarm & Electronic Systems	-	-	\$1,386	-	-	\$1,386
TOTALS (3% inflation)	\$33,800	-	\$195,900	\$537,600	\$1,006,900	\$1,774,200

16. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and wrought iron fencing Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles Outdoor swimming pool	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED, CFL, metal halide Pedestrian walkway accent lighting	Fair
Ancillary Structures	Carports, storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	\$427	-	-	-	\$427
HVAC	-	-	\$2,734	-	\$4,259	\$6,993
Fire Protection	-	-	-	-	\$17,798	\$17,798
Equipment & Furnishings	-	-	-	-	\$16,054	\$16,054
Special Construction & Demo	-	-	\$378,887	\$25,815	\$143,125	\$547,827
Site Development	-	\$2,308	\$1,166,820	\$44,484	\$2,990,365	\$4,203,977
Site Pavement	-	\$254,945	\$79,461	\$92,117	\$1,013,491	\$1,440,014
Site Utilities	-	-	-	\$134,080	-	\$134,080
TOTALS (3% inflation)	-	\$257,700	\$1,628,000	\$296,500	\$4,185,100	\$6,367,300

17. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Building S Mechanical penthouse; locked room and no key
- Building G; classes in session

18. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1926 with additional buildings added and renovated in phases over time.

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.

19. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

20. 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.

21. Certification

Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of John Muir High, 1905 Lincoln 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.

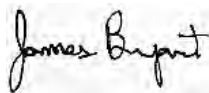
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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

Prepared by: Dirk Dykstra,
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Program Manager
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22. Appendices

- 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

Photographic Overview



1 - A BUILDING



2 - B BUILDING



3 - BUILDING D



4 - BUILDING E



5 - BUILDING F



6 - BUILDING G

Photographic Overview



7 - BUILDING J



8 - BUILDING K



9 - BUILDING L



10 - BUILDING M



11 - BUILDING S



12 - BUILDING T

Photographic Overview



13 - BUILDING W



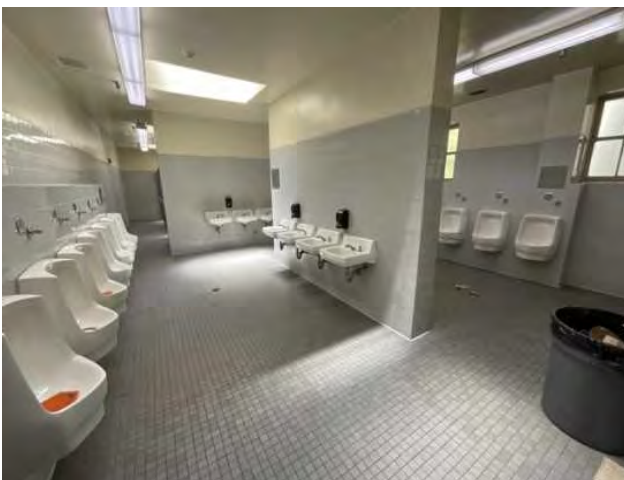
14 - PORTABLES



15 - A - 105



16 - A - CLASSROOM



17 - A - RESTROOM



18 - B - AUDITORIUM

Photographic Overview



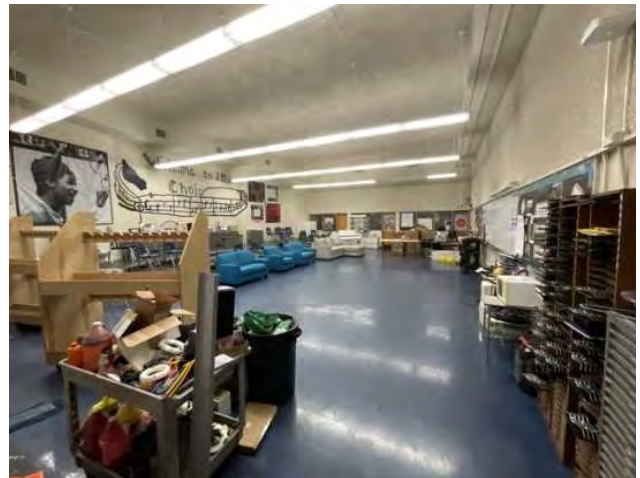
19 - B - CAFETERIA



20 - B - KITCHEN



21 - COOLING TOWERS



22 - D - CHOIR ROOM



23 - E - CLASSROOM



24 - F - DINING AREA

Photographic Overview



25 - J - LIBRARY



26 - K - CLASSROOM



27 - L - SHOP



28 - M - GARAGE



29 - PORTABLE CLASSROOM

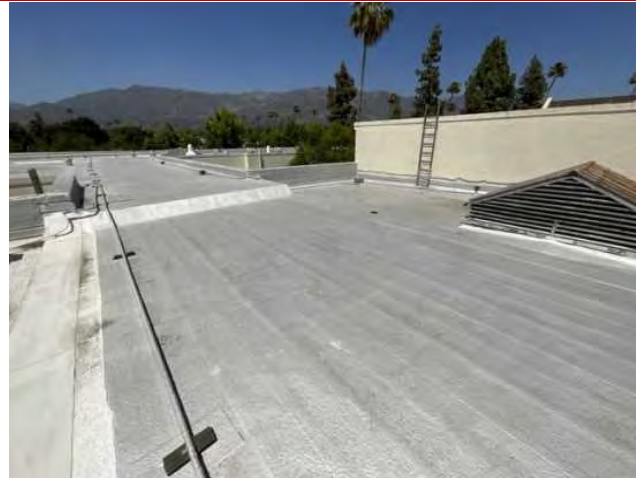


30 - T - GYM

Photographic Overview



31 - W - DANCE ROOM



32 - ROOFING OVERVIEW



33 - ELEVATOR



34 - DOMESTIC AND SANITARY PIPING



35 - GAS WATER HEATER



36 - GAS BOILER

Photographic Overview



37 - CHILLER



38 - AIR HANDLER



39 - WATER SOURCED HEAT PUMP



40 - FIRE EXTINGUISHER

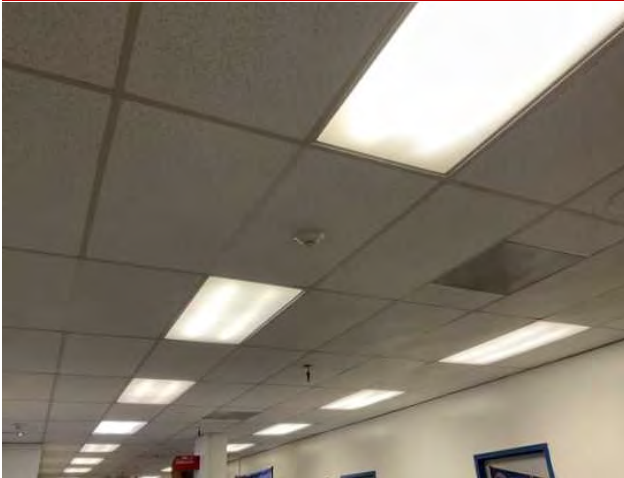


41 - FIRE SPRINKLERS



42 - MAIN ELECTRICAL EQUIPMENT

Photographic Overview



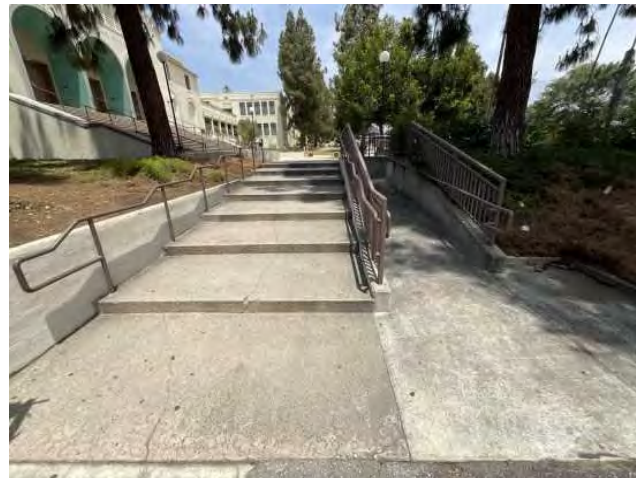
43 - INTERIOR LIGHTING



44 - FIRE ALARM PANEL



45 – SWIMMING POOLS



46 - WALKWAYS



47 - SITE LIGHTING



48 - SITE OVERVIEW

Appendix B:

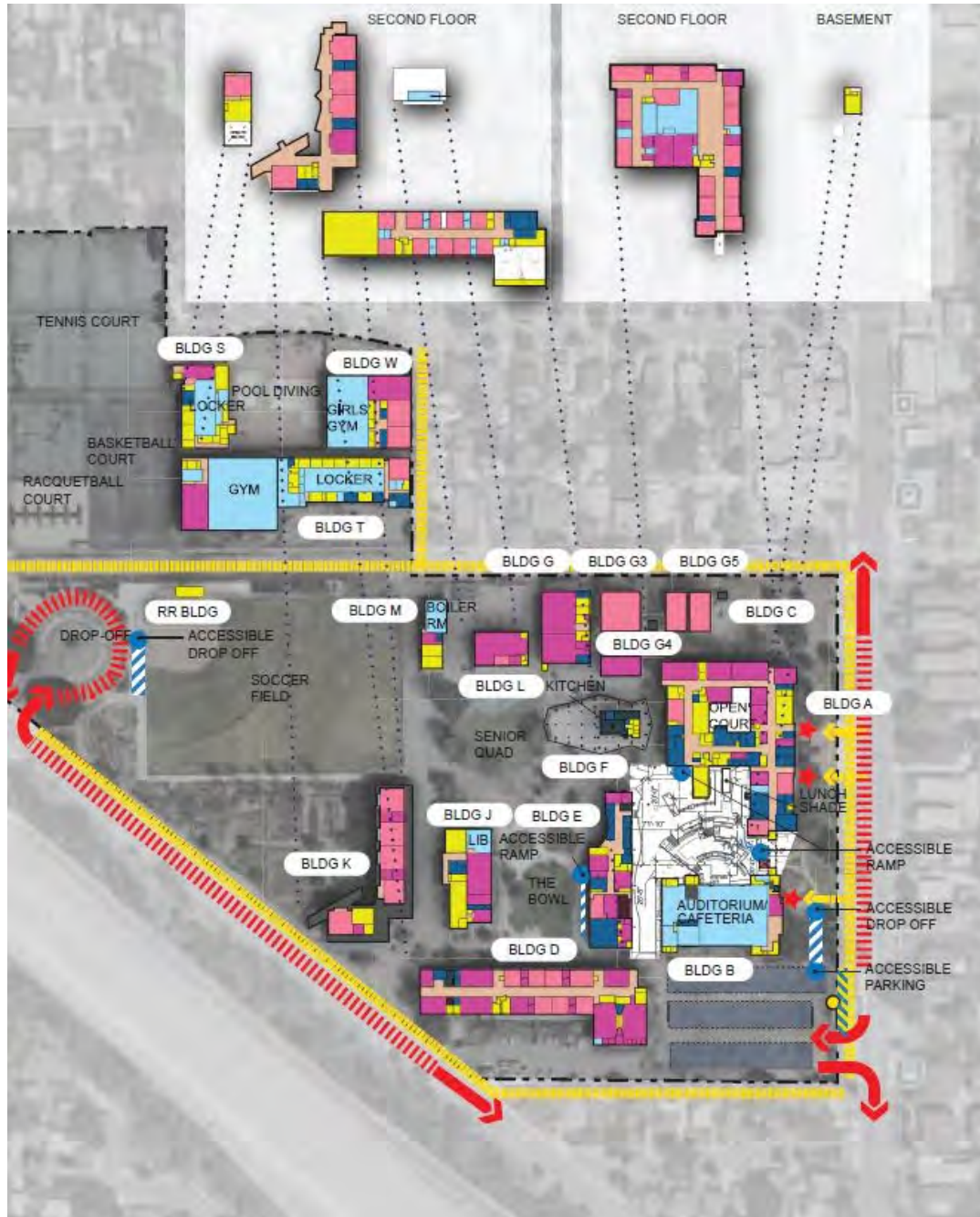
Site and Floor Plans

Aerial Site Plan



	Project Number	Project Name	
	154554.22R000-020.354	John Muir High	
	Source	On-Site Date	
	Google	June 1-3, 2022	

Site Plan



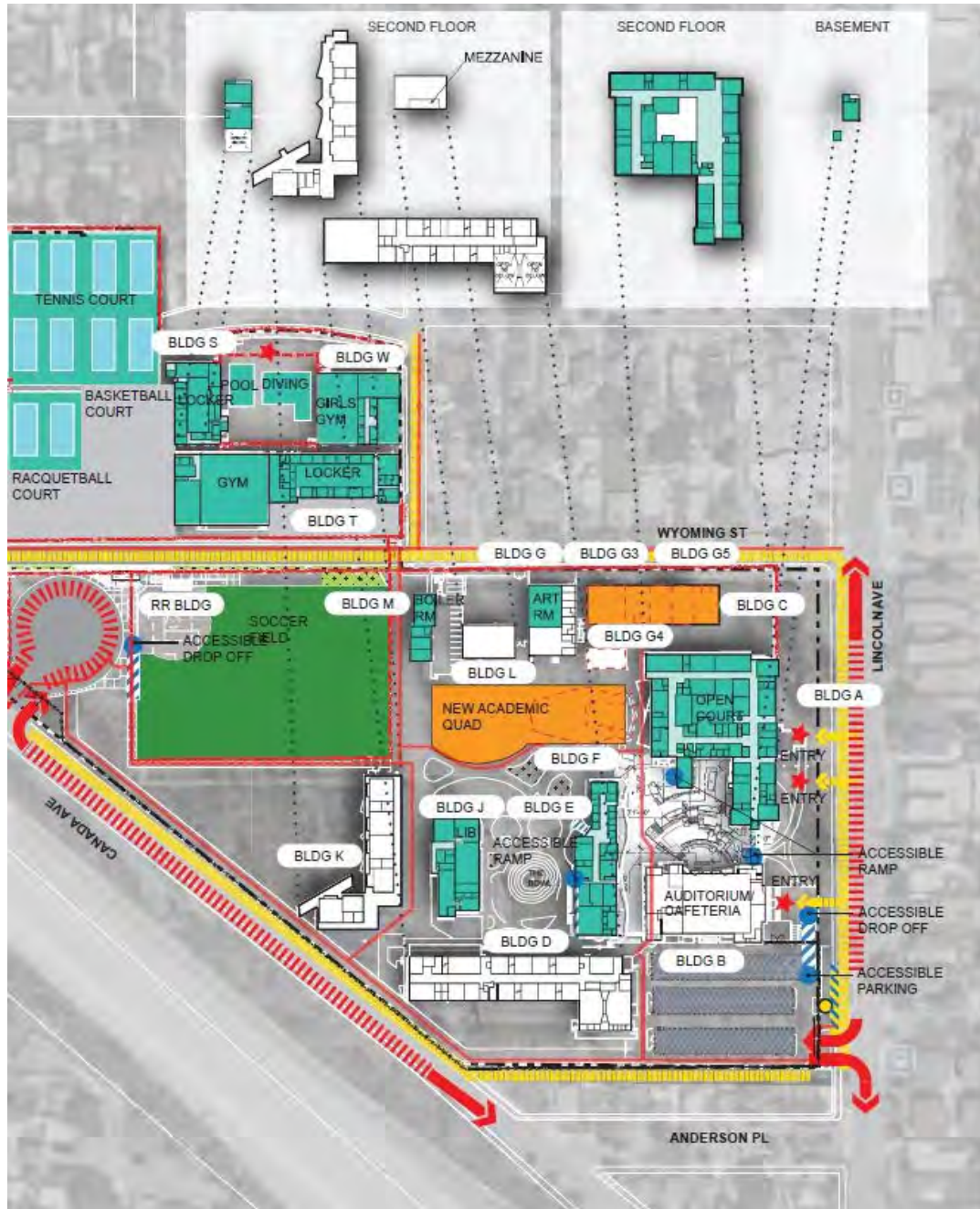
- Legend**
- ★ Entry
 - Drop-off
 - School Bus Zone
 - Accessible Entry
 - Property Line
 - ➔ Vehicular
 - ➔ Pedestrian
 - ▨ Accessible Route
 - ▨ School Bus Zone
 - ▨ Solar Panels
 - ▨ Classrooms
 - ▨ Specialty Classrooms
 - ▨ Multi-Purpose Space
 - ▨ Support Space
 - ▨ Administration & Faculty
 - ▨ Outdoor Learning
 - ▨ Circulation
 - ▨ Existing Play Structure



	Project Number		Project Name	
	154554.22R000-020.354		John Muir High	
	Source		On-Site Date	
	Client Supplied		June 1-3, 2022	



Floor Plan



Legend

- ★ Entry
- Drop-off
- School Bus Zone
- Accessible Entry
- Property Line
- ← Vehicular
- ← Pedestrian
- Accessible Route
- School Bus Zone
- Solar Panels
- X-X- Existing Fence
- X-X- New Fence
- New Building
- Modernization Spaces
- Circulation

SITE WORK

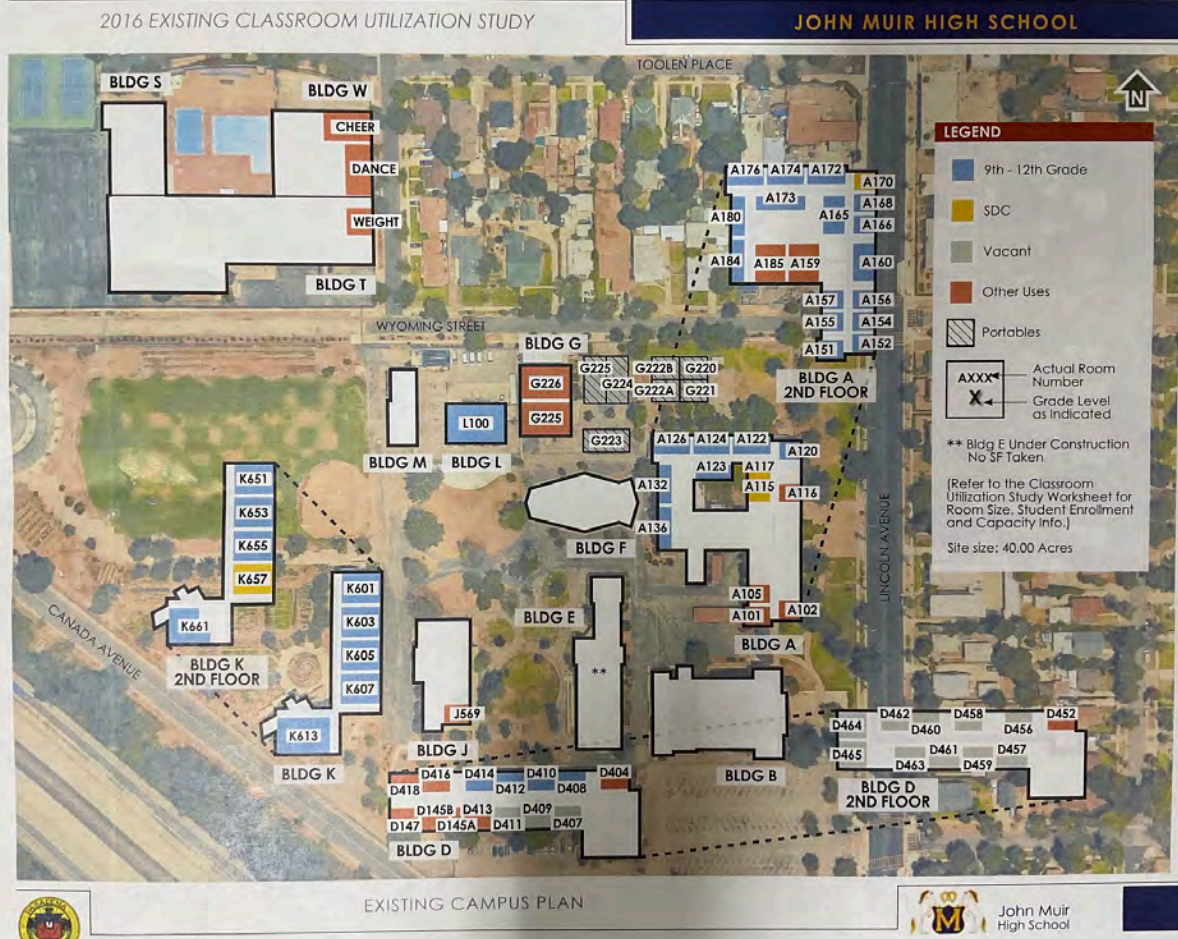
- Outdoor Learning
- Site & Landscaping
- Athletic Field
- Accessible Improvements
- Pervious Surface
- Play Area & Structure
- Shade Structure
- Hardcourts
- Parking
- Demo

0' 50' 100'

N

	Project Number	Project Name	
	154554.22R000-020.354	John Muir High	
	Source	On-Site Date	
	Client Supplied	June 1-3, 2022	

Floor Plan



Project Name

John Muir High

Project Number

154554.22R000 - 020.354

Title / Floor

Site Layout

On-Site Date

May 31, 2022

Appendix C:

Pre-Survey Questionnaire

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

Inspections		Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

Question		Response
5	List any major capital improvement within the last three years.	
6	List any major capital expenditures planned for the next year.	
7	What is the age of the roof(s)?	
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

Question		Yes	No	Unk	N/A	Comments
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
45	Are there any unresolved construction defects at the property?					
Comments						

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: John Muir High

BV Project Number: 154554.22R000 - 020.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

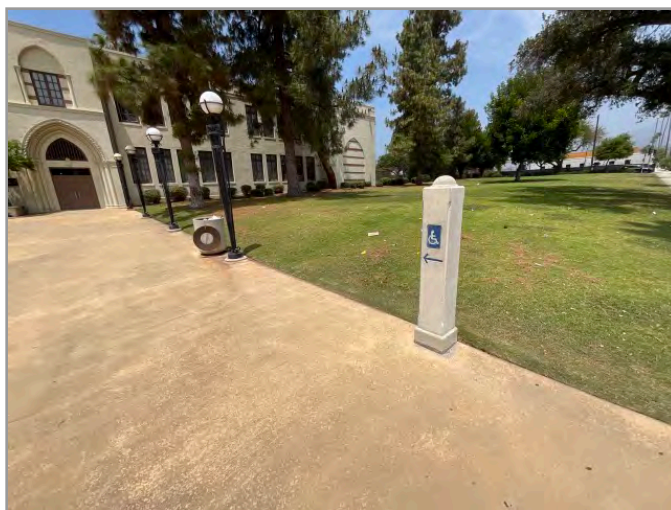
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



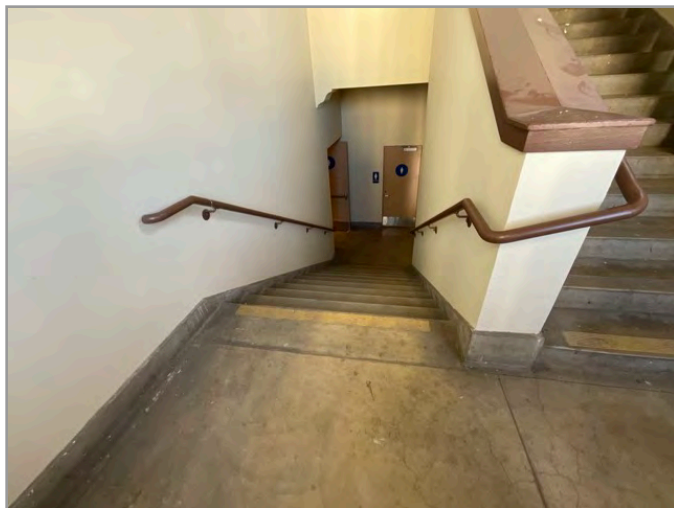
SIGNAGE

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

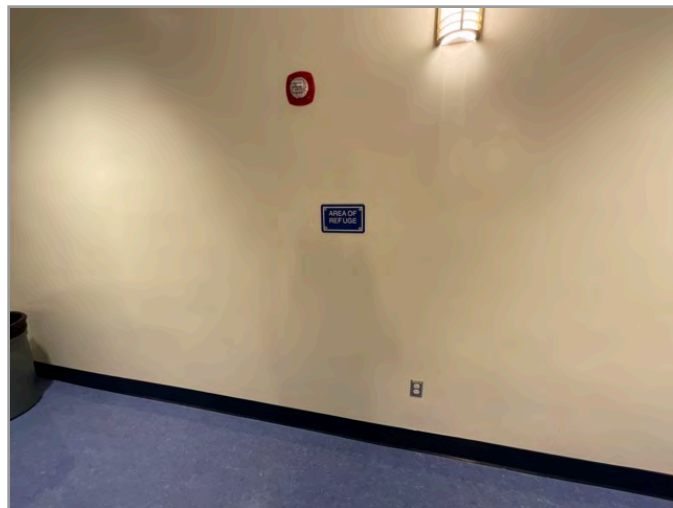
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



STAIR RAILS



AREA OF REFUGE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		✕		Handicapped stall in A boys room too narrow
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



OVEN WITH CONTROLS

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

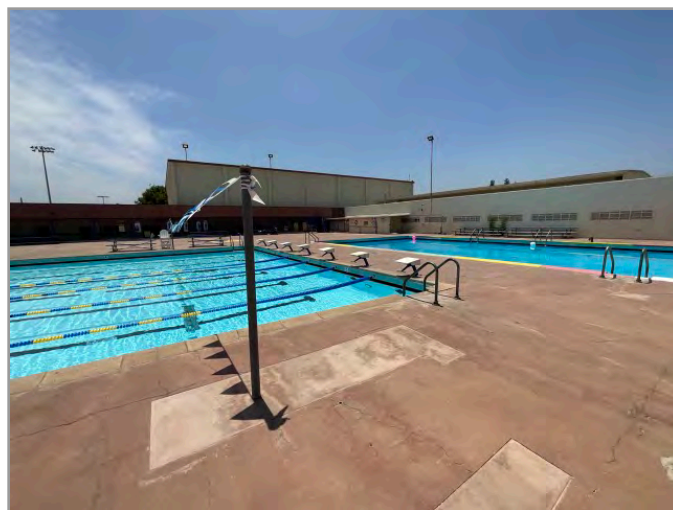
7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			
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Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO POOL



OVERVIEW OF POOL

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

Appendix E:

Component Condition Report

Component Condition Report | John Muir High / K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	K	Poor	Exposed Structure, any type, Waterproofing of Exterior Face	1,500 SF	0	3912121
Facade						
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System	6,000 SF	32	3911964
B2010	Building exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	1	3914155
B2010	Building Exterior	Fair	Exterior Walls, Stucco	13,200 SF	32	3912019
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	31	30	3911976
Roofing						
B3010	Roof	Fair	Roofing, Metal	17,770 SF	10	3913993
Interiors						
C1070	K	Fair	Hard Tile Ceilings, Acoustical Tile (ACT)	26,000 SF	7	3912112
C2010	K	Fair	Wall Finishes, any surface, Prep & Paint	36,000 SF	5	3912080
C2030	K	Fair	Flooring, Vinyl Tile (VCT)	18,750 SF	10	3912204
C2030	Restrooms	Fair	Interior Wall Finishes, Terrazzo	2,250 SF	3	3913970
C2030	Restrooms	Poor	Flooring, Terrazzo	1,500 SF	1	3913819
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	3	3914143
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	8	3969407
D1010	Mechanical room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	5	3913919
D1010	Mechanical room	Fair	Elevator Controls, Automatic, 1 Car [No tag/plate found]	1	10	3969408
Plumbing						
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	5	3913802
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	20,266 SF	20	3912023
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	25	3912132
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	5	3914019
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	12	3913870
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	13	5	3913922
D2010	Restrooms	Fair	Urinal, Standard	10	7	3914035
D2010	Classrooms	Fair	Emergency Plumbing Fixtures, Eye Wash	10	10	3913983
D2010	K	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	3912005
D2060	Mechanical room	Fair	Air Compressor, Tank-Style [No tag/plate found]	1	3	3912168
D2060	Mechanical room	Fair	Supplemental Components, Compressed Air Dryer, Process Support [No tag/plate found]	1	3	3912173
HVAC						
D3030	Throughout building	Fair	Heat Pump, Variable Refrigerant Volume (VRV)	21	5	3912203
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	27,860 SF	10	3914005
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	20,266 SF	20	3912006
D3060	K653	Fair	Exhaust Fan, Centrifugal, 12" Damper [Inaccessible]	1	15	3912057
D3060	K657	Fair	Exhaust Fan, Centrifugal, 12" Damper [Inaccessible]	1	15	3912185
D3060	Mechanical room	Fair	Exhaust Fan, Centrifugal Inline, 24" Damper, 2001 to 5000 CFM [EF-6B]	1	5	3912104
Fire Protection						

Component Condition Report | John Muir High / K

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building and covered walkway	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	34,500 SF	13	3913839
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,266 SF	20	3911946
D5040	K	Fair	Emergency & Exit Lighting, Exit Sign, LED	24	5	3912098
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20,266 SF	10	3912189
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	10	3914069
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20,266 SF	10	3912102
Equipment & Furnishings						
E1040	K607	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume [No tag/plate found]	1	7	3912153
E1040	K657	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF [No tag/plate found]	2	5	3911926
E1040	K657	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF [No tag/plate found]	1	5	3911925
E1040	Classrooms	Fair	Laboratory Equipment, Lab Sink, Epoxy Resin	40	10	3924462
E1040	K657	Fair	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF [No tag/plate found]	1	7	3912140
E1060	K - Break Room	Fair	Residential Appliances, Range, Electric	1	3	3912212

Component Condition Report | John Muir High / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	A106	Poor	Structural Flooring/Decking, Wood, Repair	1,270 SF	0	3924486
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco	40,500 SF	25	3912196
B2010	Electrical Room Entrance	Poor	Exterior Walls, Concrete	300 SF	1	3913808
B2020	Building Exterior	Poor	Window, Wood, 16-25 SF	180	2	3913810
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	22	10	3913997
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	4	10	3913944
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	31,000 SF	10	3911888
B3010	Roof	Fair	Roofing, Built-Up	1,120 SF	10	3912046
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	150 SF	1	3924452
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	2,100 SF	10	3912096
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	600 LF	10	3912014
B3060	Roof	Fair	Roof Skylight, per SF of glazing	350 SF	10	3912031
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	108	15	3914015
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	20	3914042
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	5,000 SF	36	3912071
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	140,000 SF	5	3912038
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,250 SF	36	3912018
C2030	Office	Good	Flooring, Carpet, Commercial Standard	1,000 SF	10	3912065
C2030	Restrooms	Fair	Wall Finishes, Terrazzo	100 SF	30	3911877
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	20,000 SF	5	3912150

Component Condition Report | John Muir High / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Terrazzo	200 SF	40	3912181
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	40,000 SF	3	3911914
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	72,352 SF	5	3912041
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	3950135
D1010	Hallway	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate [No tag/plate found]	1	10	3914021
D1010	Hallway	Fair	Elevator Controls, Automatic, 1 Car	1	10	3950136
D1010	Corridor	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	15	3924458
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	17	26	3911962
D2010	Throughout building	Poor	Sink/Lavatory, Vanity Top, Enameled Steel	2	1	3924437
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	22	10	3924467
D2010	Throughout building	Poor	Sink/Lavatory, Service Sink, Wall-Hung	3	2	3924448
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	7	3912209
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	15	3924485
D2030	Electrical room	Fair	Pump, Sump [No tag/plate found]	1	3	3913835
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	5	3911882
D3030	Roof	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	5	3911907
D3030	Throughout building	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON	40	5	3911940
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	14	3912032
D3030	IT room	Fair	Split System, Fan Coil Unit, DX [No tag/plate found]	1	5	3913873
D3030	IT room	Fair	Split System, Fan Coil Unit, DX [No tag/plate found]	1	5	3913910
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	4	3924471
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	72,352 SF	15	3911948
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	72,352 SF	20	3911994
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-8]	1	15	3911941
D3060	Mechanical room	Fair	Exhaust Fan, Centrifugal, 12" Damper [2]	1	3	3913827
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-7]	1	15	3912027
D3060	Courtyard Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM [EF-1A]	1	5	3912095
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-15A]	1	5	3911931
D3060	Mechanical room	Fair	Exhaust Fan, Centrifugal, 12" Damper [1]	1	3	3914036
D3060	Building exterior	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	10	3914141
D3060	Courtyard Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-1A]	1	5	3911988
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	1	5	3924442
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	72,352 SF	10	3911916
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/240 V [B]	1	5	3912020
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3912171
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	3914003
D5020	Electrical room	Fair	Switchgear, 277/480 V [No tag/plate found]	1	20	3912002

Component Condition Report | John Muir High / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 277/480 V [DBHA]	1	20	3912120
D5020	Electrical room	Fair	Switchgear, 277/480 V [No tag/plate found]	1	20	3911900
D5020	Electrical room	Fair	Switchgear, 277/480 V [No tag/plate found]	1	20	3912114
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	3912201
D5020	Electrical room	Fair	Switchboard, 120/208 V [DBLA]	1	20	3911985
D5020	Closet Under Stairs	Fair	Switchboard, 120/240 V [No tag/plate found]	1	20	3911915
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TA]	1	10	3911902
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	15	3912134
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3912172
D5020	Electrical room	Fair	Switchboard, 120/240 V [A]	1	5	3912010
D5020	Closet Under Stairs	Fair	Switchboard, 240 V, 200 AMP [No tag/plate found]	1	20	3911885
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	72,352 SF	20	3912100
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	72,352 SF	10	3912059
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	72,352 SF	10	3911939
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	72,352 SF	7	3912021
D7050	Fire Alarm Closet	Good	Fire Alarm Panel, Fully Addressable [FACP NODE 1]	1	11	3912107
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	72,352 SF	10	3911922
Sitework						
G2060	Building exterior	Fair	Fences & Gates, Fence, Chain Link 4'	50 LF	20	3912144
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	30	10	3912024

Component Condition Report | John Muir High / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint	19,890 SF	5	3914142
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	3913949
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	3914122
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	34	25	3913813
B2050	Kitchen	Good	Automatic Door Opener, Commercial Overhead/Dock Door [No tag/plate found]	1	11	3911950
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	30	30	3914106
B2050	Kitchen	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	26	3912163
B2050	Kitchen	Good	Automatic Door Opener, Commercial Overhead/Dock Door [No tag/plate found]	1	11	3912088
Roofing						
B3010	Roof	Good	Roofing, Built-Up	3,300 SF	20	3914024
B3010	Roof	Fair	Roofing, Modified Bitumen	9,600 SF	10	3912084
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	6,500 SF	10	3912158
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	60	20	3911896
C1030	Throughout building	Fair	Door Hardware, School, per Door	90	15	3912125
C1070	Kitchen	Good	Suspended Ceilings, Acoustical Tile Fiberglass	2,600 SF	21	3912072
C1070	Auditorium & Cafeteria	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	19,600 SF	20	3912191

Component Condition Report | John Muir High / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	B	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	20	3911879
C1070	Hallway 2nd floor	Poor	Suspended Ceilings, Acoustical Tile (ACT)	32 SF	0	3913920
C2010	B	Good	Wall Finishes, any surface, Prep & Paint	8,000 SF	10	3912022
C2010	Kitchen	Good	Wall Finishes, Laminated Paneling (FRP)	3,000 SF	26	3911933
C2030	Kitchen	Good	Flooring, Ceramic Tile	5,500 SF	36	3912167
C2030	Restrooms	Fair	Flooring, Terrazzo	1,000 SF	40	3912166
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	6	3913989
C2030	Stage	Good	Flooring, Stage Floor, Refinish	3,000 SF	10	3912119
C2030	B	Fair	Flooring, Vinyl Tile (VCT)	15,000 SF	11	3912039
C2030	Restrooms	Fair	IntWall, Terrazzo	1,200 SF	40	3912090
C2050	B	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	10	3912040
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	15	3911987
Plumbing						
D2010	Boiler room	Good	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	17	3913926
D2010	Restrooms	Good	Urinal, Waterless	2	23	3912103
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	1	25	3913863
D2010	Kitchen water heater room	Good	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	16	3912111
D2010	Backstage	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	3912077
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3	26	3912138
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	26	3912055
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	3913859
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	13	15	3912195
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	3913966
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	26	3912202
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	15	3912157
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	48,153 SF	20	3911983
D2030	Boiler room	Good	Pump, Sump [No tag/plate found]	1	11	3912208
HVAC						
D3020	Roof	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH [No tag/plate found]	1	25	3913828
D3020	Roof	Good	Boiler Supplemental Components, Expansion Tank [No tag/plate found]	1	35	3913986
D3030	Roof	Fair	Chiller, Air-Cooled [No tag/plate found]	1	15	3913938
D3030	Dimmer Room	Good	Split System, Fan Coil Unit, DX [No tag/plate found]	1	10	3911938
D3030	Attic	Good	Split System, Fan Coil Unit, DX, 3 TON [No tag/plate found]	1	10	3911947
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	10	3914091
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [ACC-3]	1	10	3912156
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [ACC-4]	1	10	3912058
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [MAU-1]	1	16	3911937
D3050	Fan room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHX1RF]	1	25	3914025
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	25	3913840
D3050	Mechanical room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AH-2]	1	26	3911968
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	48,153 SF	15	3912033

Component Condition Report | John Muir High / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Fan room	Good	Air Handler, Interior AHU, Easy/Moderate Access [AH1]	1	25	3914129
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	48,153 SF	20	3912083
D3050	Roof	Poor	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	1	3914087
D3050	Roof	Good	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	21	3911924
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	25	3913892
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [No tag/plate found]	1	22	3912070
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Heated [No tag/plate found]	1	16	3912035
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [No tag/plate found]	1	17	3913848
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	20	3914056
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Heated [No tag/plate found]	1	16	3912197
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	3913976
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	20	3914051
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	48,153 SF	13	3912210
Electrical						
D5010	Switch Room	Fair	Uninterruptible Power Supply, UPS, 350 VA [No tag/plate found]	1	8	3912108
D5010	Switch Room	Fair	Uninterruptible Power Supply, UPS, 350 VA [No tag/plate found]	1	8	3912188
D5010	Dimmer Room	Good	Automatic Transfer Switch, ATS [No tag/plate found]	1	20	3912034
D5020	Roof	Good	Switchboard, 277/480 V [DSBR]	1	30	3911949
D5020	Electrical room	Good	Switchboard, 120/208 V [DSBLA]	1	35	3912193
D5020	Electrical room	Good	Primary Transformer, Dry, Property-Owned [SSBH]	1	26	3914082
D5020	Kitchen electrical room	Good	Distribution Panel, 120/208 V [PNL-PK]	1	26	3911936
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [TR-BLA]	1	25	3913952
D5020	Electrical room	Good	Load Interrupter Switchgear, 5 kV, 1200 Amp [No tag/plate found]	1	26	3911951
D5020	Fan room	Good	Secondary Transformer, Dry, Stepdown [TR-AV]	1	20	3913908
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [TR-BLB]	1	25	3913984
D5020	Stage	Good	Switchboard, 120/208 V [Company Switch]	1	36	3912029
D5020	Fan room	Good	Switchboard, 277/480 V [DBBB]	1	35	3914006
D5020	Electrical room	Good	Switchgear, 277/480 V [No tag/plate found]	1	36	3913807
D5020	Electrical room	Fair	Switchboard, 120/208 V [DSBLB]	1	10	3924464
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	15	3914121
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	16	3911977
D5030	Roof	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	15	3914007
D5030	Fan room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [SF VFD1]	1	15	3913897
D5030	Fan room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RF VFD1]	1	15	3913849
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	48,153 SF	20	3912089
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AH-2 SF]	1	16	3912101
D5040	Auditorium	Fair	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures	9,600 SF	10	3912047
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	15	15	3913994
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	48,153 SF	10	3912068
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	20	5	3912214
Fire Alarm & Electronic Systems						

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6030	Auditorium	Good	Sound System, Theater/Auditorium/Church	9,000 SF	15	3913995
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	48,153 SF	7	3912159
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	48,153 SF	10	3912073
D8010	Throughout building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	48,153 SF	11	3912147
Equipment & Furnishings						
E1010	Kitchen	Good	Loading Dock Equipment, Dock Leveler [No tag/plate found]	1	21	3912130
E1030	Kitchen	Good	Foodservice Equipment, Tilting Skillet [No tag/plate found]	1	16	3912078
E1030	Kitchen	Good	Foodservice Equipment, Griddle [No tag/plate found]	1	11	3912124
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #2]	1	11	3911930
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [No tag/plate found]	1	10	3914101
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #4]	1	11	3911910
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [No tag/plate found]	1	10	3913934
E1030	Building exterior	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [No tag/plate found]	1	11	3912205
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	11	3911878
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3914029
E1030	Kitchen	Fair	Foodservice Equipment, Food Processor [No tag/plate found]	1	6	3911959
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3913881
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3914061
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #3]	1	11	3912097
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3913817
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [No tag/plate found]	1	8	3913834
E1030	Kitchen	Fair	Foodservice Equipment, Food Processor [No tag/plate found]	1	6	3912060
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	11	3911893
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3912118
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3914027
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [WIC R22]	1	7	3913971
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3914048
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3914076
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [No tag/plate found]	1	8	3914041
E1030	Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding [No tag/plate found]	1	11	3911978
E1030	Kitchen	Good	Foodservice Equipment, Range/Oven, 6-Burner [No tag/plate found]	1	11	3911892
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3914068
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer [No tag/plate found]	1	16	3911991
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3914010
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3911953
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3913868
E1030	Kitchen	Fair	Foodservice Equipment, Slicer [No tag/plate found]	1	6	3912211
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Small Display Case [No tag/plate found]	1	11	3912074
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3913990
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Two-Door Pass-Through [No tag/plate found]	1	11	3912194
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [No tag/plate found]	1	11	3912007
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3913898

Component Condition Report | John Muir High / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [No tag/plate found]	1	11	3911982
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3914093
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Pass-Through [No tag/plate found]	1	11	3912186
E1030	Kitchen	Good	Foodservice Equipment, Mixer, Tabletop [No tag/plate found]	1	16	3912025
E1030	Kitchen	Good	Foodservice Equipment, Steam Kettle [No tag/plate found]	1	16	3912076
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3914156
E1030	Kitchen	Good	Foodservice Equipment, Grill [No tag/plate found]	1	11	3911979
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3913914
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3913876
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3913909
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree [No tag/plate found]	1	6	3911969
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding [No tag/plate found]	1	6	3912115
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [Hood #1]	1	11	3912037
E1030	Building exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [No tag/plate found]	1	7	3914119
E1030	Kitchen	Fair	Foodservice Equipment, Microwave Commercial [No tag/plate found]	1	3	3913847
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	8	3913903
E1030	Kitchen	Good	Foodservice Equipment, Mixer, Freestanding [No tag/plate found]	1	21	3912137
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	11	3911918
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine [No tag/plate found]	1	6	3911998
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	650 SF	8	3912148
E2010	Auditorium	Good	Fixed Seating, Auditorium/Theater, Wood Standard	1,225	15	3914040
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	20	10	3911903

Component Condition Report | John Muir High / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	27,870 SF	4	3913962
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	182	15	3913918
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	20	3914161
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	27,300 SF	10	3912081
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	140	15	3911944
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	130	20	3912069
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	9	10	3914002
C2010	D	Good	Wall Finishes, any surface, Prep & Paint	40,000 SF	10	3912045
C2030	Restrooms	Fair	Wall, Terrazzo	1,600 SF	10	3914136
C2030	D	Good	Flooring, Laminate Faux Wood	37,000 SF	15	3912036
C2030	Restrooms	Fair	Flooring , Terrazzo	2,400 SF	10	3913856
C2050	D	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	39,600 SF	5	3911934
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	4	3914074

Component Condition Report | John Muir High / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	10	3911887
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [D]	1	5	3911957
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	3912187
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	41,201 SF	20	3912109
D2010	Restrooms	Fair	Urinal, Standard	8	10	3913874
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	18	3912160
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	3913921
D2010	D	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	15	3912063
D2010	Utility closet	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3912017
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	11	10	3914092
D2010	D117	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3912133
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	15	3913815
HVAC						
D3030	Ceilings	Fair	Heat Pump, Variable Refrigerant Volume (VRV)	30	10	3939197
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	41,201 SF	15	3911997
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 2-Pipe	41,201 SF	20	3912176
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913998
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3914100
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	5	3912174
D3060	Utility closet	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-2B]	1	5	3912092
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3914044
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	5	3912154
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913836
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3914008
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913999
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	41,201 SF	5	3914022
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [1]	1	3	3914126
D5020	Electrical room	Fair	Switchboard, 4160 V [M1]	1	3	3914098
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	9	3913820
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3913875
D5020	Electrical room	Fair	Switchboard, 4160 V [M5]	1	3	3914032
D5020	Electrical room	Fair	Switchboard, 4160 V [M2]	1	3	3913889
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	3	3914054
D5020	Electrical room	Fair	Switchboard, 5000 V [Main]	1	3	3913912
D5020	Electrical room	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3913968
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	20	3913930
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	3	3913895
D5020	Electrical room	Fair	Switchboard, 4160 V [M4]	1	3	3914071

Component Condition Report | John Muir High / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	19	3913905
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	19	3913804
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	19	3914001
D5020	Electrical room	Fair	Switchboard, 4160 V [M3]	1	3	3914134
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	41,201 SF	20	3911974
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	20	10	3913845
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	16	6	3913981
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	15	5	3911919
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	41,201 SF	10	3912053

Fire Alarm & Electronic Systems

D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	41,201 SF	10	3912192
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Component Condition Report | John Muir High / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,940 SF	5	3913838
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	3	5	3914089
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	5	3	3913925
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	10	3913821
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	15	3913867
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,400 SF	10	3912143
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	15	3913913
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	500 SF	3	3913844
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,350 SF	4	3914063
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,570 SF	3	3913888
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,623 SF	4	3914162
Plumbing						
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	1	1	3913972
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	5	3913917
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,570 SF	3	3913826
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	1	1	3913891
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	5	3914151
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,623 SF	15	3914149
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	12	3914140
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913935
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913829
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	12	3914073
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3914039

Fire Protection

Component Condition Report | John Muir High / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,623 SF	15	3913915
Electrical						
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	19	3913980
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,623 SF	5	3914118
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	18	10	3913940
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,623 SF	3	3914120
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	2,623 SF	10	3914075
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3914085
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	3913865
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	3	3913900
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	3913811
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3913830
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	3913985
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF [No tag/plate found]	1	5	3914116
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	5	3913937
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3914108
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	5	3913957
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	3	3913927
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door [No tag/plate found]	1	3	3914078
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door [No tag/plate found]	1	3	3913871
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	3	3913939
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	5	3914103

Component Condition Report | John Muir High / G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,700 SF	3	4080070
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	18	20	4080145
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	9	20	4080011
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	4079920
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,180 SF	5	3914047
B3010	Roof	Fair	Roofing, Built-Up	6,425 SF	5	4079968
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	25	4079974
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	20	4079823
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,000 SF	5	4079894
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	6,000 SF	7	4080137
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	10	4080121
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	406 SF	5	4080118

Component Condition Report | John Muir High / G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	1	15	4080103
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	4079855
D2010	Classrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4080107
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,800 SF	10	4080172
D2010	Classrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	3	4079960
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	10	4079949
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	4080129
HVAC						
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	2	5	4080100
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,800 SF	15	4080098
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,800 SF	15	4080036
Electrical						
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	4080168
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,800 SF	20	4080174
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	6	4080072
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	6	4079978
D5040	Throughout building	Poor	Emergency & Exit Lighting, Exit Sign, LED	1	0	4079896
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	12	4080014
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,800 SF	7	4080061
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,800 SF	10	4080170
Equipment & Furnishings						
E1040	Building exterior	Fair	Ceramics Equipment, Kiln	1	3	4080163

Component Condition Report | John Muir High / J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	118,300 SF	5	3912179
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	500 SF	15	3912052
B2020	Building Exterior	Fair	Window, Wood Historical, 28-40 SF, Restore	34	20	3912131
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	20	3912122
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	10,100 SF	10	3924440
B3020	Roof	Failed	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	0	3912000
B3060	Roof	Failed	Roof Hatch, Metal	1	0	3911895
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	17	20	3912093
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	20,000 SF	10	3911899
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	7,500 SF	15	3912099
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,750 SF	10	3911952

Component Condition Report | John Muir High / J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,250 SF	5	3911912
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	3	3924449
D2010	Utility closet	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	5	3912207
D2010	Hall	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	3912170
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	3912155
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	7	3924466
HVAC						
D3030	Penthouse	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [HP-119]	1	6	3913967
D3030	Penthouse	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [No tag/plate found]	1	5	3914152
D3030	Penthouse	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [No tag/plate found]	1	5	3913979
D3060	Penthouse	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-7]	1	5	3913882
D3060	Penthouse	Fair	Exhaust Fan, Centrifugal, 28" Damper [No tag/plate found]	1	10	3911971
D3060	Penthouse	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	10	3912215
Electrical						
D5020	Penthouse	Good	Switchboard, 120/208 V [PANEL YA]	1	37	3912064
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,251 SF	10	3911911
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	10	5	3911920
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	5	3912184
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,251 SF	10	3912152
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	10,251 SF	10	3911967
Equipment & Furnishings						
E1030	Work room	Fair	Foodservice Equipment, Icemaker, Freestanding [No tag/plate found]	1	5	3912145
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	20	10	3911917

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Paint	3,410 SF	6	3914110
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	10	20	3913988
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	3913854
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	5	3913958
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	4,880 SF	10	3914131
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	7	15	3914017
Interiors						
C2050	Shop	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	200 SF	0	3924459
Plumbing						
D2010	Loft	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	5	3924470
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	3924429

Component Condition Report | John Muir High / L

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Emergency Plumbing Fixtures, Eye Wash	2	5	3924450
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	3924484
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	5	3924435
HVAC						
D3020	Shop	Fair	Unit Heater, Natural Gas [No tag/plate found]	1	4	3911972
D3020	Shop	Fair	Unit Heater, Natural Gas [No tag/plate found]	1	4	3912126
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	5	3913851
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,500 SF	10	3924465
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,500 SF	10	3924453
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,500 SF	10	3924439
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	15	3914059
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,500 SF	10	3924441

Component Condition Report | John Muir High / M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,000 SF	5	3911905
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	3912050
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	5	3924477
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	3912049
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	10	3924472
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,229 SF	10	3911942
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	20	3912164
C1030	Throughout building	Fair	Door Hardware, School, per Door	7	15	3911993
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,000 SF	5	3911955
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	3911966
Plumbing						
D2010	Restroom	Fair	Toilet, Commercial Water Closet	1	15	3911932
D2010	Garage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	3912128
D2010	Garage	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	3	3912086
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	3911929
HVAC						
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	3911961
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,229 SF	15	3912177
Electrical						
D5020	Garage	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	5	3912044

Component Condition Report | John Muir High / M

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout building	Fair	Switchboard, 120/208 V [No tag/plate found]	1	10	3924430
D5020	Building exterior	Fair	Distribution Panel, 277 V, 400 AMP [HM]	1	5	3912199
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,229 SF	10	3924428
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	3	3924482
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	3,229 SF	10	3911927
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	10	10	3912085

Component Condition Report | John Muir High / S

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,680 SF	5	3914090
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	6	5	3913969
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	15	2	3914150
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,600 SF	3	3913861
B3010	Roof	Fair	Roofing, Built-Up	4,343 SF	3	3913901
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	5	3913959
C1090	Locker room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	370	5	3913893
C2030	Restrooms	Fair	Flooring, Terrazzo	1,200 SF	10	3914016
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	8,000 SF	3	3914055
C2030	Restrooms	Fair	Flooring, Terrazzo	800 SF	10	3913978
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,943 SF	3	3914086
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	3914018
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,943 SF	5	3914135
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water, 3 HP [No tag/plate found]	1	3	3914154
D2010	Mechanical room	Fair	Pump, Circulation/Booster, Domestic Water, 15 HP [No tag/plate found]	1	7	3913812
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	10	3914053
D2010	Restrooms	Fair	Urinal, Standard	9	10	3913951
D2030	Mechanical room	Fair	Pump, Sump [No tag/plate found]	1	3	3913842
HVAC						
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913894
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3914026
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,943 SF	3	3914072
Electrical						
D5020	Mechanical room	Poor	Switchboard, 120/208 V, 400 AMP [No tag/plate found]	1	2	3914153
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,943 SF	3	3913907
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,943 SF	3	3914138

Component Condition Report | John Muir High / S

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	5	5	3913923
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	7,943 SF	10	3914034
Component Condition Report John Muir High / Portables						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Portables	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	3924431
B2010	Building exterior	Failed	Exterior Walls, Wood Siding	2,000 SF	0	3911980
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 28-40 SF	4	15	3911906
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	3924432
Roofing						
B3010	Roof	Fair	Roofing, Metal	540 SF	10	3924463
B3010	Roof	Fair	Roofing, Metal	5,740 SF	20	3911886
B3010	Roof	Fair	Roofing, Built-Up	300 SF	10	3912123
B3010	Roof	Fair	Roofing, Modified Bitumen	4,500 SF	10	3911996
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	70 LF	5	3924468
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	2	15	3924487
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	550 SF	10	3914012
C1070	Portables	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,100 SF	20	3911897
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	10	3914095
C2010	Portables	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	5	3911973
C2010	Throughout building	Good	Wall Finishes, Vinyl	825 SF	10	3914127
C2030	Portables	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	10	3911956
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	550 SF	5	3913904
C2030	Portables	Fair	Flooring, Carpet, Commercial Tile	4,000 SF	5	3912149
Plumbing						
D2010	Restroom Portable	Fair	Urinal, Standard	2	15	3911928
D2010	Classrooms	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	3911945
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	15	3911995
D2010	Restroom	Fair	Toilet, Commercial Water Closet	8	15	3912190
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3911909
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3911963
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3912206
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3912016
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3912091
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3912094
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3912161
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3911875
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3911913

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3912217
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3911883
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	3	3911954
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3912003
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	5	3911891
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	5	3912139
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	5	3924454
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3911904
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3912110
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	10	3924457
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	20	3924451
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	4	3924469
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3924445
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	20	3913841
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	20	3924447
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [No tag/plate found]	1	10	3924488
D5020	Electrical room	Fair	Switchgear, 120/208 V [No tag/plate found]	1	10	3924455
D5020	Electrical room	Poor	Distribution Panel, 120/240 V [LM-M3]	1	0	3924444
D5020	Electrical room	Poor	Distribution Panel, 120/240 V [PM-M3]	1	0	3924436
D5030	Portables	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,690 SF	20	3912129
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	15	3924473
D5040	Portables	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,690 SF	10	3912162
Fire Alarm & Electronic Systems						
D7050	Building exterior	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	550 SF	5	3924479

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	19,000 SF	5	3913853
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	20	2	3914067
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	35,500 SF	5	3914049
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	20	3913816
C1070	T315	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	400 SF	3	3914052
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	26,350 SF	3	3913960
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,000 SF	1	3914145
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	10	3913899
C1090	Women's Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	526	10	3914144
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	47,030 SF	3	3914147
C2030	Gymnasium	Good	Flooring, Wood, Strip	16,100 SF	20	3914139

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Wall, Terrazzo	1,350 SF	10	3913911
C2030	Women's Locker Room	Fair	Flooring, any surface, w/ Sealant, Prep & Paint	14,450 SF	3	3914031
C2030	T315	Failed	Flooring, Vinyl Tile (VCT)	400 SF	0	3913855
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	26,850 SF	3	3914102
C2030	Restrooms	Fair	Flooring, Terrazzo	900 SF	10	3913890
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	16,100 SF	5	3914077
Plumbing						
D2010	Women's Locker Room	Fair	Shower, Terrazzo	84	15	3914064
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	3913933
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	3913850
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	5	3913963
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	3913928
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	11	20	3914070
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	3913846
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	30,055 SF	5	3914113
D2010	Women's Locker Room	Failed	Shower, Terrazzo	4	0	3914065
D2010	Locker room	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	3913814
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	15	3913884
D2010	Locker room	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	3	3913858
HVAC						
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3914111
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3914107
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3913857
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	30,055 SF	10	3914046
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3914045
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	30,055 SF	10	3914125
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	30,055 SF	10	3914130
Electrical						
D5020	Mechanical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	5	3914028
D5020	Attic	Fair	Switchboard, 208 V [No tag/plate found]	1	3	3913946
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	30,055 SF	10	3914117
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	30	10	3913954
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3913801
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	5	5	3913973
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	30,055 SF	4	3914146
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	12	6	3914013
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	30,055 SF	10	3914133
D7050	T322	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	5	3914132
Equipment & Furnishings						

Component Condition Report | John Muir High / T

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	370	10	3914105
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	3913924

Component Condition Report | John Muir High / W

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	23,750 SF	6	3913823
B2020	Gymnasium	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	5	3913805
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	3913945
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	9	2	3914094
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	14,000 SF	5	3913982
Interiors						
C1010	Dance room	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	20 LF	5	3913825
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	15	3913831
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	14,450 SF	3	3914000
C1070	Dance room	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	100 SF	1	3913916
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	10	3914066
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	21,680 SF	3	3913885
C2030	Dance room	Poor	Flooring, Wood, Strip	100 SF	1	3913837
C2030	Restrooms	Fair	Wall, Terrazzo	900 SF	10	3914159
C2030	Restrooms	Fair	Flooring, Terrazzo	600 SF	10	3914123
C2030	Throughout building	Fair	Flooring, Wood, Strip	7,750 SF	3	3913991
C2030	Gymnasium	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	4,500 SF	5	3914060
C2030	Kitchen	Fair	Flooring, Vinyl Tile (VCT)	2,200 SF	6	3914114
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	20,883 SF	10	3914115
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	10	3913866
D2010	Restrooms	Fair	Urinal, Standard	1	3	3913956
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	5	3914011
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	3913953
D2010	Attic	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	9	3913974
HVAC						
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3913902
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3913860
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3914112
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	20,883 SF	15	3914157
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3913878
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3913887
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	3	3913906
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	3	3913987

Component Condition Report | John Muir High / W

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	20,883 SF	3	3913803
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,883 SF	5	3913941
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	3	3914038
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20,883 SF	5	3914137
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	15	5	3913877
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	5	5	3914050
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3913929
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20,883 SF	3	3914124
Equipment & Furnishings						
E1060	Kitchen	Fair	Residential Appliances, Cooktop, oven, sink, combo unit, Countertop	1	3	3914083
E1060	Kitchen	Fair	Residential Appliances, Range Hood	1	3	3914097
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	30 LF	10	3914004
E2010	Kitchen	Fair	Casework, Cabinetry Economy	40 LF	10	3913832
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	5	3913996

Component Condition Report | John Muir High / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	30	3913883
Roofing						
B3010	Central roof	Fair	Roofing, Built-Up	1,700 SF	10	3912056
B3010	North and south roof	Fair	Roofing, Modified Bitumen	9,593 SF	10	3912165
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	44	30	3912075
C1030	Throughout building	Good	Interior Door, Steel, Standard	28	30	3914081
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,293 SF	15	3914037
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	3	3924434
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	11,293 SF	10	3911901
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	3912030
D2010	Throughout building	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	11	3914043
D2010	Restrooms	Fair	Urinal, Standard	2	10	3914128
D2010	Utility closet	Poor	Sink/Lavatory, Service Sink, Floor	1	2	3924481
D2010	Roof	Good	Boiler, Gas, Domestic, 501 to 800 MBH [No tag/plate found]	1	20	3913896
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	20	3913822
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,293 SF	20	3911989
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	4	20	3913975
D2030	Roof	Poor	Supplemental Components, Drains, Roof	1	1	3913964

Component Condition Report | John Muir High / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Roof	Fair	Boiler Supplemental Components, Expansion Tank [No tag/plate found]	1	20	3913880
D3020	Roof	Fair	Boiler Supplemental Components, Chemical Feed System [No tag/plate found]	1	5	3914033
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [No tag/plate found]	1	10	3924480
D3030	Roof	Good	Split System Ductless, Single Zone, 2.5 TON [No tag/plate found]	1	10	3912141
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 40 TON [No tag/plate found]	1	5	3913931
D3050	Roof	Fair	Supplemental Components, Air Separator, HVAC, 2.5 IN [No tag/plate found]	1	3	3913833
D3050	Roof	Good	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	12	3913879
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [No tag/plate found]	1	15	3911881
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [No tag/plate found]	1	15	3912182
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,293 SF	10	3924446
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [TE]	1	25	3913950
D5020	Electrical room	Good	Switchboard, 120/208 V [DSBE]	1	35	3914109
D5020	Electrical room	Fair	Distribution Panel, 277/480 V [HE]	1	10	3924475
D5020	Restroom	Good	Distribution Panel, 120/208 V [No tag/plate found]	1	25	3912106
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,293 SF	20	3912008
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,293 SF	15	3914030
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	10	5	3911890
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	10	5	3912178
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	11,293 SF	10	3914080
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	9	3912198

Component Condition Report | John Muir High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site pool heater area	Poor	Piping & Valves, Piping PVC, Domestic Water	6 LF	1	3914099
D2010	Site	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	27	3911999
D2010	Site	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	27	3911943
HVAC						
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	3	3913955
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression [No tag/plate found]	1	15	3912066
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	1	13	3912113
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	78	15	3913862
Special Construction & Demo						
F1020	Site west covered parking lot	Fair	Shed, Wood Framed, Basic	100 SF	15	3913942
F1020	Site	Good	Shade Structure, Metal-Framed, Standard	190 SF	25	3913947
F1050	Site	Fair	Pool Equipment, Filtration System [No tag/plate found]	1	8	3913943

Component Condition Report | John Muir High / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1050	Site	Fair	Pool Equipment, Gas Heater [No tag/plate found]	1	4	3914158
F1050	Site	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	11,400 SF	5	3914148
F1050	Site	Fair	Pool Equipment, Pool Lift, Accessible Transfer Device [No tag/plate found]	1	10	3914096
F1050	Site	Fair	Pool Equipment, Gas Heater [No tag/plate found]	1	4	3914160
F1050	Site	Fair	Pool Finishes, Basin & Deck Finishes, Concrete Deck	19,590 SF	5	3913886
F1050	Site	Fair	Pool Accessories, Underwater Lighting	11,400 SF	5	3913864
Pedestrian Plazas & Walkways						
G2010	Site Drives	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	65,000 SF	1	3911921
G2020	Site Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	140,000 SF	13	3911935
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	140,000 SF	5	3912127
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	65,000 SF	30	3911990
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	65,000 SF	5	3911965
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	72,800 SF	5	3924460
G2050	Site	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	15	3913936
G2050	Site	Good	Athletic Surfaces & Courts, Football, Artificial Turf	81,990 SF	15	3913806
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	10	3	3924438
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	110	3	3913818
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	8	3914062
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	550 LF	20	3912136
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	7	15	3913948
G2060	Site	Fair	Flagpole, Metal	1	15	3911876
G2060	Site	Poor	Park Bench, Precast Concrete	2	2	3912169
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	6	12	3912142
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	3,600 LF	3	3914023
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,600 LF	30	3924443
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable	1	10	3912062
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	301,580 SF	5	3914088
G2080	Site	Fair	Irrigation System, Control Panel [No tag/plate found]	1	5	3912054
G2080	Site	Fair	Irrigation System, Control Panel [No tag/plate found]	1	7	3912180
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	21	10	3912001
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style	11	10	3911884

Component Condition Report | John Muir High

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Mechanical Enclosure	Fair	Boiler Supplemental Components, Chemical Feed System [No tag/plate found]	1	8	3913872
D3020	Mechanical Enclosure	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	16	3913932
D3020	Mechanical Enclosure	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	16	3914104
D3030	Mechanical Enclosure	Fair	Cooling Tower, Closed Circuit (Fluid Cooler) [No tag/plate found]	1	4	3913977
D3030	Mechanical Enclosure	Fair	Cooling Tower, Closed Circuit (Fluid Cooler) [No tag/plate found]	1	4	3913843

Component Condition Report | John Muir High

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mechanical Enclosure	Fair	Cooling Tower, Closed Circuit (Fluid Cooler) [No tag/plate found]	1	4	3914057
D3030	Mechanical Enclosure	Fair	Cooling Tower, Closed Circuit (Fluid Cooler) [No tag/plate found]	1	4	3914079
D3050	Mechanical Enclosure	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3924483
D3050	Mechanical Enclosure	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3924476
D3050	Mechanical Enclosure	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3924474
D3050	Mechanical Enclosure	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3924433
D3050	Mechanical Enclosure	Good	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	10	3913992
D3050	Mechanical Enclosure	Good	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	12	3914058
Electrical						
D5010	Parking lot east	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3912048
D5010	Parking lot west	Good	Solar Power, Inverter [No tag/plate found]	1	13	3912026
D5010	Parking lot east	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3912200
D5010	Parking lot east	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3912042
D5010	Parking lot east	Fair	Solar Power, Inverter [INV-C2]	1	13	3912013
D5010	Parking lot east	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3912183
D5010	Parking lot west	Good	Solar Power, Inverter [No tag/plate found]	1	13	3911898
D5010	Parking lot east	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3911960
D5010	Parking lot west	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3913852
D5010	Parking lot east	Fair	Solar Power, Inverter [No tag/plate found]	1	13	3911894
D5010	Parking lot west	Good	Solar Power, Inverter [No tag/plate found]	1	13	3911889
D5010	Parking lot east and west	Fair	Solar Power, Photovoltaic (PV) Panel, Per SF	47,100	18	3911908
D5010	Parking lot west	Good	Solar Power, Inverter [No tag/plate found]	1	13	3912009
D5010	Parking lot west	Good	Solar Power, Inverter [No tag/plate found]	1	13	3912043
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [#4]	1	10	3912216
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [#2]	1	10	3911981
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [#4]	1	10	3912015
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [#4]	1	10	3911880
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	10	3912012
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [#1]	1	10	3912087
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	10	3912105
D5030	Mechanical Enclosure	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [#3]	1	10	3912151
Equipment & Furnishings						
E1030	K601	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In [#2]	1	3	3912011
E1030	K601	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In [6]	1	3	3912213
Special Construction & Demo						
F1020	SW corner of football field	Fair	Ancillary Building, CMU, Standard	1,700 SF	20	3913824
F1020	SE corner of football field	Fair	Shed, Wood Framed, Basic	150 SF	15	3914020
F1050	Pool	Fair	Pool Finishes, Basin & Deck Finishes, Concrete Deck	18,300 SF	25	3911958
Athletic, Recreational & Playfield Areas						
G2050	Sports Fields	Fair	Stadium Lighting, Professional/College Competition Grade	9	5	3911970
G2050	Tennis Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	71,100 SF	5	3912135
Sitework						

Component Condition Report | John Muir High

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking lot	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	44	20	3912146

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/11/2022

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
John Muir High	\$0	\$0	\$0	\$17,358	\$220,420	\$384,252	\$0	\$0	\$16,125	\$0	\$228,539	\$0	\$7,911	\$124,626	\$0	\$187,136	\$177,386	\$0	\$6,570,106	\$0	\$757,723	\$8,691,581
John Muir High / A	\$15,199	\$12,854	\$254,168	\$246,183	\$4,163	\$2,271,558	\$0	\$217,715	\$0	\$0	\$1,920,571	\$22,591	\$0	\$0	\$6,583	\$1,579,953	\$0	\$0	\$378,359	\$6,487	\$5,258,157	\$12,194,540
John Muir High / B	\$122	\$5,715	\$0	\$1,308	\$0	\$121,847	\$67,230	\$145,727	\$55,199	\$0	\$1,052,547	\$676,046	\$0	\$84,080	\$0	\$2,197,526	\$358,176	\$27,694	\$0	\$0	\$1,914,098	\$6,707,315
John Muir High / D	\$0	\$0	\$0	\$374,381	\$157,496	\$211,626	\$4,573	\$12,043	\$0	\$53,945	\$2,497,782	\$0	\$0	\$0	\$211,661	\$1,398,099	\$6,146	\$0	\$8,706	\$858,517	\$1,989,255	\$7,784,228
John Muir High / E	\$0	\$893	\$923	\$38,021	\$0	\$114,904	\$0	\$2,007	\$0	\$21,294	\$393,020	\$18,675	\$7,911	\$47,933	\$0	\$165,344	\$0	\$0	\$3,667	\$0	\$586,278	\$1,400,870
John Muir High / F	\$0	\$3,362	\$0	\$125,039	\$16,251	\$56,793	\$0	\$0	\$0	\$0	\$155,042	\$0	\$7,446	\$15,179	\$21,840	\$56,908	\$0	\$0	\$60,476	\$286,172	\$47,161	\$851,669
John Muir High / G	\$239	\$0	\$0	\$33,408	\$0	\$176,407	\$1,143	\$97,146	\$0	\$0	\$100,774	\$0	\$776	\$32,115	\$0	\$96,599	\$1,536	\$0	\$0	\$0	\$139,067	\$679,209
John Muir High / J	\$2,883	\$0	\$0	\$1,783	\$0	\$807,226	\$38,974	\$3,345	\$0	\$0	\$420,882	\$0	\$0	\$0	\$0	\$1,054,756	\$0	\$0	\$2,593	\$0	\$605,972	\$2,938,415
John Muir High / K	\$14,688	\$26,895	\$0	\$61,014	\$0	\$1,055,801	\$0	\$145,586	\$12,404	\$0	\$1,039,896	\$4,518	\$4,654	\$63,775	\$0	\$109,468	\$0	\$0	\$1,148	\$0	\$2,021,880	\$4,561,726
John Muir High / L	\$1,741	\$0	\$0	\$0	\$18,123	\$30,902	\$19,935	\$0	\$0	\$0	\$176,829	\$0	\$0	\$0	\$0	\$18,273	\$26,791	\$0	\$0	\$0	\$23,581	\$316,174
John Muir High / M	\$0	\$0	\$0	\$3,127	\$0	\$55,623	\$0	\$0	\$0	\$0	\$165,676	\$0	\$0	\$0	\$0	\$61,455	\$0	\$0	\$1,204	\$0	\$10,611	\$297,696
John Muir High / S	\$0	\$0	\$56,559	\$238,916	\$0	\$377,394	\$0	\$10,170	\$0	\$0	\$109,121	\$0	\$0	\$44,555	\$0	\$25,663	\$0	\$0	\$17,356	\$0	\$0	\$879,734
John Muir High / Portables	\$33,728	\$0	\$0	\$76,802	\$12,246	\$106,806	\$0	\$0	\$0	\$0	\$537,516	\$0	\$0	\$0	\$0	\$137,606	\$0	\$0	\$0	\$0	\$869,230	\$1,773,933
John Muir High / Site	\$0	\$255,374	\$2,309	\$142,072	\$45,798	\$1,440,043	\$0	\$6,691	\$9,510	\$0	\$280,300	\$0	\$13,030	\$783,096	\$0	\$3,068,976	\$0	\$0	\$4,260	\$0	\$315,744	\$6,367,203
John Muir High / T	\$15,232	\$3,922	\$13,851	\$520,251	\$165,618	\$1,066,679	\$3,430	\$0	\$2,067	\$0	\$1,213,040	\$0	\$0	\$147,346	\$0	\$599,037	\$4,609	\$0	\$248,664	\$0	\$573,008	\$4,576,756
John Muir High / W	\$0	\$2,073	\$6,233	\$573,423	\$0	\$584,695	\$106,853	\$0	\$0	\$17,603	\$398,098	\$0	\$0	\$53,365	\$0	\$250,585	\$124,397	\$0	\$2,223	\$0	\$0	\$2,119,548
Grand Total	\$83,833	\$311,089	\$334,043	\$2,453,084	\$640,115	\$8,862,555	\$242,138	\$640,429	\$95,306	\$92,841	\$10,689,632	\$721,830	\$41,728	\$1,396,070	\$240,084	\$11,007,383	\$699,040	\$27,694	\$7,298,761	\$1,151,175	\$15,111,765	\$62,140,596

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D3020	Mechanical Enclosure	3913932	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$55,270.40	\$55,270																	\$55,270					\$55,270
D3020	Mechanical Enclosure	3914104	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$55,270.40	\$55,270																	\$55,270					\$55,270
D3020	Mechanical Enclosure	3913872	Boiler Supplemental Components, Chemical Feed System, Replace	15	7	8	1	EA	\$12,729.60	\$12,730									\$12,730													\$12,730
D3030	Mechanical Enclosure	3913977	Cooling Tower, Closed Circuit (Fluid Cooler), Replace	25	21	4	1	EA	\$48,960.00	\$48,960					\$48,960																	\$48,960
D3030	Mechanical Enclosure	3913843	Cooling Tower, Closed Circuit (Fluid Cooler), Replace	25	21	4	1	EA	\$48,960.00	\$48,960					\$48,960																	\$48,960
D3030	Mechanical Enclosure	3914057	Cooling Tower, Closed Circuit (Fluid Cooler), Replace	25	21	4	1	EA	\$48,960.00	\$48,960					\$48,960																	\$48,960
D3030	Mechanical Enclosure	3914079	Cooling Tower, Closed Circuit (Fluid Cooler), Replace	25	21	4	1	EA	\$48,960.00	\$48,960					\$48,960																	\$48,960
D3050	Mechanical Enclosure	3924483	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$14,796.80	\$14,797											\$14,797											\$14,797
D3050	Mechanical Enclosure	3924476	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$14,796.80	\$14,797											\$14,797											\$14,797
D3050	Mechanical Enclosure	3924474	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$14,796.80	\$14,797											\$14,797											\$14,797
D3050	Mechanical Enclosure	3924433	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$14,796.80	\$14,797											\$14,797											\$14,797
D3050	Mechanical Enclosure	3913992	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	\$5,548.80	\$5,549											\$5,549											\$5,549
D3050	Mechanical Enclosure	3914058	Pump, Distribution, HVAC Heating Water, Replace	15	3	12	1	EA	\$5,548.80	\$5,549													\$5,549									\$5,549
D5010	Parking lot east	3912048	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot west	3912026	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east	3912200	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east	3912042	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east	3912013	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east	3912183	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot west	3911898	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east	3911960	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot west	3913852	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east	3911894	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot west	3911889	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot west	3912009	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot west	3912043	Solar Power, Inverter, Replace	15	2	13	1	EA	\$6,528.00	\$6,528														\$6,528								\$6,528
D5010	Parking lot east and west	3911908	Solar Power, Photovoltaic (PV) Panel, Per SF, Replace	20	2	18	47100	EA	\$81.60	\$3,843,360																			\$3,843,360			\$3,843,360
D5030	Mechanical Enclosure	3912216	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
D5030	Mechanical Enclosure	3911981	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
D5030	Mechanical Enclosure	3912015	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
D5030	Mechanical Enclosure	3911880	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$10,880.00	\$10,880											\$10,880											\$10,880
D5030	Mechanical Enclosure	3912012	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
D5030	Mechanical Enclosure	3912087	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
D5030	Mechanical Enclosure	3912105	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
D5030	Mechanical Enclosure	3912151	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491
E1030	K601	3912011	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	12	3	1	EA	\$7,942.40	\$7,942				\$7,942															\$7,942			\$15,885
E1030	K601	3912213	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	12	3	1	EA	\$7,942.40	\$7,942				\$7,942															\$7,942			\$15,885
F1020	SE corner of football field	3914020	Shed, Wood Framed, Basic, Replace	30	15	15	150	SF	\$27.20	\$4,080														\$4,080								\$4,080
F1020	SW corner of football field	3913824	Ancillary Building, CMU, Standard, Replace	35	15	20	1700	SF	\$108.80	\$184,960																				\$184,960		\$184,960
G2050	Sports Fields	3911970	Stadium Lighting, Professional/College Competition Grade, Replace	15	10	5	9	EA	\$23,936.00	\$215,424					\$215,424															\$215,424		\$430,848

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
G2050	Tennis Courts	3912135	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	5	5	71100	SF	\$1.63	\$116,035						\$116,035										\$116,035						\$232,070	
G4050	Parking lot	3912146	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	0	20	44	EA	\$435.20	\$19,149																					\$19,149	\$19,149	
Totals, Unescalated											\$0	\$0	\$0	\$15,885	\$195,840	\$331,459	\$0	\$0	\$12,730	\$0	\$170,054	\$0	\$5,549	\$84,864	\$0	\$120,115	\$110,541	\$0	\$3,859,245	\$0	\$419,533		\$5,325,814
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$17,358	\$220,420	\$384,252	\$0	\$0	\$16,125	\$0	\$228,539	\$0	\$7,911	\$124,626	\$0	\$187,136	\$177,386	\$0	\$6,570,106	\$0	\$757,723		\$8,691,581

John Muir High / A																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B1010	A106	3924486	Structural Flooring/Decking, Wood, Repair	0	0	0	1270	SF	\$11.97	\$15,199	\$15,199																					\$15,199	
B2010	Electrical Room Entrance	3913808	Exterior Walls, Concrete, Replace	50	49	1	300	SF	\$31.55	\$9,466		\$9,466																				\$9,466	
B2020	Building Exterior	3913810	Window, Wood, 16-25 SF, Replace	30	28	2	180	EA	\$1,305.60	\$235,008			\$235,008																			\$235,008	
B2050	Building Exterior	3913997	Exterior Door, Steel, Standard, Replace	40	30	10	22	EA	\$652.80	\$14,362											\$14,362											\$14,362	
B2050	Building Exterior	3913944	Exterior Door, Wood, Solid-Core, Replace	25	15	10	4	EA	\$761.60	\$3,046											\$3,046											\$3,046	
B3010	Roof	3924452	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	19	1	150	SF	\$4.13	\$620		\$620																				\$620	
B3010	Roof	3912096	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	2100	SF	\$4.13	\$8,682											\$8,682											\$8,682	
B3010	Roof	3911888	Roofing, Modified Bitumen, Replace	20	10	10	31000	SF	\$10.88	\$337,280											\$337,280											\$337,280	
B3010	Roof	3912046	Roofing, Built-Up, Replace	25	15	10	1120	SF	\$15.23	\$17,060											\$17,060											\$17,060	
B3020	Roof	3912014	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	600	LF	\$9.79	\$5,875											\$5,875											\$5,875	
B3060	Roof	3912031	Roof Skylight, per SF of glazing, Replace	30	20	10	350	SF	\$54.40	\$19,040											\$19,040											\$19,040	
C1030	Throughout building	3914015	Interior Door, Wood, Solid-Core, Replace	40	25	15	108	EA	\$761.60	\$82,253																	\$82,253					\$82,253	
C1030	Throughout building	3914042	Interior Door, Steel, Standard, Replace	40	20	20	12	EA	\$652.80	\$7,834																					\$7,834	\$7,834	
C2010	Throughout building	3912038	Wall Finishes, any surface, Prep & Paint	10	5	5	140000	SF	\$1.63	\$228,480						\$228,480										\$228,480							\$456,960
C2030	Throughout building	3912150	Flooring, Wood, Strip, Refinish	10	5	5	20000	SF	\$4.35	\$87,040						\$87,040											\$87,040						\$174,080
C2030	Throughout building	3911914	Flooring, Vinyl Tile (VCT), Replace	15	12	3	40000	SF	\$5.44	\$217,600				\$217,600																\$217,600			\$435,200
C2030	Office	3912065	Flooring, Carpet, Commercial Standard, Replace	10	0	10	1000	SF	\$8.16	\$8,160											\$8,160										\$8,160	\$16,320	
C2050	Throughout building	3912041	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	72352	SF	\$2.72	\$196,797						\$196,797										\$196,797							\$393,595
D1010	Elevator	3950135	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,792.00	\$9,792									\$9,792													\$9,792	
D1010	Hallway	3914021	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	20	10	1	EA	\$81,600.00	\$81,600											\$81,600											\$81,600	
D1010	Hallway	3950136	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,440.00	\$5,440											\$5,440											\$5,440	
D1010	Corridor	3924458	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	\$18,496.00	\$18,496																\$18,496							\$18,496
D2010	Throughout building	3924437	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	29	1	2	EA	\$1,196.80	\$2,394		\$2,394																				\$2,394	
D2010	Throughout building	3924448	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	3	EA	\$1,523.20	\$4,570			\$4,570																			\$4,570	
D2010	Throughout building	3912209	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	6	EA	\$1,632.00	\$9,792									\$9,792													\$9,792	
D2010	Restrooms	3924467	Toilet, Commercial Water Closet, Replace	30	20	10	22	EA	\$1,414.40	\$31,117											\$31,117											\$31,117	
D2010	Restrooms	3924485	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	16	EA	\$1,632.00	\$26,112																	\$26,112						\$26,112
D2030	Electrical room	3913835	Pump, Sump, Replace	15	12	3	1	EA	\$4,645.76	\$4,646				\$4,646																\$4,646		\$9,292	
D3030	Roof	3924471	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$3,699.20	\$3,699					\$3,699																\$3,699	\$7,398	
D3030	Roof	3911882	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$5,222.40	\$5,222							\$5,222														\$5,222	\$10,445	
D3030	Roof	3911907	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$5,222.40	\$5,222							\$5,222															\$5,222	\$10,445
D3030	Throughout building	3911940	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	10	5	40	EA	\$32,640.00	\$1,305,600						\$1,305,600														\$1,305,600		\$2,611,200	
D3030	IT room	3913873	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264							\$3,264														\$3,264	\$6,528	
D3030	IT room	3913910	Split System, Fan Coil Unit, DX, Replace	15	10	5	1	EA	\$3,264.00	\$3,264							\$3,264														\$3,264	\$6,528	
D3030	Roof	3912032	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$4,352.00	\$4,352															\$4,352							\$4,352	
D3050	Throughout building	3911994	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	72352	SF	\$5.44	\$393,595																					\$393,595	\$393,595	
D3050	Throughout building	3911948	HVAC System, Ductwork, Medium Density, Replace	30	15	15	72352	SF	\$4.35	\$314,876																	\$314,876						\$314,876
D3060	Mechanical room	3913827	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Mechanical room	3914036	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Courtyard Roof	3912095	Exhaust Fan, Centrifugal, 16" Damper, 1001 to 2000 CFM, Replace	25	20	5	1	EA	\$2,611.20	\$2,611							\$2,611															\$2,611	
D3060	Roof	3911931	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,523.20	\$1,523							\$1,523															\$1,523	
D3060	Courtyard Roof	3911988	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	15	5	1	EA	\$2,611.20	\$2,611							\$2,611															\$2,611	
D3060	Building exterior	3914141	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	1																										

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D5020	Electrical room	3912114	Switchgear, 277/480 V, Replace	40	20	20	1	EA	\$261,120.00	\$261,120																					\$261,120	\$261,120
D5020	Electrical room	3911985	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960																					\$48,960	\$48,960
D5020	Closet Under Stairs	3911915	Switchboard, 120/240 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960																					\$48,960	\$48,960
D5020	Closet Under Stairs	3911885	Switchboard, 240 V, 200 AMP, Replace	40	20	20	1	EA	\$43,520.00	\$43,520																					\$43,520	\$43,520
D5030	Throughout building	3912100	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	72352	SF	\$2.72	\$196,797																					\$196,797	\$196,797
D5040	Throughout building	3912059	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	72352	SF	\$4.90	\$354,235											\$354,235											\$354,235
D6060	Throughout building	3911939	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	72352	SF	\$1.80	\$129,886											\$129,886											\$129,886
D7030	Throughout building	3912021	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	72352	SF	\$2.18	\$157,438								\$157,438														\$157,438
D7050	Throughout building	3911922	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	72352	SF	\$3.26	\$236,157											\$236,157											\$236,157
D7050	Fire Alarm Closet	3912107	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$16,320.00	\$16,320												\$16,320										\$16,320
G2060	Building exterior	3912144	Fences & Gates, Fence, Chain Link 4", Replace	40	20	20	50	LF	\$19.58	\$979																					\$979	\$979
G4050	Building exterior	3912024	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	30	EA	\$652.80	\$19,584												\$19,584										\$19,584
Totals, Unescalated											\$15,199	\$12,479	\$239,578	\$225,292	\$3,699	\$1,959,466	\$0	\$177,022	\$0	\$0	\$1,429,085	\$16,320	\$0	\$0	\$4,352	\$1,014,112	\$0	\$0	\$222,246	\$3,699	\$2,911,314	\$8,233,864
Totals, Escalated (3.0% inflation, compounded annually)											\$15,199	\$12,854	\$254,168	\$246,183	\$4,163	\$2,271,558	\$0	\$217,715	\$0	\$0	\$1,920,571	\$22,591	\$0	\$0	\$6,583	\$1,579,953	\$0	\$0	\$378,359	\$6,487	\$5,258,157	\$12,194,540

John Muir High / B																														Deficiency Repair Estimate				
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042			
B2010	Building Exterior	3914142	Exterior Walls, Stucco, Prep & Fog Coat or Paint	10	5	5	19890	SF	\$4.90	\$97,381						\$97,381										\$97,381						\$194,763		
B2020	Cafeteria	3913949	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,305.60	\$1,306											\$1,306											\$1,306		
B2020	Cafeteria	3914122	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,305.60	\$1,306											\$1,306											\$1,306		
B2050	Kitchen	3911950	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	4	11	1	EA	\$3,808.00	\$3,808												\$3,808										\$3,808		
B2050	Kitchen	3912088	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	4	11	1	EA	\$3,808.00	\$3,808												\$3,808										\$3,808		
B3010	Roof	3912158	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	6500	SF	\$4.13	\$26,874											\$26,874											\$26,874		
B3010	Roof	3912084	Roofing, Modified Bitumen, Replace	20	10	10	9600	SF	\$10.88	\$104,448											\$104,448											\$104,448		
B3010	Roof	3914024	Roofing, Built-Up, Replace	25	5	20	3300	SF	\$15.23	\$50,266																				\$50,266		\$50,266		
C1030	Throughout building	3911896	Interior Door, Steel, Standard, Replace	40	20	20	60	EA	\$652.80	\$39,168																				\$39,168		\$39,168		
C1030	Throughout building	3912125	Door Hardware, School, per Door, Replace	30	15	15	90	EA	\$435.20	\$39,168																\$39,168						\$39,168		
C1070	Hallway 2nd floor	3913920	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	32	SF	\$3.81	\$122	\$122																					\$122		
C1070	Auditorium & Cafeteria	3912191	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	5	20	19600	SF	\$3.81	\$74,637																				\$74,637		\$74,637		
C1070	B	3911879	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	3000	SF	\$3.81	\$11,424																				\$11,424		\$11,424		
C2010	B	3912022	Wall Finishes, any surface, Prep & Paint	10	0	10	8000	SF	\$1.63	\$13,056											\$13,056									\$13,056		\$26,112		
C2030	B	3912039	Flooring, Vinyl Tile (VCT), Replace	15	4	11	15000	SF	\$5.44	\$81,600												\$81,600										\$81,600		
C2030	Throughout building	3913989	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1500	SF	\$8.16	\$12,240							\$12,240										\$12,240					\$12,240		
C2030	Stage	3912119	Flooring, Stage Floor, Refinish	10	0	10	3000	SF	\$5.44	\$16,320											\$16,320									\$16,320		\$32,640		
C2050	B	3912040	Ceiling Finishes, any flat surface, Prep & Paint	10	0	10	1000	SF	\$2.18	\$2,176											\$2,176									\$2,176		\$4,352		
D1010	Auditorium	3911987	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	\$18,496.00	\$18,496																\$18,496						\$18,496		
D2010	Kitchen water heater room	3912111	Water Heater, Gas, Commercial (125 MBH), Replace	20	4	16	1	EA	\$13,491.20	\$13,491																	\$13,491					\$13,491		
D2010	Boiler room	3913926	Water Heater, Electric, Commercial (12 kW), Replace	20	3	17	1	EA	\$13,491.20	\$13,491																		\$13,491				\$13,491		
D2010	Throughout building	3911983	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	48153	SF	\$5.44	\$261,952																				\$261,952		\$261,952		
D2010	Backstage	3912077	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	\$1,305.60	\$1,306										\$1,306												\$1,306		
D2010	Restrooms	3912195	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	13	EA	\$1,632.00	\$21,216																\$21,216						\$21,216		
D2010	Restrooms	3912157	Toilet, Commercial Water Closet, Replace	30	15	15	13	EA	\$1,414.40	\$18,387																\$18,387						\$18,387		
D2010	Kitchen	3913859	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	10	20	1	EA	\$1,740.80	\$1,741																				\$1,741		\$1,741		
D2010	Kitchen	3913966	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	10	20	1	EA	\$1,740.80	\$1,741																				\$1,741		\$1,741		
D2030	Boiler room	3912208	Pump, Sump, Replace	15	4	11	1	EA	\$4,645.76	\$4,646												\$4,646										\$4,646		
D3030	Roof	3913938	Chiller, Air-Cooled, Replace	25	10	15	1	EA	\$380,800.00	\$380,800																\$380,800						\$380,800		
D3030	Dimmer Room	3911938	Split System, Fan Coil Unit, DX, Replace	15	5	10	1	EA	\$4,134.40	\$4,134											\$4,134											\$4,134		
D3030	Attic	3911947	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	5	10	1	EA	\$4,134.40	\$4,134											\$4,134											\$4,134		
D3030	Roof	3914091	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$2,502.40	\$2,502												\$2,502										\$2,502		
D3030	Roof	3912156	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$4,352.00	\$4,352												\$4,352										\$4,352		
D3030	Roof	3912058	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$4,352.00	\$4,352												\$4,352										\$4,352		
D3050	Roof	3914087	Pump, Distribution, HVAC Heating Water, Replace	15	14	1	1	EA	\$5,548.80	\$5,549		\$5,549																\$5,549				\$11,098		
D3050	Throughout building	3912083	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	48153	SF	\$8.70	\$419,124																				\$419,124		\$419,124		
D3050	Throughout building	3912033	HVAC System, Ductwork, High Density, Replace	30	15	15	48153	SF	\$6.53	\$314,343																\$314,343						\$314,343		
D3050	Roof	3911937	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	4	16	1	EA	\$38,080.00	\$38,080																	\$38,080					\$38,080		
D3060	Roof	3913848	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	8	17	1	EA	\$3,264.00	\$3,264																			\$3,264			\$3,264		
D3060	Roof	3914056	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	5	20	1	EA	\$2,611.20	\$2,611																				\$2,611		\$2,611		
D3060	Roof	3914051	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	5	20	1	EA	\$2,611.20	\$2,611																				\$2,611		\$2,611		
D3060	Kitchen	3913976	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	\$1,632.00	\$1,632											\$1,632											\$1,632		
D3060	Kitchen	3912035	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	4	16	1	EA	\$3,046.40	\$3,046																	\$3,046					\$3,046		
D3060	Kitchen	3912197	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	4	16	1	EA	\$3,046.40	\$3,046																	\$3,046					\$3,046		
D4010	Throughout building	3912210	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	48153	SF	\$1.16	\$56,058														\$56,058								\$56,058		
D5010	Switch Room	3912108	Uninterruptible Power Supply, UPS, 350 VA, Replace	15	7	8	1	EA	\$2,176.00	\$2,176															\$2,176							\$2,176		
D5010	Switch Room	3912188	Uninterruptible Power Supply, UPS, 350 VA, Replace	15	7	8	1	EA	\$2,176.00	\$2,176															\$2,176							\$2,176		
D5010	Dimmer Room	3912034	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	\$21,760.00	\$21,760																				\$21,760		\$21,760		

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
E1030	Kitchen	3912037	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	4	11	1	EA	\$4,896.00	\$4,896											\$4,896											\$4,896	
E1030	Kitchen	3911918	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	\$5,004.80	\$5,005											\$5,005											\$5,005	
E1030	Kitchen	3912078	Foodservice Equipment, Tilting Skillet, Replace	20	4	16	1	EA	\$26,656.00	\$26,656																	\$26,656					\$26,656	
E1030	Kitchen	3911991	Foodservice Equipment, Walk-In, Freezer, Replace	20	4	16	1	EA	\$27,200.00	\$27,200																	\$27,200					\$27,200	
E1030	Kitchen	3912025	Foodservice Equipment, Mixer, Tabletop, Replace	20	4	16	1	EA	\$3,699.20	\$3,699																	\$3,699					\$3,699	
E1030	Kitchen	3912076	Foodservice Equipment, Steam Kettle, Replace	20	4	16	1	EA	\$32,640.00	\$32,640																	\$32,640					\$32,640	
E1070	Stage	3912148	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	650	SF	\$16.32	\$10,608									\$10,608													\$10,608	
E2010	Auditorium	3914040	Fixed Seating, Auditorium/Theater, Wood Standard, Replace	20	5	15	1225	EA	\$380.80	\$466,480																\$466,480						\$466,480	
G4050	Building exterior	3911903	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	10	10	20	EA	\$435.20	\$8,704											\$8,704											\$8,704	
Totals, Unescalated												\$122	\$5,549	\$0	\$1,197	\$0	\$105,106	\$56,304	\$118,490	\$43,574	\$0	\$783,194	\$488,390	\$0	\$57,255	\$0	\$1,410,508	\$223,203	\$16,755	\$0	\$0	\$1,059,790	\$4,369,437
Totals, Escalated (3.0% inflation, compounded annually)												\$122	\$5,715	\$0	\$1,308	\$0	\$121,847	\$67,230	\$145,727	\$55,199	\$0	\$1,052,547	\$676,046	\$0	\$84,080	\$0	\$2,197,526	\$358,176	\$27,694	\$0	\$0	\$1,914,098	\$6,707,315

John Muir High / D																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3913962	Exterior Walls, Stucco, Prep & Paint	10	6	4	27870	SF	\$4.90	\$136,452					\$136,452										\$136,452							\$272,903	
B2020	Building Exterior	3913918	Window, Wood, 16-25 SF, Replace	30	15	15	182	EA	\$1,305.60	\$237,619																\$237,619						\$237,619	
B2050	Building Exterior	3914161	Exterior Door, Steel, Standard, Replace	40	20	20	10	EA	\$652.80	\$6,528																				\$6,528		\$6,528	
B3010	Roof	3912081	Roofing, Modified Bitumen, Replace	20	10	10	27300	SF	\$10.88	\$297,024											\$297,024											\$297,024	
C1030	Throughout building	3912069	Interior Door, Wood, Solid-Core, Replace	40	20	20	130	EA	\$761.60	\$99,008																				\$99,008		\$99,008	
C1030	Throughout building	3911944	Door Hardware, School, per Door, Replace	30	15	15	140	EA	\$435.20	\$60,928																\$60,928						\$60,928	
C1090	Restrooms	3914002	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	9	EA	\$816.00	\$7,344											\$7,344											\$7,344	
C2010	D	3912045	Wall Finishes, any surface, Prep & Paint	10	0	10	40000	SF	\$1.63	\$65,280											\$65,280									\$65,280		\$130,560	
C2030	D	3912036	Flooring, Laminate Faux Wood, Replace	15	0	15	37000	SF	\$7.62	\$281,792																\$281,792						\$281,792	
C2030	Restrooms	3914136	Wall, Terrazzo, Replace	50	40	10	1600	SF	\$15.23	\$24,371											\$24,371											\$24,371	
C2030	Restrooms	3913856	Flooring , Terrazzo, Replace	50	40	10	2400	SF	\$15.23	\$36,557											\$36,557											\$36,557	
C2050	Throughout building	3914074	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1600	SF	\$2.18	\$3,482					\$3,482										\$3,482							\$6,963	
C2050	D	3911934	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	39600	SF	\$2.72	\$107,712					\$107,712											\$107,712							\$215,424
D1010	Elevator	3911957	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																\$5,440	
D1010	Elevator	3912187	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,792.00	\$9,792								\$9,792														\$9,792	
D1010	Elevator	3911887	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	\$59,840.00	\$59,840											\$59,840											\$59,840	
D2010	Utility closet	3912017	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,067.20	\$2,067				\$2,067															\$2,067			\$4,134	
D2010	Throughout building	3912109	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	41201	SF	\$11.97	\$493,094																				\$493,094		\$493,094	
D2010	Hallway	3913921	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	4	EA	\$1,632.00	\$6,528						\$6,528														\$6,528		\$13,056	
D2010	Restrooms	3913874	Urinal, Standard, Replace	30	20	10	8	EA	\$1,196.80	\$9,574											\$9,574											\$9,574	
D2010	Restrooms	3914092	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	11	EA	\$1,849.60	\$20,346											\$20,346											\$20,346	
D2010	D	3912063	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	2	EA	\$1,196.80	\$2,394																\$2,394						\$2,394	
D2010	Restrooms	3913815	Toilet, Commercial Water Closet, Replace	30	15	15	17	EA	\$1,414.40	\$24,045																\$24,045						\$24,045	
D2010	Utility closet	3912160	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	2	EA	\$1,523.20	\$3,046																			\$3,046			\$3,046	
D2010	D117	3912133	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	\$2,284.80	\$2,285																					\$2,285		\$2,285
D3030	Ceilings	3939197	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	5	10	30	EA	\$32,640.00	\$979,200											\$979,200											\$979,200	
D3050	Throughout building	3912176	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	41201	SF	\$5.44	\$224,133																				\$224,133		\$224,133	
D3050	Throughout building	3911997	HVAC System, Ductwork, Medium Density, Replace	30	15	15	41201	SF	\$4.35	\$179,307																\$179,307						\$179,307	
D3060	Roof	3913998	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Roof	3914100	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Roof	3913836	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Roof	3914008	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Roof	3913999	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Roof	3912174	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,264.00	\$3,264						\$3,264																\$3,264	
D3060	Utility closet	3912092	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	\$3,264.00	\$3,264						\$3,264																\$3,264	
D3060	Roof	3914044	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,523.20	\$1,523						\$1,523																\$1,523	
D3060	Roof	3912154	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,264.00	\$3,264						\$3,264																\$3,264	
D4010	Throughout building	3914022	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	41201	SF	\$1.16	\$47,965						\$47,965																\$47,965	
D5020	Electrical room	3914126	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$32,640.00	\$32,640						\$32,640																\$32,640	
D5020	Electrical room	3914098	Switchboard, 4160 V, Replace	40	37	3	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080	
D5020	Electrical room	3914032	Switchboard, 4160 V, Replace	40	37	3	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080	
D5020	Electrical room	3913889	Switchboard, 4160 V, Replace	40	37	3	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080	
D5020	Electrical room	3914054	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$17,408.00	\$17,408						\$17,408																\$17,408	
D5020	Electrical room	3913912	Switchboard, 5000 V, Replace	40	37	3	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080	
D5020	Electrical room	3913895	Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$54,400.00	\$54,400						\$54,400																\$54,400	
D5020	Electrical room	3914071	Switchboard, 4160 V, Replace	40	37	3	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080	
D5020	Electrical room	3914134	Switchboard, 4160 V, Replace	40	37	3	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080	
D5020	Electrical room	3913820	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$41,344.00	\$41,344											\$41,344											\$41,344	
D5020	Electrical room	3913875	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$17,408.00	\$17,408											\$17,408											\$17,408	
D5020	Electrical room	3913905	Switchgear, 120/208 V, Replace	40	21	19	1	EA	\$163,200.00	\$163,200																				\$163,200		\$163,200	
D5020	Electrical room	3913804	Switchgear, 120/208 V, Replace	40	21	19	1	EA	\$163,200.00	\$163,200																				\$163,200		\$163,200	

Uniformat Code	Location Description	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	
D5020	Electrical room	3914001	Switchgear, 120/208 V, Replace	40	21	19	1	EA	\$163,200.00	\$163,200																				\$163,200		\$163,200	
D5020	Electrical room	3913968	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$48,960.00	\$48,960																					\$48,960		\$48,960
D5020	Electrical room	3913930	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$43,520.00	\$43,520																					\$43,520		\$43,520
D5030	Throughout building	3911974	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	41201	SF	\$2.72	\$112,067																					\$112,067		\$112,067
D5040	Throughout building	3911919	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	15	EA	\$239.36	\$3,590						\$3,590										\$3,590						\$7,181	
D5040	Throughout building	3913981	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	4	6	16	EA	\$239.36	\$3,830							\$3,830											\$3,830				\$7,660	
D5040	Building exterior	3913845	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	20	EA	\$272.00	\$5,440											\$5,440											\$5,440	
D5040	Throughout building	3912053	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	41201	SF	\$4.90	\$201,720											\$201,720											\$201,720	
D7050	Throughout building	3912192	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	41201	SF	\$3.26	\$134,480											\$134,480											\$134,480	
Totals, Unescalated											\$0	\$0	\$0	\$342,611	\$139,933	\$182,550	\$3,830	\$9,792	\$0	\$41,344	\$1,858,584	\$0	\$0	\$0	\$139,933	\$897,387	\$3,830	\$0	\$5,114	\$489,600	\$1,101,403	\$5,215,910	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$374,381	\$157,496	\$211,626	\$4,573	\$12,043	\$0	\$53,945	\$2,497,782	\$0	\$0	\$0	\$211,661	\$1,398,099	\$6,146	\$0	\$8,706	\$858,517	\$1,989,255	\$7,784,228	

John Muir High / E

Uniformat Code	Location Description	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	
B3010	Central roof	3912056	Roofing, Built-Up, Replace	25	15	10	1700	SF	\$15.23	\$25,894											\$25,894											\$25,894	
B3010	North and south roof	3912165	Roofing, Modified Bitumen, Replace	20	10	10	9593	SF	\$10.88	\$104,372											\$104,372											\$104,372	
C1070	Throughout building	3914037	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	11293	SF	\$3.81	\$43,004																\$43,004						\$43,004	
C2010	Throughout building	3924434	Wall Finishes, any surface, Prep & Paint	10	7	3	20000	SF	\$1.63	\$32,640				\$32,640										\$32,640								\$65,280	
C2030	Throughout building	3911901	Flooring, Carpet, Commercial Standard, Replace	10	0	10	11293	SF	\$8.16	\$92,151											\$92,151									\$92,151		\$184,302	
D2010	Throughout building	3914043	Water Heater, Electric, Commercial (12 kW), Replace	20	9	11	1	EA	\$13,491.20	\$13,491												\$13,491										\$13,491	
D2010	Roof	3913896	Boiler, Gas, Domestic, 501 to 800 MBH, Replace	25	5	20	1	EA	\$41,126.40	\$41,126																					\$41,126	\$41,126	
D2010	Throughout building	3911989	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	11293	SF	\$11.97	\$135,155																					\$135,155	\$135,155	
D2010	Utility closet	3924481	Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	1	EA	\$870.40	\$870				\$870																		\$870	
D2010	Throughout building	3912030	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,632.00	\$1,632								\$1,632														\$1,632	
D2010	Restrooms	3914128	Urinal, Standard, Replace	30	20	10	2	EA	\$1,196.80	\$2,394											\$2,394											\$2,394	
D2010	Restrooms	3913822	Toilet, Commercial Water Closet, Replace	30	10	20	3	EA	\$1,414.40	\$4,243																					\$4,243	\$4,243	
D2010	Restrooms	3913975	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	4	EA	\$1,849.60	\$7,398																					\$7,398	\$7,398	
D2030	Roof	3913964	Supplemental Components, Drains, Roof, Replace	40	39	1	1	EA	\$867.14	\$867				\$867																		\$867	
D3020	Roof	3914033	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	\$12,729.60	\$12,730							\$12,730														\$12,730	\$25,459	
D3020	Roof	3913880	Boiler Supplemental Components, Expansion Tank, Replace	40	20	20	1	EA	\$1,088.00	\$1,088																						\$1,088	\$1,088
D3030	Roof	3924480	Split System Ductless, Single Zone, 1.5 TON, Replace	15	5	10	1	EA	\$5,222.40	\$5,222												\$5,222										\$5,222	
D3030	Roof	3912141	Split System Ductless, Single Zone, 2.5 TON, Replace	15	5	10	1	EA	\$6,636.80	\$6,637												\$6,637										\$6,637	
D3050	Roof	3913833	Supplemental Components, Air Separator, HVAC, 2.5 IN, Replace	15	12	3	1	EA	\$2,154.24	\$2,154					\$2,154																\$2,154	\$4,308	
D3050	Roof	3913879	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	3	12	1	EA	\$5,548.80	\$5,549														\$5,549								\$5,549	
D3050	Roof	3913931	Packaged Unit, RTU, Pad or Roof-Mounted, 40 TON, Replace	20	15	5	1	EA	\$81,600.00	\$81,600							\$81,600															\$81,600	
D3060	Roof	3911881	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	5	15	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D3060	Roof	3912182	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	5	15	1	EA	\$1,523.20	\$1,523																	\$1,523					\$1,523	
D4010	Throughout building	3924446	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	11293	SF	\$1.16	\$13,147												\$13,147										\$13,147	
D5020	Electrical room	3924475	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,766.40	\$5,766												\$5,766										\$5,766	
D5030	Throughout building	3912008	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	11293	SF	\$2.72	\$30,717																					\$30,717	\$30,717	
D5040	Throughout building	3911890	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	10	EA	\$239.36	\$2,394							\$2,394										\$2,394					\$4,787	
D5040	Throughout building	3912178	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	10	EA	\$239.36	\$2,394							\$2,394										\$2,394					\$4,787	
D5040	Throughout building	3914030	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	11293	SF	\$4.90	\$55,291																\$55,291						\$55,291	
D7050	Electrical room	3912198	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$16,320.00	\$16,320											\$16,320											\$16,320	
D7050	Throughout building	3914080	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	11293	SF	\$3.26	\$36,860												\$36,860										\$36,860	
Totals, Unescalated												\$0	\$867	\$870	\$34,794	\$0	\$99,117	\$0	\$1,632	\$0	\$16,320	\$292,444	\$13,491	\$5,549	\$32,640	\$0	\$106,128	\$0	\$0	\$2,154	\$0	\$324,608	\$930,614
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$893	\$923	\$38,021	\$0	\$114,904	\$0	\$2,007	\$0	\$21,294	\$393,020	\$18,675	\$7,911	\$47,933	\$0	\$165,344	\$0	\$0	\$3,667	\$0	\$586,278	\$1,400,870

John Muir High / F

Uniformat Code	Location	Description	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	Building Exterior	3913838	Exterior Walls, any painted surface, Prep & Paint		10	5	5	2940	SF	\$3.26	\$9,596						\$9,596										\$9,596						\$19,192
B2020	Building Exterior	3914089	Window, Aluminum Double-Glazed, up to 15 SF, Replace		30	25	5	3	EA	\$707.20	\$2,122						\$2,122																\$2,122
B2020	Building exterior	3913925	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20	17	3	5	EA	\$1,305.60	\$6,528				\$6,528																		\$6,528
B2050	Building Exterior	3913821	Exterior Door, Steel, Standard, Replace		40	30	10	6	EA	\$652.80	\$3,917											\$3,917											\$3,917
B2050	Building exterior	3913867	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace		30	15	15	3	EA	\$4,787.20	\$14,362																\$14,362						\$14,362
B3010	Roof	3912143	Roofing, Modified Bitumen, Replace		20	10	10	9400	SF	\$10.88	\$102,272											\$102,272											\$102,272
C1030	Throughout building	3913913	Interior Door, Wood, Solid-Core, Replace		40	25	15	5	EA	\$761.60	\$3,808																\$3,808						\$3,808
C1070	Throughout building	3913844	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	22	3	500	SF	\$3.81	\$1,904				\$1,904																		\$1,904
C2010	Throughout building	3914063	Wall Finishes, any surface, Prep & Paint		10	6	4	5350	SF	\$1.63	\$8,731					\$8,731										\$8,731							\$17,462
C2030	Throughout building	3913888	Flooring, Vinyl Tile (VCT), Replace		15	12	3	3570	SF	\$5.44	\$19,421				\$19,421															\$19,421			\$38,842
C2050	Throughout building	3914162	Ceiling Finishes, any flat surface, Prep & Paint		10	6	4	2623	SF	\$2.18	\$5,708					\$5,708										\$5,708							\$11,415
D2010	Throughout building	3913826	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	37	3	3570	SF	\$11.97	\$42,726				\$42,726																		\$42,726
D2010	Restrooms	3913972	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	29	1	1	EA	\$1,849.60	\$1,850		\$1,850																				\$1,850
D2010	Restrooms	3913891	Toilet, Commercial Water Closet, Replace		30	29	1	1	EA	\$1,414.40	\$1,414		\$1,414																				\$1,414
D2010	Kitchen	3913917	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace		30	25	5	1	EA	\$1,740.80	\$1,741						\$1,741																\$1,741

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D2010	Kitchen	3914151	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	25	5	1	EA	\$2,284.80	\$2,285						\$2,285																\$2,285
D3050	Throughout building	3914149	HVAC System, Ductwork, Low Density, Replace	30	15	15	2623	SF	\$2.18	\$5,708															\$5,708							\$5,708
D3060	Roof	3913935	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523
D3060	Roof	3913829	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523
D3060	Roof	3914039	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523
D3060	Roof	3914140	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,611.20	\$2,611												\$2,611										\$2,611
D3060	Roof	3914073	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,611.20	\$2,611												\$2,611										\$2,611
D4010	Throughout building	3913915	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	2623	SF	\$1.16	\$3,054															\$3,054							\$3,054
D5020	Electrical room	3913980	Switchgear, 120/208 V, Replace	40	21	19	1	EA	\$163,200.00	\$163,200																				\$163,200		\$163,200
D5030	Throughout building	3914118	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	2623	SF	\$2.72	\$7,135					\$7,135																	\$7,135
D5040	Throughout building	3914120	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	2623	SF	\$4.90	\$12,842				\$12,842																		\$12,842
D5040	Building exterior	3913940	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	18	EA	\$272.00	\$4,896											\$4,896											\$4,896
D7050	Throughout building	3914075	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	10	10	2623	SF	\$1.63	\$4,281											\$4,281											\$4,281
E1030	Kitchen	3913865	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699
E1030	Kitchen	3913900	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$10,336.00	\$10,336				\$10,336								\$10,336										\$20,672
E1030	Kitchen	3913811	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699
E1030	Kitchen	3913985	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699
E1030	Kitchen	3913927	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,004.80	\$5,005				\$5,005															\$5,005			\$10,010
E1030	Kitchen	3914078	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699
E1030	Kitchen	3913871	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699
E1030	Kitchen	3913939	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699
E1030	Kitchen	3914085	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938					\$2,938																\$2,938	\$5,875
E1030	Kitchen	3913830	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938					\$2,938																\$2,938	\$5,875
E1030	Kitchen	3914116	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,590.40	\$3,590					\$3,590																\$3,590	\$7,181
E1030	Kitchen	3913937	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	10	5	1	EA	\$6,963.20	\$6,963					\$6,963																\$6,963	\$13,926
E1030	Kitchen	3914108	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938					\$2,938																\$2,938	\$5,875
E1030	Kitchen	3913957	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,896.00	\$4,896					\$4,896																\$4,896	\$9,792
E1030	Kitchen	3914103	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
Totals, Unescalated											\$0	\$3,264	\$0	\$114,429	\$14,439	\$48,990	\$0	\$0	\$0	\$0	\$115,366	\$0	\$5,222	\$10,336	\$14,439	\$36,527	\$0	\$0	\$35,523	\$163,200	\$26,112	\$587,847
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$3,362	\$0	\$125,039	\$16,251	\$56,793	\$0	\$0	\$0	\$0	\$155,042	\$0	\$7,446	\$15,179	\$21,840	\$56,908	\$0	\$0	\$60,476	\$286,172	\$47,161	\$851,669

Uniformat CodeLocation DescriptionID			Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost *Subtotal2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010	Building Exterior	4080070	Exterior Walls, any painted surface, Prep & Paint	10	7	3	6700 SF	\$3.26	\$21,869											\$21,869								\$43,738		
B2020	Building Exterior	4080145	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	18 EA	\$1,033.60	\$18,605																	\$18,605		\$18,605		
B2020	Building Exterior	4080011	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	10	20	9 EA	\$1,360.00	\$12,240																	\$12,240		\$12,240		
B2050	Building Exterior	4079920	Exterior Door, Steel, Standard, Replace	40	20	20	6 EA	\$652.80	\$3,917																	\$3,917		\$3,917		
B3010	Roof	3914047	Roofing, Modified Bitumen, Replace	20	15	5	2180 SF	\$10.88	\$23,718				\$23,718															\$23,718		
B3010	Roof	4079968	Roofing, Built-Up, Replace	25	20	5	6425 SF	\$15.23	\$97,866				\$97,866															\$97,866		
C2010	Restrooms	4079823	Wall Finishes, Ceramic Tile, Replace	40	20	20	1200 SF	\$19.58	\$23,501																	\$23,501		\$23,501		
C2010	Throughout building	4079894	Wall Finishes, any surface, Prep & Paint	10	5	5	12000 SF	\$1.63	\$19,584				\$19,584								\$19,584							\$39,168		
C2030	Restrooms	4080121	Flooring, Ceramic Tile, Replace	40	30	10	800 SF	\$19.58	\$15,667								\$15,667											\$15,667		
C2030	Throughout building	4080137	Flooring, Vinyl Sheeting, Replace	15	8	7	6000 SF	\$7.62	\$45,696					\$45,696														\$45,696		
C2050	Throughout building	4080118	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	406 SF	\$2.18	\$883				\$883								\$883							\$1,767		
D2010	Throughout building	4080172	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	6800 SF	\$5.44	\$36,992								\$36,992											\$36,992		
D2010	Classrooms	4079960	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	2 EA	\$1,849.60	\$3,699				\$3,699															\$3,699		
D2010	Utility closet	4080129	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1 EA	\$1,523.20	\$1,523				\$1,523															\$1,523		
D2010	Classrooms	4080107	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1 EA	\$2,284.80	\$2,285				\$2,285															\$2,285		
D2010	Restrooms	4079949	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	2 EA	\$1,849.60	\$3,699								\$3,699											\$3,699		
D2010	Restrooms	4080103	Urinal, Standard, Replace	30	15	15	1 EA	\$1,196.80	\$1,197												\$1,197							\$1,197		
D2010	Restrooms	4079855	Toilet, Commercial Water Closet, Replace	30	15	15	2 EA	\$1,414.40	\$2,829												\$2,829							\$2,829		
D3050	Throughout building	4080100	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	2 EA	\$3,916.80	\$7,834				\$7,834															\$7,834		
D3050	Throughout building	4080098	HVAC System, Ductwork, Medium Density, Replace	30	15	15	6800 SF	\$4.35	\$29,594												\$29,594							\$29,594		
D4010	Throughout building	4080036	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	6800 SF	\$1.16	\$7,916												\$7,916							\$7,916		
D5020	Utility closet	4080168	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1 EA	\$7,289.60	\$7,290								\$7,290											\$7,290		
D5030	Throughout building	4080174	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	6800 SF	\$2.72	\$18,496																\$18,496			\$18,496		
D5040	Throughout building	4079896	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	10	0	1 EA	\$239.36	\$239	\$239								\$239							\$239			\$718		
D5040	Throughout building	4080072	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	2 EA	\$239.36	\$479				\$479									\$479						\$957		
D5040	Throughout building	4079978	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	4	6	2 EA	\$239.36	\$479				\$479									\$479						\$957		
D5040	Throughout building	4080061	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	6800 SF	\$4.90	\$33,293					\$33,293														\$33,293		
D5040	Building exterior	4080014	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	2 EA	\$272.00	\$544										\$544									\$544		
D7050	Throughout building	4080170	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	6800 SF	\$1.63	\$11,098								\$11,098											\$11,098		
E1040	Building exterior	4080163	Ceramics Equipment, Kiln, Replace	20	17	3	1 EA	\$3,481.60	\$3,482				\$3,482															\$3,482		
Totals, Unescalated									\$239	\$0	\$0	\$30,573	\$0	\$152,170	\$957	\$78,989	\$0	\$0	\$74,985	\$0	\$544	\$21,869	\$0	\$62,003	\$957	\$0	\$0	\$0	\$76,998	\$500,284
Totals, Escalated (3.0% inflation, compounded annually)									\$239	\$0	\$0	\$33,408	\$0	\$176,407	\$1,143	\$97,146	\$0	\$0	\$100,774	\$0	\$776	\$32,115	\$0	\$96,599	\$1,536	\$0	\$0	\$0	\$139,067	\$679,209

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
D4010	Throughout building and covered walkway	3913839	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	34500	SF	\$1.16	\$40,164														\$40,164								\$40,164	
D5030	Throughout building	3911946	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	20266	SF	\$2.72	\$55,124																					\$55,124	\$55,124	
D5040	K	3912098	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	24	EA	\$239.36	\$5,745						\$5,745										\$5,745						\$11,489	
D5040	Throughout building	3912189	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	20266	SF	\$4.90	\$99,222											\$99,222											\$99,222	
D5040	Building exterior	3914069	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	20	EA	\$272.00	\$5,440											\$5,440											\$5,440	
D7050	Throughout building	3912102	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	20266	SF	\$3.26	\$66,148											\$66,148											\$66,148	
E1040	K657	3911926	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF, Replace	15	10	5	2	EA	\$8,704.00	\$17,408						\$17,408															\$17,408	\$34,816	
E1040	K657	3911925	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF, Replace	15	10	5	1	EA	\$8,704.00	\$8,704						\$8,704															\$8,704	\$17,408	
E1040	K607	3912153	Laboratory Equipment, Exhaust Hood, Constant Volume, Replace	15	8	7	1	EA	\$4,352.00	\$4,352								\$4,352														\$4,352	
E1040	K657	3912140	Laboratory Equipment, Exhaust Hood, Constant Volume 4 LF, Replace	15	8	7	1	EA	\$3,046.40	\$3,046								\$3,046														\$3,046	
E1040	Classrooms	3924462	Laboratory Equipment, Lab Sink, Epoxy Resin, Replace	30	20	10	40	EA	\$2,665.60	\$106,624											\$106,624											\$106,624	
E1060	K - Break Room	3912212	Residential Appliances, Range, Electric, Replace	15	12	3	1	EA	\$674.56	\$675					\$675															\$675		\$1,349	
Totals, Unescalated											\$14,688	\$26,112		\$0	\$55,836	\$0	\$910,743	\$0	\$118,374	\$9,792	\$0	\$773,780	\$3,264	\$3,264	\$43,428	\$0	\$70,263	\$0	\$0	\$675	\$0	\$1,119,466	\$3,149,685
Totals, Escalated (3.0% inflation, compounded annually)											\$14,688	\$26,895		\$0	\$61,014	\$0	\$1,055,801	\$0	\$145,586	\$12,404	\$0	\$1,039,896	\$4,518	\$4,654	\$63,775	\$0	\$109,468	\$0	\$0	\$1,148	\$0	\$2,021,880	\$4,561,726

Uniformat CodeLocation DescriptionID			Cost Description	Lifespan (EUL)Eage	RUL	QuantityUnit	Unit Cost *Subtotal2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2010	Building Exterior	3914110	Exterior Walls, Stucco, Prep & Paint	10	4	6	3410 SF	\$4.90	\$16,695				\$16,695									\$16,695						\$33,391		
B2020	Building Exterior	3913988	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	10 EA	\$1,033.60	\$10,336																	\$10,336		\$10,336		
B2050	Building Exterior	3913854	Exterior Door, Steel, Standard, Replace	40	20	20	2 EA	\$652.80	\$1,306																	\$1,306		\$1,306		
B2050	Building exterior	3913958	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	25	5	2 EA	\$8,160.00	\$16,320			\$16,320																\$16,320		
B3010	Roof	3914131	Roofing, Built-Up, Replace	25	15	10	4880 SF	\$15.23	\$74,332								\$74,332											\$74,332		
B3060	Roof	3914017	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	7 EA	\$1,414.40	\$9,901												\$9,901							\$9,901		
C2050	Shop	3924459	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	200 SF	\$8.70	\$1,741	\$1,741																		\$1,741		
D2010	Loft	3924470	Water Heater, Gas, Residential, Replace	15	10	5	1 EA	\$1,414.40	\$1,414			\$1,414													\$1,414			\$2,829		
D2010	Throughout building	3924450	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	2 EA	\$1,632.00	\$3,264			\$3,264																\$3,264		
D2010	Throughout building	3924435	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	2 EA	\$1,523.20	\$3,046			\$3,046																\$3,046		
D2010	Restrooms	3924429	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1 EA	\$1,632.00	\$1,632								\$1,632											\$1,632		
D2010	Restrooms	3924484	Toilet, Commercial Water Closet, Replace	30	20	10	1 EA	\$1,414.40	\$1,414								\$1,414											\$1,414		
D3020	Shop	3911972	Unit Heater, Natural Gas, Replace	20	16	4	1 EA	\$8,051.20	\$8,051			\$8,051																\$8,051		
D3020	Shop	3912126	Unit Heater, Natural Gas, Replace	20	16	4	1 EA	\$8,051.20	\$8,051			\$8,051																\$8,051		
D3060	Roof	3913851	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1 EA	\$2,611.20	\$2,611			\$2,611																\$2,611		
D4010	Throughout building	3924465	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	4500 SF	\$1.16	\$5,239								\$5,239											\$5,239		
D5030	Throughout building	3924453	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	4500 SF	\$2.72	\$12,240								\$12,240											\$12,240		
D5040	Throughout building	3924439	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	4500 SF	\$4.90	\$22,032								\$22,032											\$22,032		
D5040	Building exterior	3914059	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	6 EA	\$304.64	\$1,828												\$1,828							\$1,828		
D7050	Throughout building	3924441	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	4500 SF	\$3.26	\$14,688								\$14,688											\$14,688		
Totals, Unescalated									\$1,741	\$0	\$0	\$0	\$16,102	\$26,656	\$16,695	\$0	\$0	\$0	\$131,577	\$0	\$0	\$0	\$11,729	\$16,695	\$0	\$0	\$0	\$13,056	\$234,252	
Totals, Escalated (3.0% inflation, compounded annually)									\$1,741	\$0	\$0	\$0	\$18,123	\$30,902	\$19,935	\$0	\$0	\$0	\$176,829	\$0	\$0	\$0	\$0	\$18,273	\$26,791	\$0	\$0	\$0	\$23,581	\$316,174

John Muir High / M																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3911905	Exterior Walls, any painted surface, Prep & Paint	10	5	5	6000	SF	\$3.26	\$19,584						\$19,584										\$19,584							\$39,168
B2050	Building Exterior	3924477	Exterior Door, Steel, Standard, Replace	40	35	5	7	EA	\$652.80	\$4,570						\$4,570																	\$4,570
B2050	Building Exterior	3912050	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	\$652.80	\$2,611																					\$2,611		\$2,611
B2050	Building Exterior	3912049	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	\$652.80	\$1,958																					\$1,958		\$1,958
B2050	Building Exterior	3924472	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	2	EA	\$4,787.20	\$9,574											\$9,574											\$9,574	
B3010	Roof	3911942	Roofing, Modified Bitumen, Replace	20	10	10	3229	SF	\$10.88	\$35,132											\$35,132												\$35,132
C1030	Throughout building	3912164	Interior Door, Steel, Standard, Replace	40	20	20	2	EA	\$652.80	\$1,306																					\$1,306		\$1,306
C1030	Throughout building	3911993	Door Hardware, School, per Door, Replace	30	15	15	7	EA	\$435.20	\$3,046																\$3,046							\$3,046
C2010	Throughout building	3911955	Wall Finishes, any surface, Prep & Paint	10	5	5	2000	SF	\$1.63	\$3,264						\$3,264										\$3,264							\$6,528
C2050	Throughout building	3911966	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	\$2.18	\$4,352						\$4,352										\$4,352							\$8,704
D2010	Garage	3912086	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$707.20	\$707				\$707																\$707			\$1,414
D2010	Garage	3912128	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,523.20	\$1,523						\$1,523																	\$1,523
D2010	Restroom	3911932	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,414.40	\$1,414																\$1,414							\$1,414
D2010	Restroom	3911929	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	1	EA	\$1,632.00	\$1,632																\$1,632							\$1,632
D3030	Office	3911961	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$2,393.60	\$2,394						\$2,394										\$2,394							\$4,787
D4010	Throughout building	3912177	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	3229	SF	\$1.16	\$3,759																\$3,759							\$3,759
D5020	Garage	3912044	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$6,528.00	\$6,528						\$6,528																	\$6,528
D5020	Throughout building	3924430	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$43,520.00	\$43,520											\$43,520												\$43,520
D5020	Building exterior	3912199	Distribution Panel, 277 V, 400 AMP, Replace	30	25	5	1	EA	\$5,766.40	\$5,766						\$5,766																	\$5,766
D5040	Building exterior	3924482	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	9	EA	\$239.36	\$2,154				\$2,154																			\$2,154
D5040	Throughout building	3924428	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3229	SF	\$4.90	\$15,809											\$15,809												\$15,809
D7050	Throughout building	3911927	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	3229	SF	\$3.26	\$10,539											\$10,539												\$10,539
G4050	Building exterior	3912085	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 400 W, Replace	20	10	10	10	EA	\$870.40	\$8,704											\$8,704												\$8,704

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate								
Totals, Unescalated													\$0	\$247,936	\$2,176	\$130,016	\$40,691	\$1,242,194		\$0	\$5,440	\$7,507	\$0	\$208,570		\$0	\$9,139	\$533,251		\$0	\$1,969,859		\$0	\$0	\$2,502		\$0	\$174,820		\$4,574,100	
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$255,374	\$2,309	\$142,072	\$45,798	\$1,440,043		\$0	\$6,691	\$9,510	\$0	\$280,300		\$0	\$13,030	\$783,096		\$0	\$3,068,976		\$0	\$0	\$4,260		\$0	\$0	\$315,744		\$6,367,203

John Muir High / T

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	3913853	Exterior Walls, any painted surface, Prep & Paint	10	5	5	19000	SF	\$3.26	\$62,016						\$62,016										\$62,016							\$124,032
B2050	Building Exterior	3914067	Exterior Door, Steel, Standard, Replace	40	38	2	20	EA	\$652.80	\$13,056			\$13,056																				\$13,056
B3010	Roof	3914049	Roofing, Modified Bitumen, Replace	20	15	5	35500	SF	\$10.88	\$386,240						\$386,240																	\$386,240
C1030	Throughout building	3913816	Interior Door, Wood, Solid-Core, Replace	40	20	20	20	EA	\$761.60	\$15,232																					\$15,232		\$15,232
C1070	Throughout building	3914145	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	1000	SF	\$3.81	\$3,808		\$3,808																					\$3,808
C1070	T315	3914052	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	400	SF	\$3.81	\$1,523				\$1,523																			\$1,523
C1070	Throughout building	3913960	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	26350	SF	\$3.81	\$100,341				\$100,341																			\$100,341
C1090	Restrooms	3913899	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	7	EA	\$816.00	\$5,712												\$5,712											\$5,712
C1090	Women's Locker Room	3914144	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	526	EA	\$544.00	\$286,144											\$286,144												\$286,144
C2010	Throughout building	3914147	Wall Finishes, any surface, Prep & Paint	10	7	3	47030	SF	\$1.63	\$76,753				\$76,753											\$76,753								\$153,506
C2030	Women's Locker Room	3914031	Flooring, any surface, w/ Sealant, Prep & Paint	10	7	3	14450	SF	\$1.63	\$23,582				\$23,582											\$23,582								\$47,165
C2030	Gymnasium	3914139	Flooring, Wood, Strip, Replace	30	10	20	16100	SF	\$16.32	\$262,752																					\$262,752		\$262,752
C2030	T315	3913855	Flooring, Vinyl Tile (VCT), Replace	15	15	0	400	SF	\$5.44	\$2,176	\$2,176															\$2,176							\$4,352
C2030	Throughout building	3914102	Flooring, Vinyl Tile (VCT), Replace	15	12	3	26850	SF	\$5.44	\$146,064				\$146,064																\$146,064			\$292,128
C2030	Restrooms	3913911	Wall, Terrazzo, Replace	50	40	10	1350	SF	\$15.23	\$20,563											\$20,563												\$20,563
C2030	Restrooms	3913890	Flooring, Terrazzo, Replace	50	40	10	900	SF	\$15.23	\$13,709											\$13,709												\$13,709
C2050	Throughout building	3914077	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	16100	SF	\$2.18	\$35,034						\$35,034									\$35,034								\$70,067
D2010	Mechanical room	3913963	Water Heater, Electric, Commercial (12 kW), Replace	20	15	5	1	EA	\$13,491.20	\$13,491						\$13,491																	\$13,491
D2010	Throughout building	3914113	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	35	5	30055	SF	\$11.97	\$359,698						\$359,698																	\$359,698
D2010	Women's Locker Room	3914065	Shower, Terrazzo, Replace	30	30	0	4	EA	\$3,264.00	\$13,056	\$13,056																						\$13,056
D2010	Locker room	3913858	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	27	3	1	EA	\$1,196.80	\$1,197				\$1,197																			\$1,197
D2010	Hallway	3913933	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,305.60	\$2,611						\$2,611														\$2,611			\$5,222
D2010	Locker room	3913814	Drinking Fountain, Wall-Mounted, BI-Level, Replace	15	7	8	1	EA	\$1,632.00	\$1,632									\$1,632														\$1,632
D2010	Utility closet	3913850	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,523.20	\$1,523											\$1,523												\$1,523
D2010	Throughout building	3913928	Drinking Fountain, Wall-Mounted, BI-Level, Replace	15	5	10	1	EA	\$1,632.00	\$1,632											\$1,632												\$1,632
D2010	Utility closet	3913846	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,523.20	\$1,523											\$1,523												\$1,523
D2010	Women's Locker Room	3914064	Shower, Terrazzo, Replace	30	15	15	84	EA	\$3,264.00	\$274,176															\$274,176								\$274,176
D2010	Restrooms	3913884	Toilet, Commercial Water Closet, Replace	30	15	15	7	EA	\$1,414.40	\$9,901															\$9,901								\$9,901
D2010	Restrooms	3914070	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	11	EA	\$1,849.60	\$20,346																					\$20,346		\$20,346
D3050	Attic	3914111	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$33,728.00	\$33,728				\$33,728																			\$33,728
D3050	Attic	3914107	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$23,936.00	\$23,936				\$23,936																			\$23,936
D3050	Attic	3913857	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$23,936.00	\$23,936				\$23,936																			\$23,936
D3050	Throughout building	3914046	HVAC System, Ductwork, Medium Density, Replace	30	20	10	30055	SF	\$4.35	\$130,799											\$130,799												\$130,799
D3060	Roof	3914045	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																			\$1,523
D4010	Throughout building	3914125	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	30055	SF	\$1.16	\$34,989											\$34,989												\$34,989
D4010	Throughout building	3914130	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	30055	SF	\$1.16	\$34,989											\$34,989												\$34,989
D5020	Attic	3913946	Switchboard, 208 V, Replace	40	37	3	1	EA	\$43,520.00	\$43,520				\$43,520																			\$43,520
D5020	Mechanical room	3914028	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$43,520.00	\$43,520						\$43,520																	\$43,520
D5030	Throughout building	3914117	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	30055	SF	\$2.72	\$81,750											\$81,750												\$81,750
D5040	Throughout building	3914146	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	30055	SF	\$4.90	\$147,149				\$147,149																			\$147,149
D5040	Throughout building	3913973	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	5	EA	\$239.36	\$1,197					\$1,197										\$1,197								\$2,394
D5040	Throughout building	3914013	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	4	6	12	EA	\$239.36	\$2,872				\$2,872													\$2,872						\$5,745
D5040	Building exterior	3913954	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	30	EA	\$239.36	\$7,181											\$7,181												\$7,181
D5040	Building exterior	3913801	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	\$304.64	\$1,219											\$1,219												\$1,219
D7050	T322	3914132	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,320.00	\$16,320						\$16,320															\$16,320		\$32,640
D7050	Throughout building	3914133	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	30055	SF	\$3.26	\$98,100											\$98,100												\$98,100
E2010	Gymnasium	3914105	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	370	EA	\$326.40	\$120,768											\$120,768												\$120,768
G2050	Gymnasium	3913924	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$10,336.00	\$62,016											\$62,016												\$62,016

Totals, Unescalated												\$15,232	\$3,808	\$13,056	\$476,103	\$147,149	\$920,127	\$2,872	\$0	\$1,632	\$0	\$902,616	\$0	\$0	\$100,335	\$0	\$384,499	\$2,872	\$0	\$146,064	\$0	\$317,261	\$3,433,628
Totals, Escalated (3.0% inflation, compounded annually)												\$15,232	\$3,922	\$13,851	\$520,251	\$165,618	\$1,066,679	\$3,430	\$0	\$2,067	\$0	\$1,213,040	\$0	\$0	\$147,346	\$0	\$599,037	\$4,609	\$0	\$248,664	\$0	\$573,008	\$4,576,756

John Muir High / W

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)
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Uniformat Code	Location Description	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
C1070	Dance room	3913916	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	100	SF	\$3.81	\$381		\$381																				\$381
C1070	Throughout building	3914000	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	14450	SF	\$3.81	\$55,026				\$55,026																		\$55,026
C1090	Restrooms	3914066	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$816.00	\$2,448											\$2,448											\$2,448
C2010	Throughout building	3913885	Wall Finishes, any surface, Prep & Paint	10	7	3	21680	SF	\$1.63	\$35,382				\$35,382										\$35,382								\$70,764
C2030	Gymnasium	3914060	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	4500	SF	\$13.06	\$58,752					\$58,752											\$58,752						\$117,504
C2030	Dance room	3913837	Flooring, Wood, Strip, Replace	30	29	1	100	SF	\$16.32	\$1,632		\$1,632																				\$1,632
C2030	Throughout building	3913991	Flooring, Wood, Strip, Replace	30	27	3	7750	SF	\$16.32	\$126,480				\$126,480																		\$126,480
C2030	Kitchen	3914114	Flooring, Vinyl Tile (VCT), Replace	15	9	6	2200	SF	\$5.44	\$11,968							\$11,968															\$11,968
C2030	Restrooms	3914159	Wall, Terrazzo, Replace	50	40	10	900	SF	\$15.23	\$13,709											\$13,709											\$13,709
C2030	Restrooms	3914123	Flooring, Terrazzo, Replace	50	40	10	600	SF	\$15.23	\$9,139											\$9,139											\$9,139
D2010	Attic	3913974	Water Heater, Electric, Commercial (12 kW), Replace	20	11	9	1	EA	\$13,491.20	\$13,491										\$13,491												\$13,491
D2010	Throughout building	3914115	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	20883	SF	\$11.97	\$249,928											\$249,928											\$249,928
D2010	Restrooms	3913956	Urinal, Standard, Replace	30	27	3	1	EA	\$1,196.80	\$1,197				\$1,197																		\$1,197
D2010	Utility closet	3913953	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523
D2010	Restrooms	3914011	Toilet, Commercial Water Closet, Replace	30	25	5	3	EA	\$1,414.40	\$4,243					\$4,243																	\$4,243
D2010	Restrooms	3913866	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	4	EA	\$1,849.60	\$7,398											\$7,398											\$7,398
D3050	Attic	3913902	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$53,312.00	\$53,312				\$53,312																		\$53,312
D3050	Attic	3913860	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$53,312.00	\$53,312				\$53,312																		\$53,312
D3050	Attic	3914112	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$16,320.00	\$16,320				\$16,320																		\$16,320
D3050	Attic	3913878	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$53,312.00	\$53,312				\$53,312																		\$53,312
D3050	Attic	3913887	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$16,320.00	\$16,320				\$16,320																		\$16,320
D3050	Attic	3913906	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$16,320.00	\$16,320				\$16,320																		\$16,320
D3050	Throughout building	3914157	HVAC System, Ductwork, Medium Density, Replace	30	15	15	20883	SF	\$4.35	\$90,883															\$90,883							\$90,883
D3060	Roof	3913987	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523
D4010	Throughout building	3913803	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	20883	SF	\$1.16	\$24,311				\$24,311																		\$24,311
D5030	Throughout building	3913941	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	20883	SF	\$2.72	\$56,802					\$56,802																	\$56,802
D5040	Throughout building	3914038	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	4	EA	\$239.36	\$957				\$957										\$957								\$1,915
D5040	Throughout building	3914137	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	20883	SF	\$4.90	\$102,243					\$102,243																	\$102,243
D5040	Throughout building	3913877	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	15	EA	\$239.36	\$3,590					\$3,590											\$3,590						\$7,181
D5040	Building exterior	3914050	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	5	EA	\$304.64	\$1,523					\$1,523																	\$1,523
D5040	Building exterior	3913929	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	\$272.00	\$1,088											\$1,088											\$1,088
D7050	Throughout building	3914124	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade	20	17	3	20883	SF	\$3.26	\$68,162				\$68,162																		\$68,162
E1060	Kitchen	3914083	Residential Appliances, Cooktop, oven, sink, combo unit, Countertop, Replace	15	12	3	1	EA	\$1,088.00	\$1,088				\$1,088																\$1,088		\$2,176
E1060	Kitchen	3914097	Residential Appliances, Range Hood, Replace	15	12	3	1	EA	\$217.60	\$218				\$218																\$218		\$435
E2010	Kitchen	3914004	Casework, Countertop, Solid Surface, Replace	40	30	10	30	LF	\$119.68	\$3,590											\$3,590											\$3,590
E2010	Kitchen	3913832	Casework, Cabinetry Economy, Replace	20	10	10	40	LF	\$190.40	\$7,616											\$7,616											\$7,616
G2050	Gymnasium	3913996	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	6	EA	\$10,336.00	\$62,016					\$62,016																	\$62,016
Totals, Unescalated											\$0	\$2,013	\$5,875	\$524,763	\$0	\$504,363	\$89,488	\$0	\$0	\$13,491	\$296,222	\$0	\$0	\$36,339	\$0	\$160,841	\$77,520	\$0	\$1,306	\$0	\$0	\$1,712,221
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$2,073	\$6,233	\$573,423	\$0	\$584,695	\$106,853	\$0	\$0	\$17,603	\$398,098	\$0	\$0	\$53,365	\$0	\$250,585	\$124,397	\$0	\$2,223	\$0	\$0	\$2,119,548

Appendix G:

Equipment Inventory List

B20 OTHER													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3911950	B2050	Automatic Door Opener	Commercial Overhead/Dock Door		John Muir High / B	Kitchen	Cornell	FS-31EP	FS00-03311EPR-C07075	2018	1000489	
2	3912088	B2050	Automatic Door Opener	Commercial Overhead/Dock Door		John Muir High / B	Kitchen	Cornell	FS-31EP	FS00-03311EPR-C07082	2018	1000488	
D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3950136	D1010	Elevator Controls	Automatic, 1 Car		John Muir High / A	Hallway						
2	3911957	D1010	Elevator Controls [D]	Automatic, 1 Car		John Muir High / D	Elevator	Motion Control Engineering Inc.	HMC-1000	3070920	2002	1000759	
3	3969408	D1010	Elevator Controls	Automatic, 1 Car		John Muir High / K	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found			
4	3911887	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	John Muir High / D	Elevator	Amlift	A4PTC-187	A1155-043	2002	1000757	
5	3913919	D1010	Passenger Elevator	Hydraulic, 2 Floors	3500 LB	John Muir High / K	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found		1006506	
6	3914021	D1010	Passenger Elevator	Hydraulic, 3 Floors	3500 LB	John Muir High / A	Hallway	No tag/plate found	No tag/plate found	No tag/plate found		1005048	
7	3924458	D1010	Vertical Lift	Wheelchair, 5' Rise	550 LBS	John Muir High / A	Corridor	Garaventa	Xpress 2	No tag/plate found		1000501	
8	3911987	D1010	Vertical Lift	Wheelchair, 5' Rise	550 LBS	John Muir High / B	Auditorium	Garaventa	XPRESSII	No tag/plate found		1000449	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3913896	D2010	Boiler	Gas, Domestic, 501 to 800 MBH	672 MBH	John Muir High / E	Roof	Parker Boiler Co.	G672RL	967730		1005009	
2	3913812	D2010	Pump	Circulation/Booster, Domestic Water, 15 HP	15 HP	John Muir High / S	Mechanical room	WEG	01518254JM-S	041420534	2004	1005110	
3	3914154	D2010	Pump	Circulation/Booster, Domestic Water, 3 HP	3 HP	John Muir High / S	Mechanical room	WEG	00318182JM-S	1041311419	2010	1005476	
4	3913926	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	John Muir High / B	Boiler room	Bradford White	RE330S6-1NCWW	TD43299636	2019	1005494	
5	3914043	D2010	Water Heater	Electric, Commercial (12 kW)	40 GAL	John Muir High / E	Throughout building	American	E-40T-2-6 240V-4500W	50315010010B13-005258	2013	1005076	
6	3913963	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	John Muir High / T	Mechanical room	Inaccessible					
7	3913974	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	John Muir High / W	Attic	American Standard Inc.	E-30L-2-6	C11-001766	2011	1005477	
8	3912207	D2010	Water Heater	Electric, Residential	20 GAL	John Muir High / J	Utility closet	A. O. Smith	ELJF 20 910	AJB2-10578-N62		1000756	
9	3912086	D2010	Water Heater	Electric, Residential	28 GAL	John Muir High / M	Garage	Bradford White	RE230LN6-1NCWW	WE45235178	2000	1000634	
10	3912111	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	John Muir High / B	Kitchen water heater room	A. O. Smith	BTL-120 200	1845112503678	2018	1000486	
11	3913802	D2010	Water Heater	Gas, Commercial (200 MBH)	125 GAL	John Muir High / K	Mechanical room	PVI INDUSTRIES	40 P 125A-MXL	0403109895		1006505	
12	3924470	D2010	Water Heater	Gas, Residential	40 GAL	John Muir High / L	Loft	American Appliance MFG.	GV2F90-433T	9013307528		1000609	
13	3912017	D2010	Water Heater	Gas, Residential	75 GAL	John Muir High / D	Utility closet	American Standard Inc.	75-76 AS	G10-4091	2010	1000744	
14	3911999	D2010	Backflow Preventer	Domestic Water	4 IN	John Muir High / Site	Site	Zurn	375ASTR	7459G	2019	1000708	
15	3911943	D2010	Backflow Preventer	Domestic Water	3 IN	John Muir High / Site	Site	Zurn	350ASTR	2537E	2019	1000705	
16	3913835	D2030	Pump	Sump	3 HP	John Muir High / A	Electrical room	Zoeller	053514019631	No tag/plate found		1005072	
17	3913842	D2030	Pump	Sump	3 HP	John Muir High / S	Mechanical room	No tag/plate found	No tag/plate found	No tag/plate found		1005040	
18	3912208	D2030	Pump	Sump	0.5 HP	John Muir High / B	Boiler room	GE	5KC42GN0018	XTJ030198	2018	1000494	
19	3912168	D2060	Air Compressor	Tank-Style	5 HP	John Muir High / K	Mechanical room	Quincy	325VT5HP00009	20030404-0044	2003	1000740	
20	3912173	D2060	Supplemental Components	Compressed Air Dryer, Process Support		John Muir High / K	Mechanical room	Pneumatech	ADA-20	0302-T138494-ST	2003	1000758	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3913932	D3020	Boiler	Gas, HVAC	1679 MBH	John Muir High	Mechanical Enclosure	Raypak Inc.	20659	0782706559	2008	1005484	
2	3914104	D3020	Boiler	Gas, HVAC	1679 MBH	John Muir High	Mechanical Enclosure	Raypak Inc.	20659	078270660	2008	1005498	
3	3913828	D3020	Boiler	Gas, HVAC, 1001 to 2000 MBH	1995 MBH	John Muir High / B	Roof	Parker Boiler Co.	G2304RL	967731	2017	1005054	
4	3911972	D3020	Unit Heater	Natural Gas	250 MBH	John Muir High / L	Shop	Dayton	4LX62	B06416783000001	2006	1000622	
5	3912126	D3020	Unit Heater	Natural Gas	250 MBH	John Muir High / L	Shop	Dayton	4LX62	B06416481000001	2006	1000621	
6	3913872	D3020	Boiler Supplemental Components	Chemical Feed System		John Muir High	Mechanical Enclosure	Chemtrol	No tag/plate found	No tag/plate found		1005127	
7	3914033	D3020	Boiler Supplemental Components	Chemical Feed System		John Muir High / E	Roof	J.L. Wingert Co.	DB-5HD	0218		1005486	
8	3913880	D3020	Boiler Supplemental Components	Expansion Tank	10 GAL	John Muir High / E	Roof	Armstrong	AX-20-T	No tag/plate found	2017	1005485	
9	3913986	D3020	Boiler Supplemental Components	Expansion Tank	80 GAL	John Muir High / B	Roof	Armstrong	AX-144	No tag/plate found	2017	1005045	
10	3913938	D3030	Chiller	Air-Cooled	300 TON	John Muir High / B	Roof	Smardt	SAD054-2BG06-F3AEHA-A008AA-E	FF0010M296Q2262		1005049	
11	3913977	D3030	Cooling Tower	Closed Circuit (Fluid Cooler)	91 TON	John Muir High	Mechanical Enclosure	Evapco	LSWAP91A2	W017399	2001	1005481	
12	3913843	D3030	Cooling Tower	Closed Circuit (Fluid Cooler)	91 TON	John Muir High	Mechanical Enclosure	Evapco	LSWAP91A2	W017401	2001	1005070	
13	3914057	D3030	Cooling Tower	Closed Circuit (Fluid Cooler)	91 TON	John Muir High	Mechanical Enclosure	Evapco	LSWAP91A2	W017400	2001	1005111	
14	3914079	D3030	Cooling Tower	Closed Circuit (Fluid Cooler)	91 TON	John Muir High	Mechanical Enclosure	Evapco	LSWAP91A2	W017398	2001	1005109	
15	3911961	D3030	Air Conditioner	Window/Thru-Wall	1 TON	John Muir High / M	Office						
16	3939197	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	6 TON	John Muir High / D	Ceilings	ClimateMaster			2011		30

17	3912203	D3030	Heat Pump	Variable Refrigerant Volume (VRV)	5 TON	John Muir High / K	Throughout building	ClimateMaster			2004	21
18	3911940	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 5 TON	5 Ton	John Muir High / A	Throughout building	ClimateMaster	GRH060AFD40TRBS		2002	40
19	3913967	D3030	Heat Pump [HP-119]	Variable Refrigerant Volume (VRV), 5 TON	5 TON	John Muir High / J	Penthouse	ClimateMaster	GSH070AFD40TLSS	D13247347	2013	1000619
20	3911909	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000653
21	3911963	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000654
22	3912206	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000647
23	3912016	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000600
24	3912091	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000602
25	3912094	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000639
26	3912161	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000592
27	3911875	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000632
28	3911913	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000638
29	3912217	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000601
30	3911883	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000608
31	3911954	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	John Muir High / Portables	Building exterior	Bard Manufacturing Company No tag/plate found		No tag/plate found		1000591
32	3913979	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 10 TON	10 TON	John Muir High / J	Penthouse	ClimateMaster	GLH120AFD2ACLS	D12943800	2002	1006502
33	3914152	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 5 TON	5 TON	John Muir High / J	Penthouse	ClimateMaster	GRV060AFD40TLTS	D13247015	2002	1000662
34	3912156	D3030	Split System [ACC-3]	Condensing Unit/Heat Pump	3 TON	John Muir High / B	Roof	LG	LSU363HLV	705KAUU37206	2017	1000455
35	3912058	D3030	Split System [ACC-4]	Condensing Unit/Heat Pump	3 TON	John Muir High / B	Roof	LG	LUU367HV	707KCCV0SS31	2017	1000454
36	3913955	D3030	Split System	Condensing Unit/Heat Pump	1 TON	John Muir High / Site	Site	Blue Ridge Technologies	BM09Y18WM	3407654800293280120273	2007	1005032
37	3912032	D3030	Split System	Condensing Unit/Heat Pump	3 TON	John Muir High / A	Roof	Payne	PA15NC036-A	0721X35425	2021	1000651
38	3914091	D3030	Split System	Condensing Unit/Heat Pump	1 TON	John Muir High / B	Roof	LG	LSU180HSV4	376906100J643R60GAC	2017	1005051
39	3924471	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	John Muir High / A	Roof	Carrier	38BNE018311	Illegible		1000502
40	3911938	D3030	Split System	Fan Coil Unit, DX	3 TON	John Muir High / B	Dimmer Room	LG	LSN363HLV	706KACA0E155		1000450
41	3913873	D3030	Split System	Fan Coil Unit, DX	2 TON	John Muir High / A	IT room	Inaccessible	Inaccessible	Inaccessible		1000648
42	3913910	D3030	Split System	Fan Coil Unit, DX	2 TON	John Muir High / A	IT room	Mitsubishi	Inaccessible	No tag/plate found		1000599
43	3911947	D3030	Split System	Fan Coil Unit, DX, 3 TON	3 TON	John Muir High / B	Attic	LG	LHN367HV	707KCLHOMW84	2017	1000456
44	3911882	D3030	Split System Ductless	Single Zone	1.5 TON	John Muir High / A	Roof	Mitsubishi Electric	MUZ-A15NA	700 1671 T		1000650
45	3911907	D3030	Split System Ductless	Single Zone	2 TON	John Muir High / A	Roof	Fujitsu	AOU24RLB	FRN043440		1000656
46	3924480	D3030	Split System Ductless	Single Zone, 1.5 TON	1.5 TON	John Muir High / E	Roof	Mitsubishi Electric	PUZ-A18NHA6	52U04587B	2017	1000637
47	3912141	D3030	Split System Ductless	Single Zone, 2.5 TON	2.5 TON	John Muir High / E	Roof	Mitsubishi Electric	PUZ-A30NHA6	51001114B	2017	1000625
48	4080100	D3050	Fan Coil Unit	Hydronic Terminal	1000 CFM	John Muir High / G	Throughout building					2
49	3924483	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	John Muir High	Mechanical Enclosure	Paco	EM2334T	Z0111300128		1000627
50	3924476	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	John Muir High	Mechanical Enclosure	Paco	EM2334T	Z0111300123		1000655
51	3924474	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	John Muir High	Mechanical Enclosure	Nidec Motor Corporation	GB04	B 01 7729452-0076		1000612
52	3924433	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	John Muir High	Mechanical Enclosure	Nidec Motor Corporation	GB04	08-7745713-0025		1000586
53	3913879	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	1.75 HP	John Muir High / E	Roof	Marathon	56C17F5323J	G573		1005008
54	3913992	D3050	Pump	Distribution, HVAC Heating Water	1 HP	John Muir High	Mechanical Enclosure	Century	C907	272146M		1005005
55	3914058	D3050	Pump	Distribution, HVAC Heating Water	3 HP	John Muir High	Mechanical Enclosure	Inaccessible	Inaccessible	Inaccessible		1005108
56	3914087	D3050	Pump	Distribution, HVAC Heating Water	2 HP	John Muir High / B	Roof	Bell & Gossett	AD 6026	187153681	2017	1005052
57	3911924	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	John Muir High / B	Roof	WEG	00718ET3E213TC W22	1036982789	2018	1000497
58	3914129	D3050	Air Handler [AH1]	Interior AHU, Easy/Moderate Access	85178 CFM	John Muir High / B	Fan room	Energy Labs Inc	C85178-F C H L	1708-10266-1	2017	1000493
59	3911968	D3050	Air Handler [AH-2]	Interior AHU, Easy/Moderate Access	6896 CFM	John Muir High / B	Mechanical room	Energy Labs Inc	C6896-FCH-L	1708-10266-2	2018	1000491

60	3914025	D3050	Air Handler [AHX1RF]	Interior AHU, Easy/Moderate Access	85178 CFM	John Muir High / B	Fan room	Energy Labs Inc	C85178-F-L	1708 10266 1RF	2017	1005024
61	3913902	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	John Muir High / W	Attic	American Standard Inc.	6-0844-K	ARRT-H		1005443
62	3914111	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	John Muir High / T	Attic	American Standard Inc.	Illegible	ARRT-4		1005470
63	3914107	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	John Muir High / T	Attic	American Standard Inc.	ARRT-V	6-08447-S		1005002
64	3913860	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	John Muir High / W	Attic	American Standard Inc.	6-08440-1	ARRT-N		1005451
65	3913840	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4425 CFM	John Muir High / B	Roof	Scott Springfield	HQ-45-AHU-4425-C-H-4-0	Q4-17-03422-M2-AH-4	2017	1005037
66	3914112	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	John Muir High / W	Attic	American Standard Inc.	6-02447-3	AART-W		1005480
67	3913878	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	John Muir High / W	Attic	No tag/plate found	No tag/plate found	No tag/plate found		1005452
68	3913887	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	John Muir High / W	Attic	American Standard Inc.	Illegible	ARRT-V		1005454
69	3913906	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2000 CFM	John Muir High / W	Attic	American Standard Inc.	6-0844T-G	ARRT-V		1005453
70	3913857	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3000 CFM	John Muir High / T	Attic	American Standard Inc.	ARRT-V	6-08447-M		1005478
71	3913892	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4425 CFM	John Muir High / B	Roof	Scott Springfield	HQ-45-AHU-4000-C-H-4-0	Q4-17-03422-M1-AH-3	2017	1005033
72	3911937	D3050	Make-Up Air Unit [MAU-1]	MUA or MAU, 2000 to 6000 CFM	5865 CFM	John Muir High / B	Roof	Reznor	RDH-400A	BRA3060002641	2018	1000500
73	3912003	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	John Muir High / Portables	Roof	Illegible	Illegible	Illegible		1000618
74	3911891	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	John Muir High / Portables	Roof	York	B1HA048A06B	SNLMM115825		1000646
75	3912139	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	John Muir High / Portables	Roof	Ducane	2SH13B48P-1A	1607D02560		1000641
76	3924454	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	John Muir High / Portables	Roof	ARI	2SH13B48P-1A	1607D19442		1000583
77	3913931	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 40 TON	40 TON	John Muir High / E	Roof	Season 4	6MLG23-0363-S25.3-15SE	A7374-0602MZ-1	2002	1005044
78	3914036	D3060	Exhaust Fan [1]	Centrifugal, 12" Damper	1000 CFM	John Muir High / A	Mechanical room	U.S. Electrical Motors	166	53948		1006528
79	3913827	D3060	Exhaust Fan [2]	Centrifugal, 12" Damper	1000 CFM	John Muir High / A	Mechanical room	Westinghouse	920	5919642		1000598
80	3911931	D3060	Exhaust Fan [EF-15A]	Roof or Wall-Mounted, 12" Damper	551 CFM	John Muir High / A	Roof	Greenheck	GB-080-6-X	02D16605	2002	1000657
81	3912095	D3060	Exhaust Fan [EF-1A]	Centrifugal, 16" Damper, 1001 to 2000 CFM		John Muir High / A	Courtyard Roof	Greenheck	GB-141-4-X	02 J25288	2002	1000620
82	3911988	D3060	Exhaust Fan [EF-1A]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		John Muir High / A	Courtyard Roof	Greenheck	GB-141-4-X	02 J25287	2002	1000649
83	3912092	D3060	Exhaust Fan [EF-2B]	Centrifugal, 24" Damper	2500 CFM	John Muir High / D	Utility closet	Greenheck	SUB-215-5-CH-TH-X	02C04461	2002	1000709
84	3912104	D3060	Exhaust Fan [EF-6B]	Centrifugal Inline, 24" Damper, 2001 to 5000 CFM		John Muir High / K	Mechanical room	Greenheck	BSQ-180-7-X	02H03929	2002	1000741
85	3913882	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper	800 CFM	John Muir High / J	Penthouse	Greenheck	BSQX180-10-X	02H0393	2002	1000663
86	3912027	D3060	Exhaust Fan [EF-7]	Roof or Wall-Mounted, 24" Damper		John Muir High / A	Roof	Twin City Fan & Blower	BCRD140D3	G17-000000225896	2017	1000659
87	3911941	D3060	Exhaust Fan [EF-8]	Roof or Wall-Mounted, 24" Damper		John Muir High / A	Roof	Twin City Fan & Blower	BCRD100D1	H17-000000226124	2017	1000658
88	3912057	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	John Muir High / K	K653	Greenheck	Inaccessible	Inaccessible		
89	3912185	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	John Muir High / K	K657	Greenheck	Inaccessible	Inaccessible		
90	3913998	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000733
91	3914100	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000732
92	3913935	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / F	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005472
93	3914045	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / T	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005004
94	3914044	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / D	Roof	Greenheck	68-070-6-X	02C03853	2002	1000729
95	3913894	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / S	Roof	No tag/plate found	No tag/plate found	No tag/plate found		
96	3913829	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / F	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005001
97	3913987	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / W	Roof	Greenheck	63-101-4X-AD-R3	02025565		1005455
98	3914026	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / S	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005003
99	3911904	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	John Muir High / Portables	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000642
100	3913836	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000728
101	3914039	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / F	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005474
102	3912110	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	John Muir High / Portables	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000633
103	3914008	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000730

104	3913999	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	John Muir High / D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1000731	
105	3912215	D3060	Exhaust Fan	Centrifugal, 12" Damper		John Muir High / J	Penthouse	American Blower Company	135	135-3		1000665	
106	3914140	D3060	Exhaust Fan	Centrifugal, 16" Damper	1200 CFM	John Muir High / F	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005446	
107	3913851	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	John Muir High / L	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005483	
108	3914073	D3060	Exhaust Fan	Centrifugal, 16" Damper	1200 CFM	John Muir High / F	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005471	
109	3914056	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	John Muir High / B	Roof	Twin City Fan & Blower	BCRD085D3	B17-000000210519	2017	1005034	
110	3914141	D3060	Exhaust Fan	Centrifugal, 16" Damper	800 CFM	John Muir High / A	Building exterior	Greenheck	SUB-216-7-C4-UB-X	02J21885		1005073	
111	3914051	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	John Muir High / B	Roof	Twin City Fan & Blower	BCRD085D3	B17-000000210518	2017	1005043	
112	3912070	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	John Muir High / B	Roof	Cook	195 CPV CL1	138SH68635-00/0008301	2019	1000660	
113	3913848	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	John Muir High / B	Roof	Twin City Fan & Blower	BCV-SW	17-591038-7-1	2017	1005053	
114	3911971	D3060	Exhaust Fan	Centrifugal, 28" Damper		John Muir High / J	Penthouse	American Blower Company	222	222-4		1000664	
115	3911881	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		John Muir High / E	Roof	Cook	90C15DH	1388G50572-00/0000707	2017	1000624	
116	3912182	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		John Muir High / E	Roof	Cook	90C15DH	139950572-60/3000713	2017	1000631	
117	3912174	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2500 CFM	John Muir High / D	Roof	ILG	Illegible	Illegible		1000734	
118	3912154	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2500 CFM	John Muir High / D	Roof	ILG	Illegible	Illegible		1000738	
119	3913976	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		John Muir High / B	Kitchen	Mars Air Systems	N272-2UA-PW	1019542		1005029	
120	3912035	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		John Muir High / B	Kitchen	Mars	NH242-1UA-PW	1019543	2018	1000482	
121	3912197	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		John Muir High / B	Kitchen	Mars	NH242-1UA-PW	1019544	2018	1000453	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3912066	D4010	Backflow Preventer	Fire Suppression	6 IN	John Muir High / Site	Site	Watts	774DCDA	1077190485		1000706	
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3912108	D5010	Uninterruptible Power Supply	UPS, 350 VA	350 VA	John Muir High / B	Switch Room	Isolite	E350LCV111WB	19196-7366		1000752	
2	3912188	D5010	Uninterruptible Power Supply	UPS, 350 VA	350 VA	John Muir High / B	Switch Room	Isolite	E350LCV111WB	17258-4493		1000753	
3	3912013	D5010	Solar Power [INV-C2]	Inverter	60 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851063	2020	1000703	
4	3912048	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851053	2020	1000704	
5	3912026	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot west	CHNT Power	CPS SCA60KTL-DO/US-480	1013801849132	2020	1000739	
6	3912200	D5010	Solar Power	Inverter	50 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA50KTL-DO/US-480	1013791939273	2020	1000700	
7	3912042	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA50KTL-DO/US-480	1013791939244	2020	1000698	
8	3912183	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851070	2020	1000702	
9	3911898	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot west	CHNT Power	CPS SCA60KTL-DO/US-480	1013801849135	2020	1000721	
10	3911960	D5010	Solar Power	Inverter	50 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA50KTL-DO/US-480	1013791939270	2020	1000699	
11	3913852	D5010	Solar Power	Inverter	75 KW	John Muir High	Parking lot west	CHNT Power	CPS SCA50KTL-DO/US-480	1013791939262	2020	1006517	
12	3911894	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot east	CHNT Power	CPS SCA60KTL-DO/US-480	1013801851112	2020	1000701	
13	3911889	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot west	CHNT Power	CPS SCA60KTL-DO/US-480	1013801849139	2020	1000722	
14	3912009	D5010	Solar Power	Inverter	60 KW	John Muir High	Parking lot west	CHNT Power	CPS SCA60KTL-DO/US-480	1013801849137	2020	1000720	
15	3912043	D5010	Solar Power	Inverter	50 KW	John Muir High	Parking lot west	CHNT Power	CPS SCA50KTL-DO/US-480	1013791939254	2020	1000723	
16	3912034	D5010	Automatic Transfer Switch	ATS	320 AMP	John Muir High / B	Dimmer Room	Lex	LELTS-16-1	No tag/plate found	2017	1000451	
17	3914082	D5020	Primary Transformer [SSBH]	Dry, Property-Owned	1000 KVA	John Muir High / B	Electrical room	General Electric	AC374-W0360	17-10-17-15905A	2018	1005055	
18	3914126	D5020	Secondary Transformer [1]	Dry, Stepdown	300 KVA	John Muir High / D	Electrical room	Cutler-Hammer	F	27098	2002	1006509	
19	3912044	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	John Muir High / M	Garage	Cutler-Hammer	V48M2BT15CU	Inaccessible		1000635	
20	3912171	D5020	Secondary Transformer	Dry, Stepdown	25 KVA	John Muir High / A	Electrical room	Angeles Transformer	No tag/plate found	1197H-59795		1000444	
21	3913820	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	John Muir High / D	Electrical room	Cutler-Hammer	V46D47F55CU	J02C05959	2001	1006513	
22	3914003	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	John Muir High / A	Building exterior	MGM Transformer Company	HT45A3K2-D16	45DS 1609 - 1 - 5		1005042	
23	3913875	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	John Muir High / D	Electrical room	Cutler-Hammer	V48M28T12CU	J02B00477	2002	1006514	
24	4080168	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	John Muir High / G	Utility closet	Eaton	V48M28T30CU	J02L05059	2002	1009294	
25	3924469	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	John Muir High / Portables	Electrical room	Jeffries	8683	758-811-2		1000584	
26	3924445	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	John Muir High / Portables	Electrical room	Zinsco	303-811-7H	25843-1		1000610	
27	3914054	D5020	Secondary Transformer	Dry, Stepdown	100 KVA	John Muir High / D	Electrical room	Cutler-Hammer	V48M28T12CU	27061		1006530	
28	3913841	D5020	Secondary Transformer	Dry, Stepdown	10 KVA	John Muir High / Portables	Building exterior	Mgm Transformer Company	HS10C3B2	10SS-1611-1-15		1005047	
29	3924488	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	John Muir High / Portables	Electrical room	Jeffries transformer	8683	153-821-2		1000640	
30	3912201	D5020	Secondary Transformer	Dry, Stepdown	167 KVA	John Muir High / A	Electrical room	Jeffries	No tag/plate found	No tag/plate found		1005041	
31	3912134	D5020	Secondary Transformer	Dry, Stepdown	167 KVA	John Muir High / A	Electrical room	Jeffries	No tag/plate found	No tag/plate found		1005039	
32	3912172	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	John Muir High / A	Electrical room	Cutler-Hammer	V46D47T77CU	J02D06309	2002	1000445	
33	3911902	D5020	Secondary Transformer [TA]	Dry, Stepdown	150 KVA	John Muir High / A	Electrical room	Cutler-Hammer	V48M28T49CU	J02D01172	2002	1000439	

34	3913950	D5020	Secondary Transformer [TE]	Dry, Stepdown	150 KVA	John Muir High / E	Electrical room	Eaton	V49DC039AF	J17A71408B	2017	1005487
35	3913908	D5020	Secondary Transformer [TR-AV]	Dry, Stepdown	30 KVA	John Muir High / B	Fan room	Square D	PHA9947403	1082619237		1005030
36	3913952	D5020	Secondary Transformer [TR-BLA]	Dry, Stepdown	300 KVA	John Muir High / B	Electrical room	General Electric	9T11C1007G06	1M0002BJA	2017	1005080
37	3913984	D5020	Secondary Transformer [TR-BLB]	Dry, Stepdown	300 KVA	John Muir High / B	Electrical room	General Electric	9T11C1007G06	1M0002BJB	2017	1005448
38	3912010	D5020	Switchboard [A]	120/240 V	800 AMP	John Muir High / A	Electrical room	Zinsco	No tag/plate found	S0-12180-1		1000441
39	3912020	D5020	Switchboard [B]	120/240 V	800 AMP	John Muir High / A	Electrical room	Zinsco	No tag/plate found	No tag/plate found		1000442
40	3912029	D5020	Switchboard [Company Switch]	120/208 V	400 AMP	John Muir High / B	Stage	LEX	CS-400F-C6DS1	N1704184	2018	1000452
41	3914006	D5020	Switchboard [DBBB]	277/480 V	400 AMP	John Muir High / B	Fan room	General Electric	ULEPANEL1	No tag/plate found	2017	1005027
42	3912120	D5020	Switchboard [DBHA]	277/480 V	1200 AMP	John Muir High / A	Electrical room	Cutler-Hammer	POW-R-LINE C	PLA03054-059	2002	1000438
43	3911985	D5020	Switchboard [DBLA]	120/208 V	600 AMP	John Muir High / A	Electrical room	Cutler-Hammer	POW-R-LINE C	PLA03054-060	2002	1000440
44	3914109	D5020	Switchboard [DSBE]	120/208 V	600 AMP	John Muir High / E	Electrical room	Eaton	BX3673p	SLA0764365	2017	1005046
45	3912193	D5020	Switchboard [DSBLA]	120/208 V	1200 AMP	John Muir High / B	Electrical room	GE	ULELIS	150924981-0030		1000754
46	3924464	D5020	Switchboard [DSBLB]	120/208 V	800 AMP	John Muir High / B	Electrical room	General Electric	Spectra	150924981-0040		1000781
47	3911949	D5020	Switchboard [DSBR]	277/480 V	600 AMP	John Muir High / B	Roof	GE	Spectra	150924981-0020		1000457
48	3914098	D5020	Switchboard [M1]	4160 V	400 AMP	John Muir High / D	Electrical room	Bulldog	SPEC	9227	1956	1006536
49	3913889	D5020	Switchboard [M2]	4160 V	400 AMP	John Muir High / D	Electrical room	Bulldog	SPEC	9227	1956	1006537
50	3914134	D5020	Switchboard [M3]	4160 V	400 AMP	John Muir High / D	Electrical room	Bulldog	SPEC	9227	1956	1006538
51	3914071	D5020	Switchboard [M4]	4160 V	400 AMP	John Muir High / D	Electrical room	Bulldog	SPEC	9227	1956	1006534
52	3914032	D5020	Switchboard [M5]	4160 V	400 AMP	John Muir High / D	Electrical room	Bulldog	SPEC	9227	1956	1006510
53	3913912	D5020	Switchboard [Main]	5000 V	400 AMP	John Muir High / D	Electrical room	Bulldog	SPEC	9227	1956	1006535
54	3924430	D5020	Switchboard	120/208 V	400 AMP	John Muir High / M	Throughout building	General Electric	No tag/plate found	No tag/plate found		1000616
55	3914028	D5020	Switchboard	120/208 V	400 AMP	John Muir High / T	Mechanical room	Zinsco	No tag/plate found	No tag/plate found		1005010
56	3924457	D5020	Switchboard	120/208 V	1000 AMP	John Muir High / Portables	Electrical room	Zinsco	407673	0 B26791-1		1000617
57	3913930	D5020	Switchboard	120/208 V	400 AMP	John Muir High / D	Electrical room	Cutler-Hammer	057	PLA03054	2002	1006526
58	3913895	D5020	Switchboard	120/208 V	800 AMP	John Muir High / D	Electrical room	Bulldog	VB408	9227	1956	1006512
59	3914153	D5020	Switchboard	120/208 V, 400 AMP	400 AMP	John Muir High / S	Mechanical room	Zinsco	Illegible	Illegible		1005067
60	3911915	D5020	Switchboard	120/240 V	600 AMP	John Muir High / A	Closet Under Stairs	Zinsco	No tag/plate found	No tag/plate found		1000745
61	3913946	D5020	Switchboard	208 V	225 AMP	John Muir High / T	Attic	Zinsco	No tag/plate found	No tag/plate found		1005479
62	3911885	D5020	Switchboard	240 V, 200 AMP	200 AMP	John Muir High / A	Closet Under Stairs	Zinsco	No tag/plate found	No tag/plate found		1000746
63	3913968	D5020	Switchboard	277/480 V	800 AMP	John Muir High / D	Electrical room	Cutler-Hammer	056	FLA03054	2002	1006515
64	3912064	D5020	Switchboard [PANEL YA]	120/208 V	100 AMP	John Muir High / J	Penthouse	Bulldog Electric	No tag/plate found	No tag/plate found	1956	1000661
65	3924451	D5020	Switchgear	120/208 V	200 AMP	John Muir High / Portables	Electrical room	PCI-Wedeco	PCLI0502	148970		1000644
66	3913980	D5020	Switchgear	120/208 V	20p AMP	John Muir High / F	Electrical room	PCI-Wedeco	PCLIP502	148970	2001	1005465
67	3924447	D5020	Switchgear	120/208 V	200 AMP	John Muir High / Portables	Electrical room	PCI-Wedeco	PCLI0502	151407		1000628
68	3913905	D5020	Switchgear	120/208 V	200 AMP	John Muir High / D	Electrical room	PCI-Wedeco	PCLI0502	148970	2001	1006529
69	3924455	D5020	Switchgear	120/208 V	400 AMP	John Muir High / Portables	Electrical room	PCI-Wedeco	PCLI0502	148970		1000607
70	3913804	D5020	Switchgear	120/208 V	200 AMP	John Muir High / D	Electrical room	PCI-Wedeco	PCLI0502	148970	2001	1006511
71	3914001	D5020	Switchgear	120/208 V	200 AMP	John Muir High / D	Electrical room	PCI-Wedeco	PCLI0502	148970	2001	1006507
72	3912002	D5020	Switchgear	277/480 V	200 AMP	John Muir High / A	Electrical room	PCI	PCLI0502	151407	2002	1000447
73	3911900	D5020	Switchgear	277/480 V	5kV,200 AMP	John Muir High / A	Electrical room	PCI	PCLI0502	151407	2002	1000446
74	3912114	D5020	Switchgear	277/480 V	200 AMP	John Muir High / A	Electrical room	PCI	PCLI0502	151407	2002	1000448
75	3913807	D5020	Switchgear	277/480 V	1600 AMP	John Muir High / B	Electrical room	General Electric	ULELIS	50924981-0010	2018	1005023
76	3924475	D5020	Distribution Panel [HE]	277/480 V	400 AMP	John Muir High / E	Electrical room	Eaton	YS2072	SLA0764365-004		1000615
77	3912199	D5020	Distribution Panel [HM]	277 V, 400 AMP	400 AMP	John Muir High / M	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		1000589
78	3924444	D5020	Distribution Panel [LM-M3]	120/240 V	400 AMP	John Muir High / Portables	Electrical room	Zinsco	12180-3	84405		1000613
79	3912106	D5020	Distribution Panel	120/208 V	400 AMP	John Muir High / E	Restroom	Eaton	PRL1A	SLA0764365-003	2017	1000626
80	3924436	D5020	Distribution Panel [PM-M3]	120/240 V	400 AMP	John Muir High / Portables	Electrical room	Zinsco	12180-3	84406		1000585
81	3911936	D5020	Distribution Panel [PNL-PK]	120/208 V	400 AMP	John Muir High / B	Kitchen electrical room	GE	AQF3424JBX	US03 0151190369 S110415939 2A	2018	1000483
82	3912087	D5030	Variable Frequency Drive [#1]	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	Toshiba	VT130Q9U4270	100603127		1000614
83	3911981	D5030	Variable Frequency Drive [#2]	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	ACH550-BCR-059A-4+B058+F267	2180202437		1000645
84	3912151	D5030	Variable Frequency Drive [#3]	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	Inaccessible	Inaccessible		1000636
85	3912216	D5030	Variable Frequency Drive [#4]	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	Inaccessible	Inaccessible		1000652
86	3912015	D5030	Variable Frequency Drive [#4]	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	Inaccessible	Inaccessible		1000588
87	3911880	D5030	Variable Frequency Drive [#4]	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	ACX550-U0-031A-4	Illegible		1000629
88	3912101	D5030	Variable Frequency Drive [AH-2 SF]	VFD, by HP of Motor	7.5 HP	John Muir High / B	Mechanical room	ABB	ACH550-BCR-023A-4+B055	2174102287	2018	1000490

89	3914121	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	John Muir High / B	Roof	ABB	ACH550-VDR-08A8-4+F267	2173603676	2017	1005035	
90	3912012	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	ACH550-BCR-059A-4+B058+F267	2191002717		1000630	
91	3914007	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	John Muir High / B	Roof	ABB	ACH550-VDR-08A8-4+F267	5172601938	2017	1005036	
92	3912105	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	John Muir High	Mechanical Enclosure	ABB	ACH550-BCR-059A-4+B058+F267	2192801581		1000587	
93	3911977	D5030	Variable Frequency Drive [P-1]	VFD, by HP of Motor	7.5 HP	John Muir High / B	Roof	Danfoss	177U2464	521504Y179	2018	1000498	
94	3913849	D5030	Variable Frequency Drive [RF VFD1]	VFD, by HP of Motor	15 HP	John Muir High / B	Fan room	AAB	ACH550-BCR-38A-4+B055	2174004115	2017	1005085	
95	3913897	D5030	Variable Frequency Drive [SF VFD1]	VFD, by HP of Motor	15 HP	John Muir High / B	Fan room	AAB	ACH550-BCR-38A-4+B055	2174004130	2017	1000492	
96	4079978	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		John Muir High / G	Throughout building					2	
97	3911890	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		John Muir High / E	Throughout building					10	
98	3913981	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		John Muir High / D	Throughout building					16	
99	3911920	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		John Muir High / J	Throughout building					10	
100	3913877	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		John Muir High / W	Throughout building					15	
101	3914013	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		John Muir High / T	Throughout building					12	
102	3914038	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / W	Throughout building					4	
103	4080072	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / G	Throughout building					2	
104	4079896	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / G	Throughout building						
105	3912178	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / E	Throughout building					10	
106	3912098	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / K	K					24	
107	3913973	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / T	Throughout building					5	
108	3913923	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / S	Throughout building					5	
109	3911919	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / D	Throughout building					15	
110	3912184	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / J	Throughout building					10	
111	3912214	D5040	Emergency & Exit Lighting	Exit Sign, LED		John Muir High / B	Throughout building					20	
112	3924473	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	John Muir High / Portables	Building exterior					4	
113	3913845	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	John Muir High / D	Building exterior					20	
114	3924482	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	John Muir High / M	Building exterior					9	
115	3913954	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	John Muir High / T	Building exterior					30	
116	3913994	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement		John Muir High / B	Building exterior				2017	15	
117	3913940	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	John Muir High / F	Building exterior					18	
118	3913801	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	John Muir High / T	Building exterior					4	
119	3914050	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	John Muir High / W	Building exterior					5	
120	3913929	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	John Muir High / W	Building exterior					4	
121	4080014	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	John Muir High / G	Building exterior					2	
122	3914059	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	John Muir High / L	Building exterior					6	
123	3914069	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	John Muir High / K	Building exterior					20	
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3912107	D7050	Fire Alarm Panel [FACP NODE 1]	Fully Addressable		John Muir High / A	Fire Alarm Closet	Notifier	Onyx NFS2-3030D	No tag/plate found	2018	1000603	
2	3914132	D7050	Fire Alarm Panel	Fully Addressable		John Muir High / T	T322	Honeywell	No tag/plate found	No tag/plate found		1005490	
3	3912198	D7050	Fire Alarm Panel	Fully Addressable		John Muir High / E	Electrical room	Notifier	NFC-50/100	No tag/plate found	2016	1000623	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3912130	E1010	Loading Dock Equipment	Dock Leveler	5000 LBS	John Muir High / B	Kitchen	Southworth	DD;L5-59M	98151-1/1320993-1	2018	1005007	
2	3912011	E1030	Foodservice Equipment [#2]	Refrigerator, 4-Door Reach-In		John Muir High	K601	Koch	M-2	582773C		1000669	
3	3912213	E1030	Foodservice Equipment [6]	Refrigerator, 4-Door Reach-In		John Muir High	K601	Koch	M-2	535602		1000668	
4	3912037	E1030	Foodservice Equipment [Hood #1]	Exhaust Hood, 8 to 10 LF		John Muir High / B	Kitchen	CaptiveAire Systems	6030 ND-2	3177112	2018	1000461	
5	3911930	E1030	Foodservice Equipment [Hood #2]	Exhaust Hood, 8 to 10 LF		John Muir High / B	Kitchen	CaptiveAire Systems	6030 ND-2	3177112	2018	1000462	
6	3912097	E1030	Foodservice Equipment [Hood #3]	Exhaust Hood, 8 to 10 LF		John Muir High / B	Kitchen	CaptiveAire Systems	6030 ND-2	3177112	2018	1000477	
7	3911910	E1030	Foodservice Equipment [Hood #4]	Exhaust Hood, 8 to 10 LF		John Muir High / B	Kitchen	CaptiveAire Systems	6030 ND-2	3177112	2018	1000478	
8	3911998	E1030	Foodservice Equipment	Coffee Machine		John Muir High / B	Kitchen	Newco	AKH-AP	HP000532C8	2018	1000466	
9	3913900	E1030	Foodservice Equipment	Convection Oven, Double		John Muir High / F	Kitchen	Blodgett	No tag/plate found	No tag/plate found		1005444	
10	3912118	E1030	Foodservice Equipment	Convection Oven, Double		John Muir High / B	Kitchen	Blodgett	DFG-100-3	021919RA003T/005B	2018	1000496	

11	3911953	E1030	Foodservice Equipment	Convection Oven, Double	John Muir High / B	Kitchen	Blodgett	DFG-100-3	021919RA004T/006B	2018	1000479
12	3914116	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005464
13	3913957	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005006
14	3911959	E1030	Foodservice Equipment	Food Processor	John Muir High / B	Kitchen	Robot Coupe	R2U	2471403803K-10	2018	1000468
15	3912060	E1030	Foodservice Equipment	Food Processor	John Muir High / B	Kitchen	Hobart	FP100	76-1029287	2018	1000467
16	3911969	E1030	Foodservice Equipment	Food Puree	John Muir High / B	Kitchen	Vitamix	VM0100	000748 -2	2018	1000469
17	3911878	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Winston	HA4519GE	20170920-0095	2018	1000480
18	3913865	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / F	Kitchen	CVAP	No tag/plate found	No tag/plate found		1005450
19	3913881	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005016
20	3913811	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005482
21	3913817	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005496
22	3911893	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Winston Industries	HA4519GE	20170920-0094	2018	1000463
23	3913985	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005467
24	3914027	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005017
25	3914076	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005015
26	3914068	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	CVAP	4000A	No tag/plate found		1005057
27	3914010	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005028
28	3913868	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005031
29	3914093	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / B	Kitchen	Hatco	No tag/plate found	No tag/plate found		1005065
30	3913939	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005011
31	3914103	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels	John Muir High / F	Kitchen	Alto-Shaam	No tag/plate found	No tag/plate found		1005038
32	3912194	E1030	Foodservice Equipment	Food Warmer, Two-Door Pass-Through	John Muir High / B	Kitchen	Traulsen	RW132WP-X0213	T94097117	2018	1000473
33	3912124	E1030	Foodservice Equipment	Griddle	John Muir High / B	Kitchen	Montague	T26-3FT	A9-RD-42521	2018	1000476
34	3911979	E1030	Foodservice Equipment	Grill	John Muir High / B	Kitchen	Montague	UFS-36R	A9-D-74359A	2018	1000475
35	3911978	E1030	Foodservice Equipment	Icemaker, Freestanding	John Muir High / B	Kitchen	Hoshizaki	KM-350MAJ	K15636G	2018	1000471
36	3912145	E1030	Foodservice Equipment	Icemaker, Freestanding	John Muir High / J	Work room	Manitowoc	IYT0500A-161	1120646186	2005	1000755
37	3913847	E1030	Foodservice Equipment	Microwave Commercial	John Muir High / B	Kitchen	Panasonic	Pro II 1800	No tag/plate found		1005064
38	3912137	E1030	Foodservice Equipment	Mixer, Freestanding	John Muir High / B	Kitchen	Globe	SP60	76 12045	2018	1000464
39	3912025	E1030	Foodservice Equipment	Mixer, Tabletop	John Muir High / B	Kitchen	Globe	SP20	72 35325	2018	1000465
40	3911892	E1030	Foodservice Equipment	Range/Oven, 6-Burner	John Muir High / B	Kitchen	Montague	T26-6	A9-RD-42520	2018	1000474
41	3912186	E1030	Foodservice Equipment	Refrigerator, 1-Door Pass-Through	John Muir High / B	Kitchen	Traulsen	RH132WP-X0206	T94094117	2018	1000472
42	3914085	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / F	Kitchen	Traulsen	Inaccessible	Inaccessible		1005475
43	3914029	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Hatco	CHB-3	2674311740		1005021
44	3913830	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / F	Kitchen	Traulsen	G10010	T165508G11		1005074
45	3914061	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Traulsen	RR132H-X0096	TORPOLI17		1005019
46	3914048	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Hatco	CHB-4	2674261740		1005495
47	3914108	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / F	Kitchen	Traulsen	ARI132HUT-FHS	T41999G13		1005469
48	3913990	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Hatco	CHB-4	2674301740		1005020
49	3913898	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Beverage-Air Corporation	SWF34Y-1-S	12501060		1005058
50	3914156	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	12501065		1005499
51	3913914	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Hatco	Inaccessible	Inaccessible		1005018
52	3913876	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Federal	Inaccessible	Inaccessible		1005056
53	3913909	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Beverage-Air Corporation	SMF34Y-1-S	12501059		1005500
54	3913903	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	John Muir High / B	Kitchen	Traulsen	R132H-X0096	T94096117		1005059
55	3913927	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	John Muir High / F	Kitchen	Traulsen	AHT232WUT	V535140G 94		1005115
56	3911918	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	John Muir High / B	Kitchen	Traulsen	RR232H-X0081	T94099117	2018	1000481
57	3913937	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	John Muir High / F	Kitchen	Traulsen	NT2192GKV	8696324		1005116
58	3912074	E1030	Foodservice Equipment	Refrigerator, Small Display Case	John Muir High / B	Kitchen	Turbo Air	CRT-77-1R	DA-1R1012032	2018	
59	3914078	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005106
60	3913871	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	John Muir High / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005050

61	3912211	E1030	Foodservice Equipment	Slicer	John Muir High / B	Kitchen	Berkel	818	9161011123110	2018	1000470
62	3912076	E1030	Foodservice Equipment	Steam Kettle	John Muir High / B	Kitchen	CLEVELAND MANITOWIC	KGL-40-T	170823056002	2018	1000459
63	3912115	E1030	Foodservice Equipment	Steamer, Freestanding	John Muir High / B	Kitchen	Manitowoc	C4 eT 20.20 GS -N	WS717081817	2018	1000460
64	3912078	E1030	Foodservice Equipment	Tilting Skillet	John Muir High / B	Kitchen	CLEVELAND MANITOWIC	SGL40T1	170823056211	2018	1000458
65	3912205	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	John Muir High / B	Building exterior	OmniTemp	0TB2-AC-H-2-0-3-4	9277-L18	2018	1000495
66	3914119	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	John Muir High / B	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found		1005492
67	3913834	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	John Muir High / B	Kitchen	OmniTemp	No tag/plate found	No tag/plate found		1005025
68	3914041	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	John Muir High / B	Kitchen	LCR	SLE34-111	155282-0306		1005026
69	3912007	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	John Muir High / B	Kitchen	Heatcraft	ADT140AEK	T1809196	2018	1000487
70	3911982	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	John Muir High / B	Kitchen	Heatcraft	LET120BEK	T18H06526	2018	1000485
71	3913934	E1030	Foodservice Equipment	Walk-In, Freezer	John Muir High / B	Kitchen	Thermalrite	SLE-34-111	155282-0306		1005060
72	3911991	E1030	Foodservice Equipment	Walk-In, Freezer	John Muir High / B	Kitchen	Everidge	TR3678-F	183 250975 2	2018	1000484
73	3914101	E1030	Foodservice Equipment	Walk-In, Refrigerator	John Muir High / B	Kitchen	Thermalrite	No tag/plate found	No tag/plate found		1005497
74	3913971	E1030	Foodservice Equipment [WIC R22]	Walk-In, Condenser for Refrigerator/Freezer	John Muir High / B	Building exterior	No tag/plate found	Inaccessible	Inaccessible		1005493
75	4080163	E1040	Ceramics Equipment	Kiln	John Muir High / G	Building exterior					1009181
76	3912153	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume	John Muir High / K	K607	No tag/plate found	No tag/plate found	No tag/plate found		1000667
77	3912140	E1040	Laboratory Equipment	Exhaust Hood, Constant Volume 4 LF	John Muir High / K	K657	No tag/plate found	No tag/plate found	No tag/plate found		1000670
78	3911926	E1040	Laboratory Equipment	Exhaust Hood, Variable Volume 4 LF	John Muir High / K	K657	Baker	B40A-112	51624	1994	10007492
79	3911925	E1040	Laboratory Equipment	Exhaust Hood, Variable Volume 4 LF	John Muir High / K	K657	No tag/plate found	No tag/plate found	No tag/plate found	1994	1000747

F10 OTHER													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3913943	F1050	Pool Equipment	Filtration System		John Muir High / Site	Site	No tag/plate found	No tag/plate found	No tag/plate found		1005442	
2	3914158	F1050	Pool Equipment	Gas Heater	1500 MBH	John Muir High / Site	Site	Raypak Inc.	402843	1506402843	2006	1005449	
3	3914160	F1050	Pool Equipment	Gas Heater	1500 MBH	John Muir High / Site	Site	Raypak Inc.	402843	1506402844	2006	1005441	
4	3914096	F1050	Pool Equipment	Pool Lift, Accessible Transfer Device		John Muir High / Site	Site	SRSmitch	No tag/plate found	No tag/plate found		1005488	