

FACILITY CONDITION ASSESSMENT

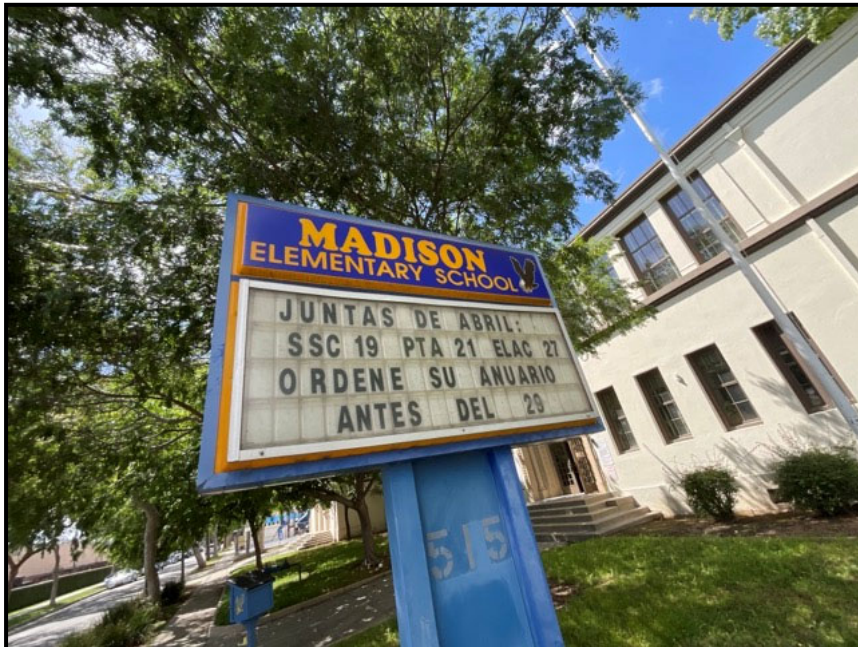


**BUREAU
VERITAS**

prepared for

DLR Group

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Madison Elementary
515 Ashtabula Street
Pasadena, California 91105

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ON SITE DATE:

April 20, 2022 and May 10, 2022

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Four
Main Address	515 Ashtabula Street, Pasadena, California 91105
Site Developed	1927 Renovated 2020
Site Area	4.86 acres (estimated)
Parking Spaces	41 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 20, 2022 and May 10, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
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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

Madison Elementary School was originally built in 1927. Over the years, multiple new buildings have been created around the original school; there is also a day care center located on the Southwest corner of the school block. Most recently, three arrays of solar panel awnings have been added to the playground area, allowing for more shade and renewable energy.

Architectural

The main building (Bldg. A) contains most of the classrooms and is the only multi-story building on campus. The windows in this building have been recently replaced from the original wooden to modern aluminum windows. Much of the VCT flooring is warping and has failed in the classrooms on the 2nd floor, replacement is recommended soon. Auditorium has two stories of wooden seating. Metal roofing is fairly worn. Building D was built roughly 20 years ago and is still in great condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main building has an elevator to access the second floor; the hydraulic system for the elevator is leaking a significant amount of fluid and experiences downtime every few months. Building A is temperature controlled via a four-pipe hydronic system located primarily in the basement. Two boilers provide the heating whilst a cooling tower outside the building enables air conditioning. Fire alarm systems are antiquated, and replacement is highly recommended. Plumbing is original to the buildings and could be updated.

Site

Several playgrounds are located around the property atop rubber play surfaces. Numerous spots of the asphalt and concrete on site are moderately cracking and showing age. There are various types of landscaping from lawn to large trees and shrubbery. There are three solar panel arrays above part of the asphalt play area providing both shade and a small amount of additional renewable energy.

Recommended Additional Studies

The Elevator is in poor condition. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the Elevator is also included.

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

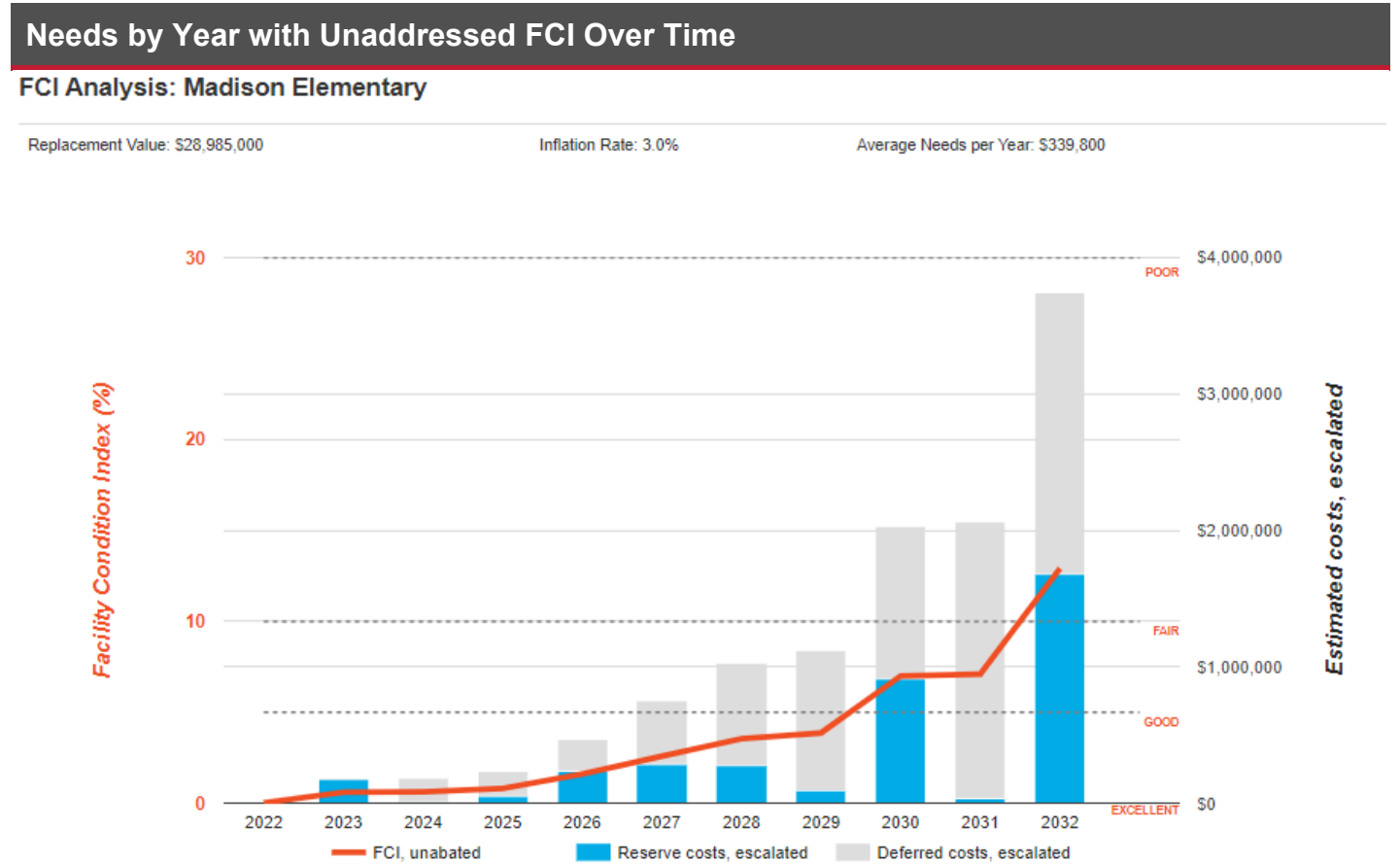
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis | Madison Elementary(1937)

<i>Replacement Value</i> \$ 28,985,000	<i>Total SF</i> 68,200	<i>Cost/SF</i> \$ 425	
	Est Reserve Cost		FCI
Current	\$ 3,700		0.0 %
3-Year	\$ 226,000		0.8 %
5-Year	\$ 744,600		2.6 %
10-Year	\$ 3,433,200		11.8 %

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
Bldg B	2	\$3,600
Total	2	\$3,600

Bldg B

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3806297	Madison Elementary / Bldg B	Kitchen	E1030	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	Failed	Performance/Integrity	\$1,800
3806243	Madison Elementary / Bldg B	Kitchen	E1030	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	Failed	Performance/Integrity	\$1,800
Total (2 items)							\$3,600

Key Findings



Sidewalk in Poor condition.

Concrete Pad in Front of Auditorium
Site Madison Elementary Site

Uniformat Code: G2030

Recommendation: **Replace in 2023**

Priority Score: **94.8**

Plan Type: Safety

Cost Estimate: \$3,900

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Small trip hazards present on concrete pad near front entrance. - AssetCALC ID: 3806355



Exterior Door in Poor condition.

Steel, Standard
Bldg B Madison Elementary Building exterior

Uniformat Code: B2050

Recommendation: **Replace in 2023**

Priority Score: **90.8**

Plan Type: Safety

Cost Estimate: \$700

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Door from lunchroom has unseen curb directly leading to the outside area, several people have already tripped over it hence why it is painted. Step should be brought a few feet from doors. - AssetCALC ID: 3806351



Elevator Controls in Poor condition.

Automatic, 1 Car
Bldg A Madison Elementary Elevator

Uniformat Code: D1010
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

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Elevator hydraulic controls is leaking an excessive amount of oil, point of contact has stated oil has been replenished numerous times over the past couple years. Elevator will shake while in use, and is showing signs of extreme wear. - AssetCALC ID: 3806231



Foodservice Equipment in Failed condition.

Food Warmer, Proofing Cabinet on Wheels
Bldg B Madison Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,800

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Point of contact says food warmers not operational - AssetCALC ID: 3806243



Foodservice Equipment in Failed condition.

Food Warmer, Proofing Cabinet on Wheels
Bldg B Madison Elementary Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2022**

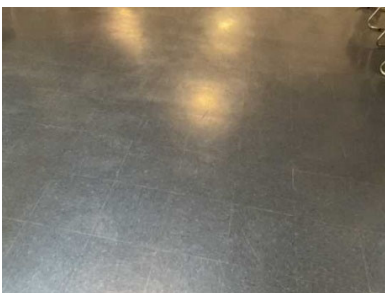
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,800

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Point of contact says food warmers not operational - AssetCALC ID: 3806297



Flooring in Poor condition.

Vinyl Tile (VCT)
Bldg A Madison Elementary Throughout building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$159,400

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Tile is warping in several classrooms. - AssetCALC ID: 3806169

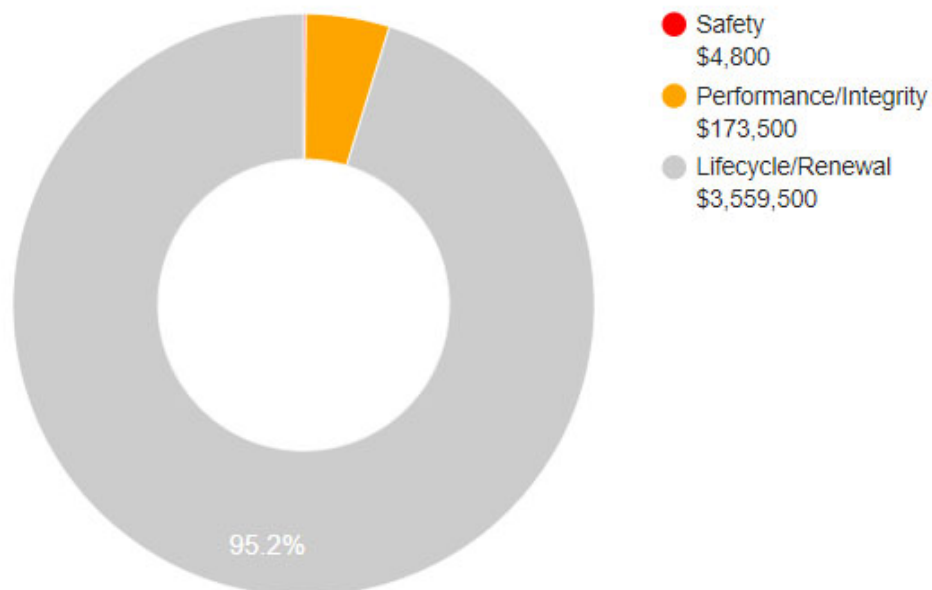
Plan Types

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: \$3,737,800

2. Building A



Building A: Systems Summary

Address	515 Ashtabula Street, Pasadena, California 91105	
Constructed/Renovated	1927	
Building Size	41,700 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over basement foundation	Fair
Façade	Wall Finish: Cement board siding Windows: Aluminum	Fair
Roof	Primary: Gable Secondary: Flat	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, and wood strip, polished concrete Ceilings: Painted gypsum board and wood paneling	Poor
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Poor
Plumbing	Distribution: Galvanized iron supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and cabinet terminal units	Fair

Building A: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED, 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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Elevator reaching end of service life, restroom fixtures are worn down, flooring is warping, upgrade to all LED lighting is recommended, roof access is poor or non-existent	

Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$21,356	\$21,356
Roofing	-	-	-	\$499,919	-	\$499,919
Interiors	-	\$164,173	\$115,720	\$449,604	\$1,149,447	\$1,878,944
Conveying	-	\$5,603	\$72,936	-	\$38,198	\$116,737
Plumbing	-	-	\$99,331	\$71,644	\$1,002,691	\$1,173,666
HVAC	-	-	\$33,060	\$369,368	\$827,051	\$1,229,479
Fire Protection	-	-	-	\$1,653	\$108,246	\$109,899
Electrical	-	-	-	\$544,586	\$164,705	\$709,291
Fire Alarm & Electronic Systems	-	-	-	\$215,549	\$148,871	\$364,420
Equipment & Furnishings	-	-	\$6,621	\$48,238	\$10,316	\$65,175
TOTALS (3% inflation)	-	\$169,800	\$327,700	\$2,200,600	\$3,470,900	\$6,169,000

3. Building B



Building B: Systems Summary

Address 515 Ashtabula Street, Pasadena, California 91105

Constructed/Renovated 1927

Building Size 3,800 SF

Number of Stories 1 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Cement board siding Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat Secondary: Gable	Fair
Interiors	Walls: Painted gypsum board Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper Supply and Cast-Iron Waste Piping Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Overhead Kitchen Fume Hood	Fair

Building B: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system,	Fair
Electrical	Source and Distribution: Main switchboard	Fair
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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	No garbage disposal in slop sink, trip hazard on cafeteria exit doors, food warmer countertops are non-functional.	

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	-	\$671	-	\$34,322	-	\$34,993
Roofing	-	-	-	-	\$64,840	\$64,840
Interiors	-	-	\$6,621	\$82,122	\$160,486	\$249,229
Plumbing	-	-	\$1,639	\$2,193	\$5,423	\$9,255
HVAC	-	-	-	\$24,096	-	\$24,096
Fire Protection	-	-	\$377	-	\$10,167	\$10,544
Equipment & Furnishings	\$3,698	\$5,194	\$36,883	\$65,574	\$45,293	\$156,642
TOTALS (3% inflation)	\$3,700	\$5,900	\$45,600	\$208,400	\$286,300	\$549,900

4. Building C



Building C: Systems Summary

Address	515 Ashtabula Street, Pasadena, California 91105	
Constructed/Renovated	1927 / 2008	
Building Size	7,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding	Fair
Roof	Primary: Flat	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile. Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Ductless split-systems	Fair

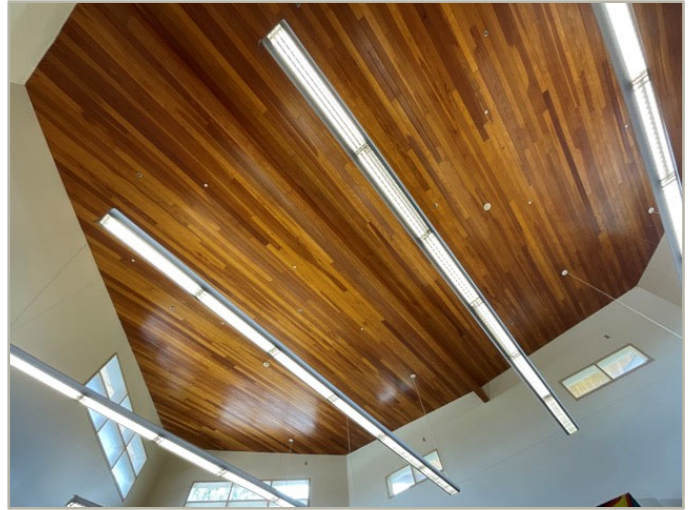
Building C: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED, linear fluorescent 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	Damage to the condenser units and lighting on roof and façade facing the lawn, via stray sports balls.	

Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$3,307	\$55,127	\$58,434
Roofing	-	-	-	-	\$122,856	\$122,856
Interiors	-	-	\$25,470	\$13,466	\$68,583	\$107,519
Plumbing	-	-	-	\$11,692	\$31,632	\$43,324
HVAC	-	-	\$4,288	\$14,941	\$11,765	\$30,994
Fire Protection	-	-	\$755	-	\$1,015	\$1,770
Electrical	-	-	-	-	\$48,422	\$48,422
Fire Alarm & Electronic Systems	-	-	-	\$39,114	-	\$39,114
Equipment & Furnishings	-	-	-	-	\$36,647	\$36,647
Site Development	-	-	-	-	\$30,106	\$30,106
Site Utilities	-	-	\$3,328	-	-	\$3,328
TOTALS (3% inflation)	-	-	\$33,900	\$82,600	\$406,200	\$522,700

5. Building D



Building D: Systems Summary

Address	515 Ashtabula Street, Pasadena, California 91105	
Constructed/Renovated	1998	
Building Size	15,500 SF	
Number of Stories	1 above grade	
<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: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat Secondary: Butterfly	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair

Building D: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED, 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 observed at time of assessment.	

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	-	-	-	-	\$107,890	\$107,890
Roofing	-	-	-	-	-	-
Interiors	-	-	\$136,840	\$89,555	\$330,497	\$556,892
Plumbing	-	-	\$1,545	\$29,532	\$24,140	\$55,217
HVAC	-	-	\$22,530	\$7,623	-	\$30,153
Fire Protection	-	-	\$566	-	\$761	\$1,327
Electrical	-	-	-	\$22,222	\$10,170	\$32,392
Fire Alarm & Electronic Systems	-	-	-	\$21,932	-	\$21,932
Equipment & Furnishings	-	-	-	\$18,950	\$380,050	\$399,000
Site Development	-	-	-	\$3,066	\$1,085	\$4,151
TOTALS (3% inflation)	-	-	\$161,500	\$192,900	\$854,600	\$1,209,000

6. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link and wrought iron fencing Playgrounds and sports fields and courts with fencing, and site lights Heavily furnished with benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, Building-mounted: LED, CFL	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Moderate sidewalk trip hazards	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$5,196	\$6,980	\$12,176
Electrical	-	-	-	-	\$55,844	\$55,844
Site Development	-	-	-	\$136,389	\$88,831	\$225,220
Site Pavement	-	\$4,033	-	-	\$385,628	\$389,661
TOTALS (3% inflation)	-	\$4,100	-	\$141,600	\$537,300	\$683,000

7. 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:

- Mechanical Attic Space Building A; lack of ladder or other means of access and safety concerns
- Main Roof of Building A; lack of ladder or other means of access and safety concerns
- Mechanical Attic Space Building D; lack of access to space and safety concerns
- Majority of Classrooms; Classes in session

8. 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 1927 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1927	No	Yes
Building A	1927	No	Yes
Building B	1927	No	Yes
Building C	1927 / 2008	No	No
Building D	1998	No	No

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

9. 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.

10. 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.

11. Certification

Pasadena Unified School District (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Madison Elementary, 515 Ashtabula Street, Pasadena, California 91105, 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: Jesse Azaret
Project Manager

Reviewed by:



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Program Manager
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12. 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 - SOUTH FACING



2 - WEST END



3 - NORTH FACING



4 - EAST END



5 - MAIN ENTRANCE



6 - PLAY AREA BEHIND BUILDING A



Photographic Overview



7 - SOLAR PANEL SHADE APPARATUS



8 - CLOSE-UP OF ACCESSIBLE PARKING



9 - CRACKED CONCRETE PAD ON SOUTH ENTRANCE



10 - BUILDING A ROOFING



11 - PLAY AREA DAY CARE



12 - TRIP HAZARD BUILDING B

Photographic Overview



13 - CLOSE-UP TRIP HAZARD BUILDING B



14 - AUDITORIUM RTU BUILDING A



15 - SPLIT SYSTEM BUILDING C



16 - METAL AWNING



17 - CRACKED EXTERIOR LIGHTS BUILDING C



18 - BASKETBALL BACKBOARD AND RIM

Photographic Overview



19 - PLAY STRUCTURE



20 - OVERVIEW OF COURTYARD



21 - ACCESSIBLE INTERIOR PATH BUILDING A



22 - INTERIOR FINISHES BUILDING D



23 - BI-LEVEL DRINKING FOUNTAIN



24 - SINK STAFF BUILDING A

Photographic Overview



25 - ADA TOILET STALL



26 - MAIN ELECTRIC DISTRIBUTION ROOM



27 - PASSENGER ELEVATOR BUILDING A



28 - VERTICAL LIFT BUILDING A



29 - HVAC AIR FLOW INFRASTRUCTURE



30 - BOILER ROOM

Photographic Overview



31 - SPLIT SYSTEM DUCTLESS EVAPORATOR



32 - SPLIT SYSTEM DUCTLESS CONDENSER



33 - CAFETERIA SERVING LINE



34 - FURNISHINGS COUNTERTOP BUILDING C



35 - BROKEN/WARPED VCT FLOORING BUILDING A

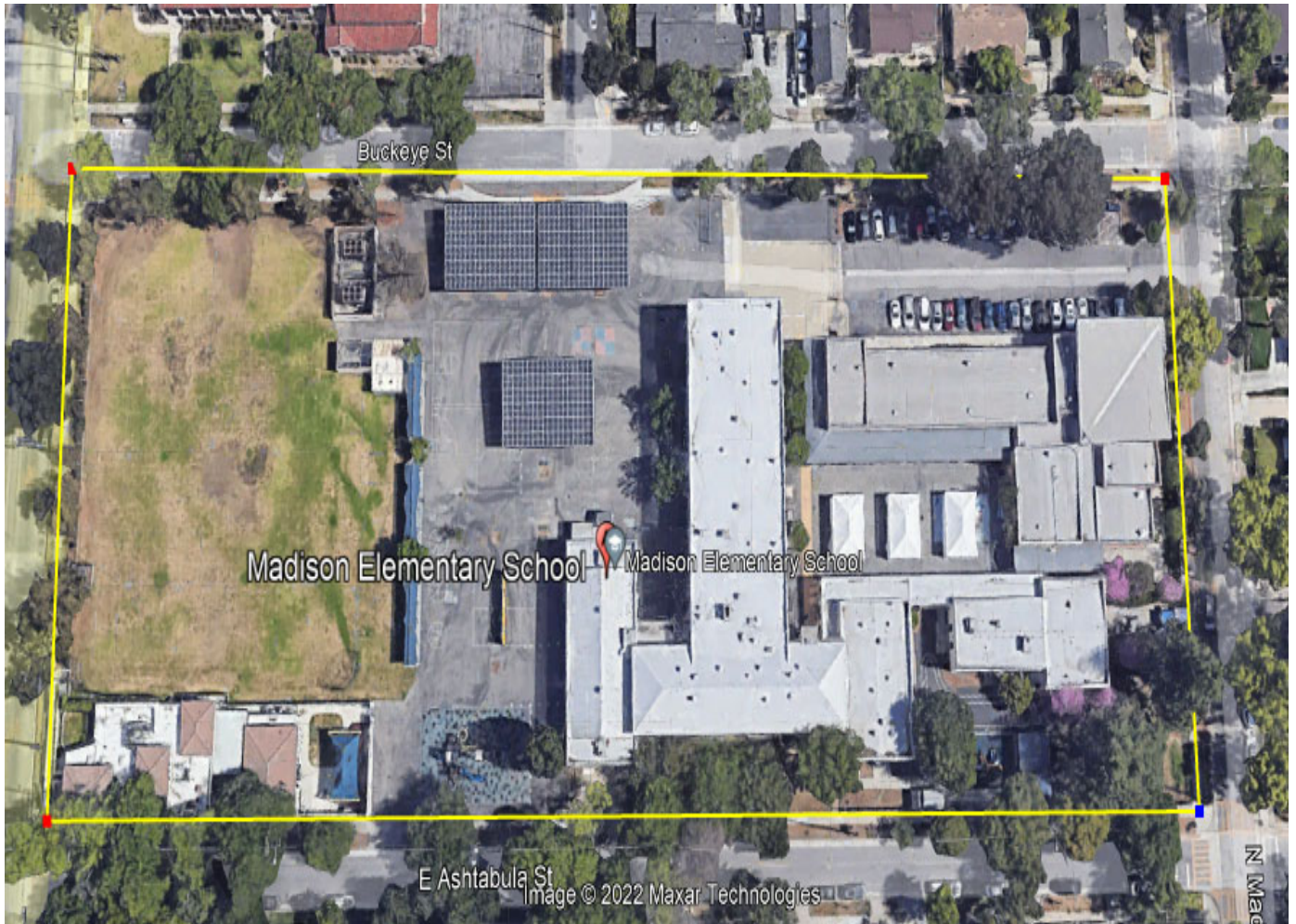


36 - LIBRARY WOOD CEILING

Appendix B:

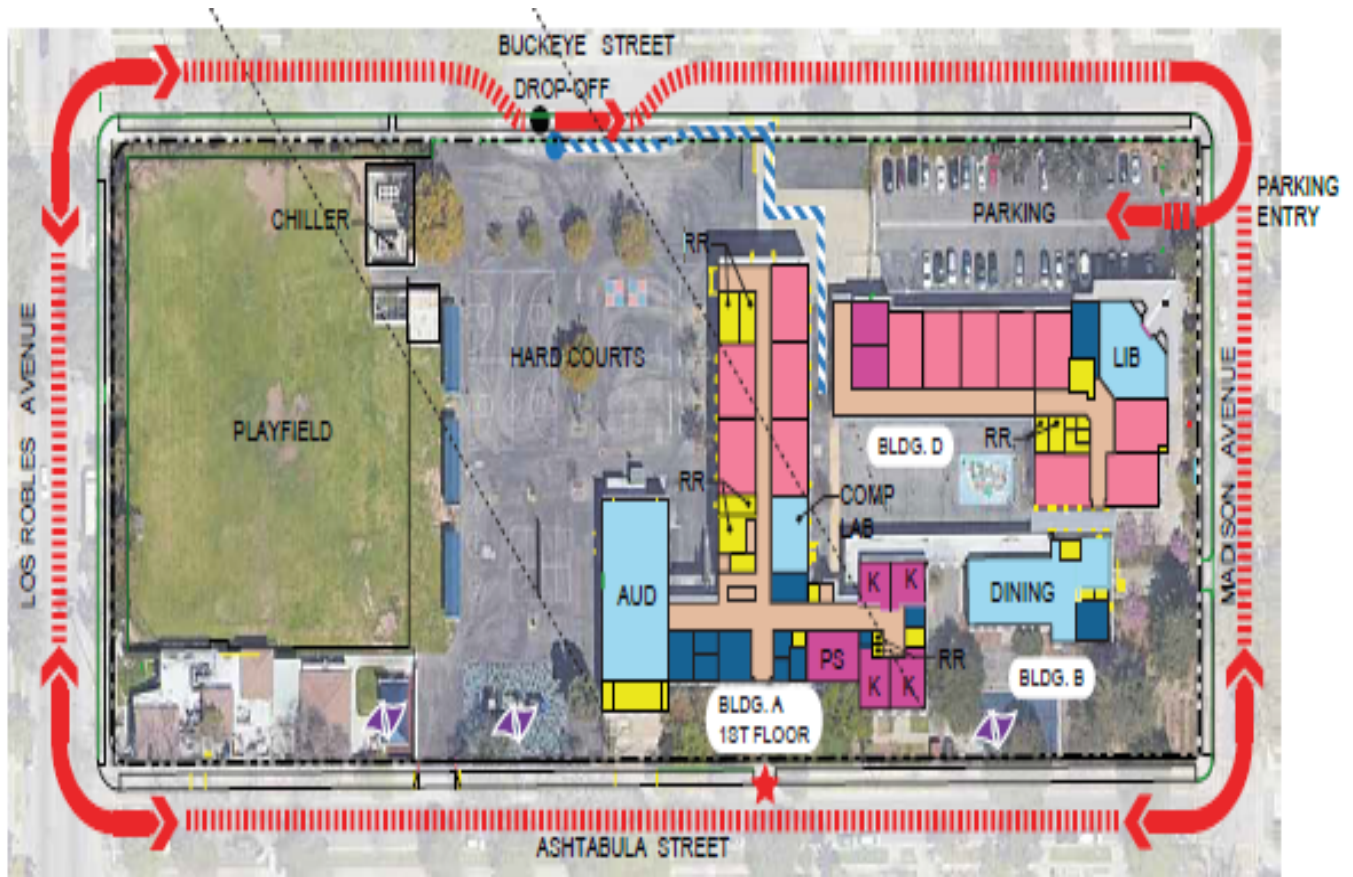
Site and Floor Plans

Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	154554.22R000-007.354	Madison Elementary	
	Source	On-Site Date	
	Google	April 20, 2022	

Site Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-007.354

Source

Client Supplied

Project Name

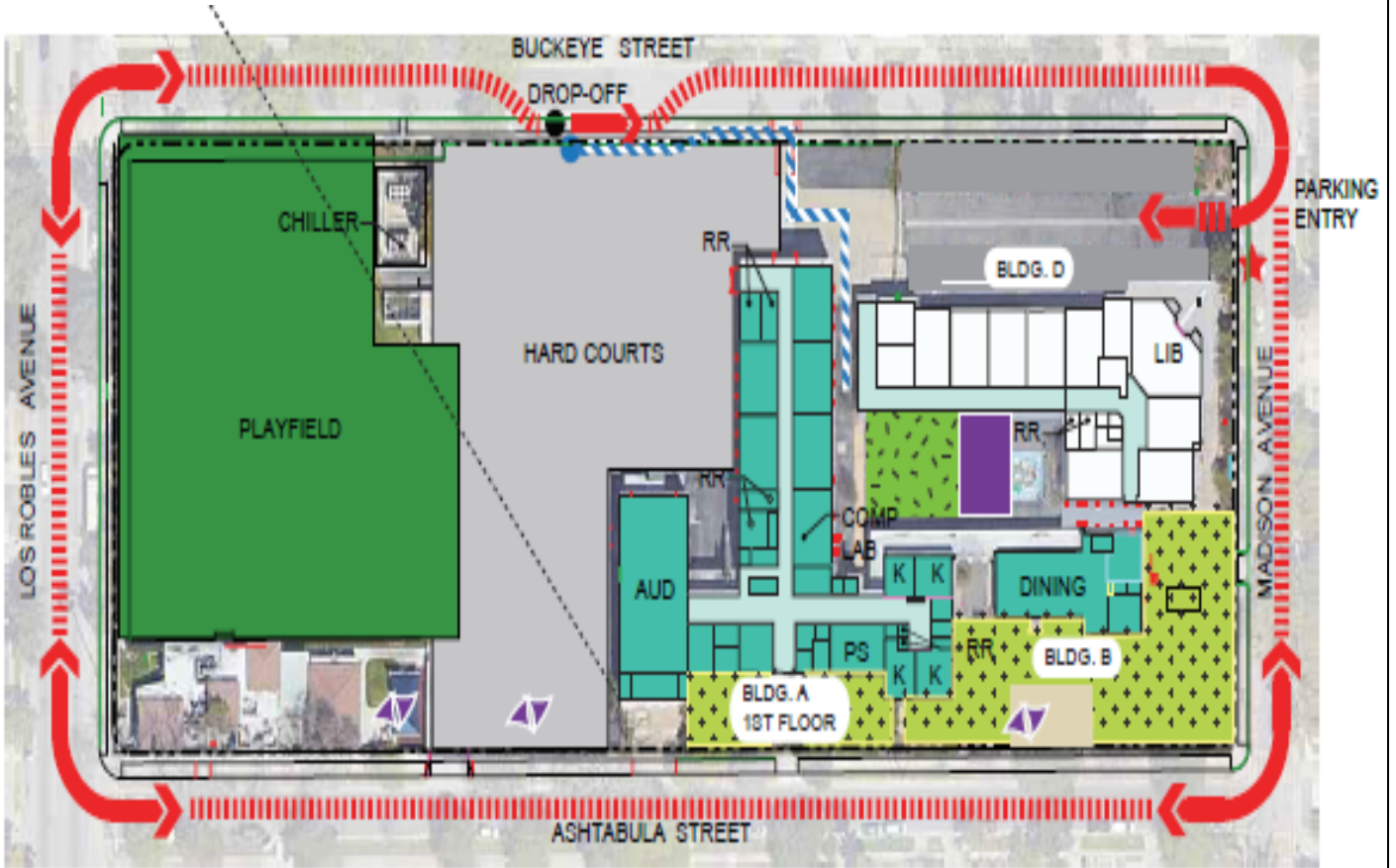
Madison Elementary

On-Site Date

April 20, 2022



Floor Plan



Project Number	Project Name
154554.22R000-007.354	Madison Elementary
Source	On-Site Date
Client Supplied	April 20, 2022



Appendix C:

Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

MADISON ELEMENTARY



		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		

BV Facility Condition Assessment: Pre-Survey Questionnaire



MADISON ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		chillers & Boilers need to be replaced. Fan coils in offices & classrooms need to be upgraded.
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
--	--



BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY

Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	



BV Facility Condition Assessment: Pre-Survey Questionnaire

MADISON ELEMENTARY

Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	



BV Facility Condition Assessment: Pre-Survey Questionnaire

MADISON ELEMENTARY

Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	



BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY

Plumbing

		Year	Additional Detail
Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Façade	0000	
	Roof		
	Interiors		



BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	HVAC		
	Electrical		
	Elevator		
	Fire & Life Safety		



BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY

Major Renovation / Rehabilitation (Multiple buildings or campus wide)	Site Pavement		
	Accessibility		

Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	
--	--

Are there any problems with foundations or structures, like excessive settlement?	
---	--

BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY



Are there any wall, window, basement or roof leaks?	
Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	
Are your elevators unreliable, with frequent service calls?	
Are there any plumbing leaks, water pressure, or clogging/back-up problems?	Repipe main building to copper Remodel Restrooms in Main Building



BV Facility Condition Assessment: Pre-Survey Questionnaire

MADISON ELEMENTARY

Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	
Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	
Is the electrical service outdated, undersized, or otherwise problematic?	
Are there any problems or inadequacies with exterior lighting?	



BV Facility Condition Assessment: Pre-Survey Questionnaire
MADISON ELEMENTARY

Is site/parking drainage inadequate, with excessive ponding or other problems?	
Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Madison Elementary

BV Project Number: 154554.22R000-007.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area



Close-up of stall or 2nd 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 ramp or path



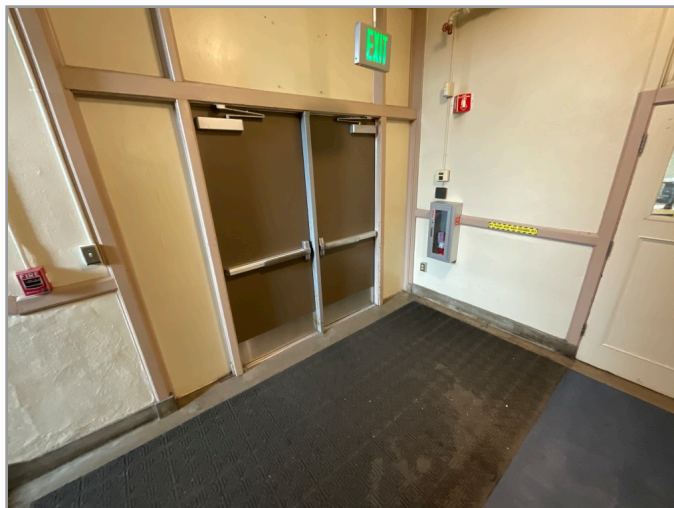
Curb cut or 2nd pathway

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

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

Abbreviated Accessibility Checklist

Building Entrances



Main/accessible entrance



Additional entrance or signage/hardware

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path (ramp/lift)



Door hardware, stair rails, or self-service area

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

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

Abbreviated Accessibility Checklist

Elevators



Lobby looking at cabs (with doors open)



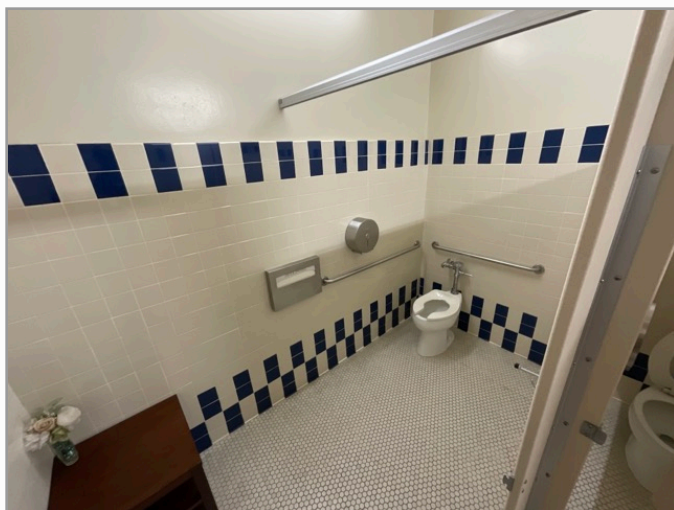
In-cab controls/emergency call panel

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

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
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/or 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 ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

NA

NA

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground/pool



Overview of playground/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 | Madison Elementary / Day Care Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Fair	Exterior Walls, Concrete	600 SF	40	3806256
B2020	Throughout building	Fair	Window, Aluminum Double-Glazed, up to 15 SF	46	15	3806267
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	25	3806258
B2080	Site	Fair	Awning, Fabric, per SF of awning	300 SF	8	3806236
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	7,200 SF	12	3806322
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	35	3806234
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,000 SF	20	3806232
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	625 SF	32	3806318
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	8,100 SF	25	3806199
C2030	Throughout building	Fair	Flooring, Ceramic Tile	600 SF	30	3806261
C2030	Gymnasium	Fair	Flooring, Rubber Tile	350 SF	12	3806187
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	750 SF	6	3806268
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	3,200 SF	4	3806189
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	250 SF	9	3806317
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	20	3806259
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	25	3806334
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	20	3806286
D2010	Janitor 18	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	25	3806257
D2010	Office	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	3806282
D2010	Janitor 18	Fair	Water Heater, Electric, Residential [No tag/plate found]	1	10	3806172
D2010	Building exterior	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	3806323
D2010	Restrooms	Fair	Toilet, Child-Sized	2	20	3806192
D2010	Building exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	4	10	3806155
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU2]	1	6	3806324
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU1]	1	6	3806311
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU3]	1	5	3806210
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [CU2]	1	7	3806333
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [No tag/plate found]	1	15	3806208
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	5	3806186
Electrical						
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown [TRANS. T]	1	20	3806197
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,000 SF	17	3806308

Component Condition Report | Madison Elementary / Day Care Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7030	Site	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,200 SF	8	3806274
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,200 SF	3	3806350
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	75 LF	25	3806264
E2010	Throughout building	Fair	Casework, Cabinetry Economy	135 LF	12	3806237
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	500 SF	15	3806277
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	15	3806305
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	13	3806285
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	3	3806349

Component Condition Report | Madison Elementary / Bldg A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Good	Window, Steel, 16-25 SF	102	24	3806295
B2020	Building exterior	Fair	Window, Steel, 28-40 SF	22	25	3806353
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	21	15	3806289
Roofing						
B3010	Roof	Fair	Roofing, Metal	26,300 SF	10	3806168
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	52	20	3806335
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	18	3806240
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	25	10	3806294
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	63,000 SF	4	3806325
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	20	3806167
C2030	Throughout building	Fair	Flooring, Wood, Strip	8,300 SF	6	3806330
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,200 SF	6	3806290
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	29,300 SF	1	3806169
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,300 SF	15	3806156
C2050	Throughout building	Fair	Ceiling Finishes, Gypsum Board/Plaster	33,700 SF	15	3806255
C2050	Auditorium	Fair	Ceiling Finishes, Wood Paneling	8,000 SF	10	3806352
C2050	Auditorium	Fair	Ceiling Finishes, Wood Paneling	3,200 SF	10	3806329
Conveying						
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	20	3806276
D1010	Elevator	Poor	Elevator Controls, Automatic, 1 Car [No tag/plate found]	1	1	3806231
D1010	Elevator	Fair	Elevator Cab Finishes, Economy [No tag/plate found]	1	3	3806280
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	5	3806306
Plumbing						

Component Condition Report | Madison Elementary / Bldg A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	A	Fair	Drinking Fountain, Exterior/Site, Economy Pedestal	4	5	3806303
D2010	Restrooms	Fair	Urinal, Standard	7	15	3806194
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	17	20	3806160
D2010	Basement	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	10	3806316
D2010	Janitor 103	Fair	Water Heater, Gas, Residential	1	5	3806212
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	3806246
D2010	Janitor 202	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	10	3806270
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	30	5	3806299
D2010	Classrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	30	5	3836802
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	26	10	3806283
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	41,700 SF	18	3806175
HVAC						
D3020	Basement	Fair	Boiler, Gas, HVAC [No tag/plate found]	1	15	3806272
D3020	Basement	Poor	Boiler, Gas, HVAC [No tag/plate found]	1	2	3806319
D3030	Site	Poor	Chiller, Air-Cooled, 61 to 80 TON [1002351]	1	2	3836805
D3030	Site	Poor	Chiller, Air-Cooled, 61 to 80 TON [1002352]	1	2	3836806
D3050	Basement	Fair	Pump, Distribution, HVAC Heating Water [P4]	1	10	3806284
D3050	Janitor 202	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	8	3806226
D3050	Basement	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P1]	1	15	3806225
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [2]	1	4	3806242
D3050	Basement	Fair	Pump, Distribution, HVAC Heating Water [P3]	1	10	3806211
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	41,700 SF	20	3806223
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	41,700 SF	10	3806158
D3050	Room 113	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	16	3806320
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [1]	1	4	3806248
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [3]	1	4	3806288
D3050	Basement	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P2]	1	15	3806233
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	41,700 SF	15	3806154
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	8	8	3806321
Electrical						
D5020	Basement	Fair	Secondary Transformer, Dry, Stepdown [TR1]	1	10	3806249
D5020	Basement	Fair	Secondary Transformer, Dry, Stepdown [TR2]	1	10	3806302
D5020	Roof Access Closet	Fair	Distribution Panel, 120/208 V [No tag/plate found]	1	10	3806203
D5020	Basement	Fair	Switchboard, 120/208 V [DPLA2]	1	15	3806196
D5020	Basement	Fair	Distribution Panel, 120/208 V [1LA1]	1	10	3806207
D5020	Basement	Fair	Distribution Panel, 120/208 V [1LA2]	1	10	3806163
D5020	Basement	Fair	Switchboard, 120/208 V [DPLA1]	1	20	3806336
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	41,700 SF	8	3806314
Fire Alarm & Electronic Systems						

Component Condition Report Madison Elementary / Bldg A						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	41,700 SF	10	3806304
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	41,700 SF	11	3806204
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	41,700 SF	3	3806179
D7050	Room 113	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	12	3806265
Equipment & Furnishings						
E2010	Auditorium	Fair	Casework, Cabinetry Economy	200 LF	8	3806253
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	105 LF	5	3806327
Component Condition Report Madison Elementary / Bldg B						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 16-25 SF	2	2	4160551
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	27	7	3806161
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	25	3806292
B2050	Building exterior	Poor	Exterior Door, Steel, Standard	1	1	3806351
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	3,800 SF	12	3806241
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	6	3806201
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	2,750 SF	15	3806252
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	750 SF	5	3806262
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,500 SF	7	3806244
C2050	Throughout building	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,250 SF	20	3806177
C2050	Throughout building	Fair	Ceiling Finishes, Plywood	2,550 SF	10	3806214
Plumbing						
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	5	3806228
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water [No tag/plate found]	1	15	3806238
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	3806222
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	25	3806182
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	8	3806200
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	6	3806298
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,800 SF	15	3806173
D4030	Kitchen	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	3806188
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	8	3806184
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	3	3806309
E1030	Kitchen	Failed	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	0	3806297
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3806190

Component Condition Report | Madison Elementary / Bldg B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	4	3806220
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3806291
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door [No tag/plate found]	1	9	3806171
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3806281
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	10	3806202
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3806313
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich [No tag/plate found]	5	10	3806250
E1030	Kitchen	Failed	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	0	3806243
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3806180
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	2	3806227
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	60 LF	4	3806213
E2010	Kitchen	Fair	Casework, Countertop, Solid Surface	50 LF	20	3806183

Component Condition Report | Madison Elementary / Bldg D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	67	15	3806263
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	25	3806269
Roofing						
B3010	Roof	Fair	Roofing, Metal	15,500 SF	25	3806354
Interiors						
C1010	Throughout building	Fair	Interior Wall, Gypsum Board/Plaster	19,500 SF	30	3806271
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,500 SF	15	3806315
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	10	3806216
C2010	Throughout building	Fair	Wall Finishes, Vinyl	21,800 SF	5	3806229
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	525 SF	20	3806266
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,500 SF	5	3806191
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	3	3806328
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	12,200 SF	8	3806209
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	15	3806260
C2050	Throughout building	Fair	Ceiling Finishes, Gypsum Board/Plaster	15,500 SF	35	3806217
C2050	Library	Fair	Ceiling Finishes, Wood Paneling	2,000 SF	25	3806162
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	3806219
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	15	3806193
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	10	3806245
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	9	10	3806254
D2010	Janitor 119	Fair	Water Heater, Gas, Residential [No tag/plate found]	1	3	3806247
D2010	Restrooms	Fair	Urinal, Standard	2	15	3806206
D2010	Janitor 119	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3806153

Component Condition Report | Madison Elementary / Bldg D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Electrical room	Fair	Split System Ductless, Single Zone [No tag/plate found]	1	6	3806239
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	7	3806331
D3050	Attic space room 110	Fair	Air Handler, Interior AHU, Easy/Moderate Access [1002345]	1	4	3836797
D3050	Attic space of teachers lounge	Fair	Air Handler, Interior AHU, Easy/Moderate Access [1002343]	1	4	3836798
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	5	3806230
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TR#3]	1	10	3806332
D5020	Electrical room	Fair	Distribution Panel, 120/208 V [LD1]	1	15	3806176
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TR#4]	1	10	3806170
Fire Alarm & Electronic Systems						
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable [No tag/plate found]	1	10	3806221
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	1,400 LF	12	3806174
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	275 LF	8	3806215
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	3806275
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	3806312
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	3806164
G2060	Building exterior	Fair	Picnic Table, Metal Powder-Coated	1	12	3806310

Component Condition Report | Madison Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	400 SF	6	3806301
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	400 SF	6	3806326
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	400 SF	6	3806218
B2080	Site	Fair	Awning, Metal, per SF of awning, Refinish	400 SF	6	3806278
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Multi-Story Parking	1	14	3806293
D5010	Site	Good	Solar Power, Carport, Solar Cover at Multi-Story Parking	1	14	3806185
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	18	17	3806224
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	65,000 SF	4	3806195
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	65,000 SF	4	4160552
G2030	Site	Poor	Sidewalk, Concrete Pad in Front of Auditorium	400 SF	1	3806355
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	1,500 SF	8	3806300
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	15	3806181

Component Condition Report | Madison Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	10	3806178
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	750 SF	9	3806307
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	10	3806198
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	3806251
Sitework						
G2060	Site	Fair	Picnic Table, Precast Concrete	5	15	3806273
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	205 LF	20	3806205

Component Condition Report | Madison Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	3806157
Fire Alarm & Electronic Systems						
D8010		Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, upgrade	68,200 SF	2	4160553
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	10	3806296
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	8	3806159
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	6	3806235

Appendix F:

Replacement Reserves

Replacement Reserves Report																																		
9/8/2022																																		
Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate												
Madison Elementary	\$0	\$0	\$196,801	\$0	\$0	\$0	\$32,738	\$0	\$13,093	\$0	\$114,050	\$0	\$0	\$0	\$0	\$0	\$0	\$306,610	\$0	\$0	\$0	\$663,293												
Madison Elementary / Bldg A	\$0	\$169,777	\$253,937	\$109,853	\$148,783	\$168,193	\$192,921	\$0	\$317,065	\$0	\$1,277,442	\$125,604	\$23,268	\$4,793	\$155,518	\$874,179	\$308,504	\$0	\$879,169	\$0	\$1,069,478	\$6,078,486												
Madison Elementary / Bldg B	\$3,699	\$672	\$7,387	\$3,210	\$33,675	\$8,640	\$18,967	\$64,430	\$14,747	\$2,413	\$107,763	\$0	\$64,841	\$0	\$15,634	\$149,108	\$0	\$8,092	\$5,001	\$0	\$40,775	\$549,056												
Madison Elementary / Bldg D	\$0	\$0	\$0	\$32,754	\$22,532	\$106,201	\$4,547	\$3,078	\$103,024	\$0	\$82,248	\$0	\$381,137	\$41,941	\$0	\$300,705	\$0	\$0	\$2,408	\$0	\$128,416	\$1,208,989												
Madison Elementary / Day Care Center	\$0	\$0	\$0	\$20,449	\$25,471	\$5,045	\$22,085	\$6,155	\$23,155	\$1,774	\$10,089	\$0	\$164,391	\$3,835	\$34,231	\$83,058	\$15,713	\$16,185	\$4,445	\$0	\$71,724	\$507,806												
Madison Elementary / Site	\$0	\$4,034	\$0	\$0	\$195,010	\$0	\$5,197	\$0	\$51,684	\$69,205	\$57,025	\$0	\$0	\$0	\$97,837	\$69,498	\$6,984	\$7,121	\$0	\$55,804	\$19,336	\$638,735												
Grand Total	\$3,699	\$174,484	\$458,125	\$166,266	\$425,471	\$288,079	\$276,455	\$73,663	\$522,769	\$73,393	\$1,648,616	\$125,604	\$633,638	\$50,569	\$303,220	\$1,476,549	\$331,201	\$338,008	\$891,024	\$55,804	\$1,329,729	\$9,646,364												
Madison Elementary																																		
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	Restrooms	3806157	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	5	10	1	EA	\$1,632.00	\$1,632										\$1,632												\$1,632	
D8010	Madison Elementary	4160553	BAS/HVAC Controls, Basic System or Legacy Upgrades, upgrade		15	13	2	68200	SF	\$2.72	\$185,504			\$185,504															\$185,504				\$371,008	
G2030	Site	3806296	Sidewalk, Concrete, Large Areas, Replace		50	40	10	8500	SF	\$9.79	\$83,232											\$83,232											\$83,232	
G2060	Site	3806159	Signage, Property, Pylon Standard, Replace/Install		20	12	8	1	EA	\$10,336.00	\$10,336									\$10,336													\$10,336	
G4050	Site	3806235	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	14	6	6	EA	\$4,569.60	\$27,418						\$27,418																\$27,418	
Totals, Unescalated												\$0	\$0	\$185,504	\$0	\$0	\$0	\$27,418	\$0	\$10,336	\$0	\$84,864	\$0	\$0	\$0	\$0	\$0	\$0	\$185,504	\$0	\$0	\$0	\$493,626	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$196,801	\$0	\$0	\$0	\$32,738	\$0	\$13,093	\$0	\$114,050	\$0	\$0	\$0	\$0	\$0	\$0	\$306,610	\$0	\$0	\$0	\$663,293	
Madison Elementary / Bldg 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	
B2050	Building Exterior	3806289	Exterior Door, Steel, Standard, Replace		40	25	15	21	EA	\$652.80	\$13,709																	\$13,709					\$13,709	
B3010	Roof	3806168	Roofing, Metal, Replace		40	30	10	26300	SF	\$14.14	\$371,987											\$371,987											\$371,987	
C1030	Throughout building	3806335	Interior Door, Wood, Solid-Core, Replace		40	20	20	52	EA	\$761.60	\$39,603																			\$39,603			\$39,603	
C1070	Office	3806240	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	7	18	2500	SF	\$3.81	\$9,520																			\$9,520			\$9,520	
C1090	Restrooms	3806294	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	25	EA	\$816.00	\$20,400											\$20,400											\$20,400	
C2010	Restrooms	3806167	Wall Finishes, Ceramic Tile, Replace		40	20	20	2300	SF	\$19.58	\$45,043																				\$45,043		\$45,043	
C2010	Throughout building	3806325	Wall Finishes, any surface, Prep & Paint		10	6	4	63000	SF	\$1.63	\$102,816					\$102,816										\$102,816							\$205,632	
C2030	Restrooms	3806156	Flooring, Ceramic Tile, Replace		40	25	15	2300	SF	\$19.58	\$45,043																						\$45,043	
C2030	Throughout building	3806330	Flooring, Wood, Strip, Replace		30	24	6	8300	SF	\$16.32	\$135,456							\$135,456															\$135,456	
C2030	Throughout building	3806169	Flooring, Vinyl Tile (VCT), Replace		15	14	1	29300	SF	\$5.44	\$159,392		\$159,392																	\$159,392			\$318,784	
C2030	Throughout building	3806290	Flooring, Carpet, Commercial Standard, Replace		10	4	6	3200	SF	\$8.16	\$26,112							\$26,112												\$26,112			\$52,224	
C2050	Throughout building	3806255	Ceiling Finishes, Gypsum Board/Plaster, Replace		50	35	15	33700	SF	\$8.70	\$293,325																			\$293,325			\$293,325	
C2050	Auditorium	3806352	Ceiling Finishes, Wood Paneling, Replace		30	20	10	8000	SF	\$15.23	\$121,856											\$121,856											\$121,856	
C2050	Auditorium	3806329	Ceiling Finishes, Wood Paneling, Replace		30	20	10	3200	SF	\$15.23	\$48,742											\$48,742											\$48,742	
D1010	Elevator	3806231	Elevator Controls, Automatic, 1 Car, Replace		20	19	1	1	EA	\$5,440.00	\$5,440		\$5,440																				\$5,440	
D1010	Elevator	3806280	Elevator Cab Finishes, Economy, Replace		10	7	3	1	EA	\$3,264.00	\$3,264				\$3,264										\$3,264									\$6,528
D1010	Elevator	3806306	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	25	5	1	EA	\$59,840.00	\$59,840						\$59,840																	\$59,840
D1010	Auditorium	3806276	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	5	20	1	EA	\$18,496.00	\$18,496																				\$18,496		\$18,496	
D2010	Janitor 103	3806212	Water Heater, Gas, Residential, Replace		15	10	5	1	EA	\$1,414.40	\$1,414						\$1,414														\$1,414		\$2,829	
D2010	Basement	3806316	Water Heater, Gas, Commercial (125 MBH), Replace		20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491											\$13,491	
D2010	Throughout building	3806175	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	22	18	41700	SF	\$11.97	\$499,066																			\$499,066			\$499,066	
D2010	Throughout building	3806246	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	12	3	5	EA	\$1,305.60	\$6,528				\$6,528															\$6,528			\$13,056	
D2010	A	3806303	Drinking Fountain, Exterior/Site, Economy Pedestal, Replace		15	10	5	4	EA	\$761.60	\$3,046						\$3,046														\$3,046		\$6,093	
D2010	Throughout building	3806299	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	25	5	30	EA	\$1,196.80	\$35,904						\$35,904																\$35,904	
D2010	Classrooms	3836802	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	30	EA	\$1,305.60	\$39,168						\$39,168													\$39,168			\$78,336	
D2010	Janitor 202	3806270	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	25	10	2	EA	\$1,523.20	\$3,046											\$3,046											\$3,046	
D2010	Restrooms	3806283	Toilet, Commercial Water Closet, Replace		30	20	10	26	EA	\$1,414.40	\$36,774											\$36,774											\$36,774	
D2010	Restrooms	3806194	Urinal, Standard, Replace		30	15	15	7																										

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
Totals, Escalated (3.0% inflation, compounded annually)												\$3,699	\$672	\$7,387	\$3,210	\$33,675	\$8,640	\$18,967	\$64,430	\$14,747	\$2,413	\$107,763	\$0	\$64,841	\$0	\$15,634	\$149,108	\$0	\$8,092	\$5,001	\$0	\$40,775	\$549,056

Madison Elementary / Bldg 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Madison Elementary / Day Care Center																																		
Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	A	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2020	Throughout building		3806267	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	46	EA		\$707.20	\$32,531																\$32,531						\$32,531
B2080	Site		3806236	Awning, Fabric, per SF of awning, Replace	10	2	8	300	SF		\$8.70	\$2,611									\$2,611										\$2,611			\$5,222
B3010	Roof		3806322	Roofing, Single-Ply Membrane, EPDM, Replace	20	8	12	7200	SF		\$11.97	\$86,170													\$86,170									\$86,170
C1070	Throughout building		3806232	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	5	20	2000	SF		\$3.81	\$7,616																				\$7,616		\$7,616
C2030	Throughout building		3806268	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	4	6	750	SF		\$13.06	\$9,792						\$9,792											\$9,792					\$19,584
C2030	Throughout building		3806317	Flooring, Vinyl Tile (VCT), Replace	15	6	9	250	SF		\$5.44	\$1,360									\$1,360													\$1,360
C2030	Gymnasium		3806187	Flooring, Rubber Tile, Replace	15	3	12	350	SF		\$9.79	\$3,427													\$3,427									\$3,427
C2030	Throughout building		3806189	Flooring, Carpet, Commercial Tile, Replace	10	6	4	3200	SF		\$7.07	\$22,630					\$22,630									\$22,630								\$45,261
D2010	Janitor 18		3806172	Water Heater, Electric, Residential, Replace	15	5	10	1	EA		\$979.20	\$979												\$979										\$979
D2010	Office		3806282	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA		\$1,305.60	\$1,306								\$1,306														\$1,306
D2010	Building exterior		3806155	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	5	10	4	EA		\$1,632.00	\$6,528												\$6,528										\$6,528
D2010	Throughout building		3806259	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	3	EA		\$1,305.60	\$3,917																				\$3,917		\$3,917
D2010	Restrooms		3806286	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	6	EA		\$1,632.00	\$9,792																				\$9,792		\$9,792
D2010	Building exterior		3806323	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	1	EA		\$1,849.60	\$1,850																				\$1,850		\$1,850
D2010	Restrooms		3806192	Toilet, Child-Sized, Replace	30	10	20	2	EA		\$979.20	\$1,958																				\$1,958		\$1,958
D3030	Roof		3806210	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA		\$3,699.20	\$3,699						\$3,699														\$3,699		\$7,398
D3030	Roof		3806324	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA		\$4,352.00	\$4,352							\$4,352															\$4,352
D3030	Roof		3806311	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA		\$4,352.00	\$4,352							\$4,352															\$4,352
D3030	Building exterior		3806333	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA		\$3,699.20	\$3,699								\$3,699														\$3,699
D3060	Roof		3806208	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	5	15	1	EA		\$3,264.00	\$3,264																\$3,264						\$3,264
D4030	Throughout building		3806186	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	4	EA		\$163.20	\$653						\$653										\$653						\$1,306
D5020	Building exterior		3806197	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA		\$10,880.00	\$10,880																				\$10,880		\$10,880

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D5040	Throughout building	3806308	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	2000	SF	\$4.90	\$9,792																		\$9,792				\$9,792
D7030	Site	3806274	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	7200	SF	\$2.18	\$15,667									\$15,667													\$15,667
D7050	Throughout building	3806350	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	7200	SF	\$2.18	\$15,667				\$15,667																		\$15,667
E2010	Throughout building	3806237	Casework, Cabinetry Economy, Replace	20	8	12	135	LF	\$190.40	\$25,704												\$25,704										\$25,704
G2050	Site	3806277	Playfield Surfaces, Rubber, Small Areas, Replace	20	5	15	500	SF	\$28.29	\$14,144																\$14,144						\$14,144
G2050	Site	3806305	Play Structure, Swing Set, 4 Seats, Replace	20	5	15	1	EA	\$2,720.00	\$2,720																\$2,720						\$2,720
G2060	Site	3806285	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	4	EA	\$652.80	\$2,611														\$2,611								\$2,611
G4050	Building exterior	3806349	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	7	EA	\$435.20	\$3,046				\$3,046																		\$3,046
Totals, Unescalated											\$0	\$0	\$0	\$18,714	\$22,630	\$4,352	\$18,496	\$5,005	\$18,278	\$1,360	\$7,507	\$0	\$115,301	\$2,611	\$22,630	\$53,312	\$9,792	\$9,792	\$2,611	\$0	\$39,712	\$352,104
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$20,449	\$25,471	\$5,045	\$22,085	\$6,155	\$23,155	\$1,774	\$10,089	\$0	\$164,391	\$3,835	\$34,231	\$83,058	\$15,713	\$16,185	\$4,445	\$0	\$71,724	\$507,806

Madison Elementary / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2080	Site	3806301	Awning, Metal, per SF of awning, Refinish	10	4	6	400	SF	\$2.72	\$1,088							\$1,088									\$1,088						\$2,176
B2080	Site	3806326	Awning, Metal, per SF of awning, Refinish	10	4	6	400	SF	\$2.72	\$1,088							\$1,088									\$1,088						\$2,176
B2080	Site	3806218	Awning, Metal, per SF of awning, Refinish	10	4	6	400	SF	\$2.72	\$1,088							\$1,088									\$1,088						\$2,176
B2080	Site	3806278	Awning, Metal, per SF of awning, Refinish	10	4	6	400	SF	\$2.72	\$1,088							\$1,088									\$1,088						\$2,176
D5010	Site	3806293	Solar Power, Carport, Solar Cover at Multi-Story Parking, Replace	15	1	14	1	EA	\$16,428.80	\$16,429														\$16,429								\$16,429
D5010	Site	3806185	Solar Power, Carport, Solar Cover at Multi-Story Parking, Replace	15	1	14	1	EA	\$16,428.80	\$16,429														\$16,429								\$16,429
D5040	Building exterior	3806224	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	18	EA	\$239.36	\$4,308																	\$4,308					\$4,308
G2020	Site	3806195	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	65000	SF	\$2.18	\$141,440				\$141,440													\$1,088					\$141,440
G2020	Site	4160552	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	65000	SF	\$0.49	\$31,824				\$31,824					\$31,824					\$31,824				\$31,824				\$127,296
G2030	Site	3806355	Sidewalk, Concrete Pad in Front of Auditorium, Replace	50	49	1	400	SF	\$9.79	\$3,917		\$3,917																				\$3,917
G2050	Site	3806178	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	\$10,336.00	\$10,336										\$10,336												\$10,336
G2050	Site	3806198	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	1	EA	\$10,336.00	\$10,336										\$10,336												\$10,336
G2050	Site	3806300	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	7	8	1500	SF	\$27.20	\$40,800							\$40,800															\$40,800
G2050	Site	3806307	Playfield Surfaces, Rubber, Small Areas, Replace	20	11	9	750	SF	\$28.29	\$21,216									\$21,216													\$21,216
G2050	Site	3806251	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$21,760.00	\$21,760										\$21,760												\$21,760
G2050	Site	3806181	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	\$38,080.00	\$38,080														\$38,080								\$38,080
G2060	Site	3806273	Picnic Table, Precast Concrete, Replace	25	10	15	5	EA	\$1,305.60	\$6,528															\$6,528							\$6,528
G2060	Site	3806205	Fences & Gates, Fence, Wrought Iron 6", Replace	50	30	20	205	LF	\$52.22	\$10,706																			\$10,706			\$10,706
Totals, Unescalated											\$0	\$3,917	\$0	\$0	\$173,264	\$0	\$4,352	\$0	\$40,800	\$53,040	\$42,432	\$0	\$0	\$0	\$64,682	\$44,608	\$4,352	\$4,308	\$0	\$31,824	\$10,706	\$478,285
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$4,034	\$0	\$0	\$195,010	\$0	\$5,197	\$0	\$51,684	\$69,205	\$57,025	\$0	\$0	\$0	\$97,837	\$69,498	\$6,984	\$7,121	\$0	\$55,804	\$19,336	\$638,735

Appendix G:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806231	D1010	Elevator Controls	Automatic, 1 Car		Madison Elementary / Bldg A	Elevator	ThyssenKrupp	TAC-20	E-N4881	2002	19032084	
2	3806306	D1010	Passenger Elevator	Hydraulic, 2 Floors	2000 LB	Madison Elementary / Bldg A	Elevator	ThyssenKrupp	No tag/plate found	No tag/plate found			
3	3806276	D1010	Vertical Lift	Wheelchair, 5' Rise		Madison Elementary / Bldg A	Auditorium	Porch-Lift	BALL SC	1102WLSB362124153LW		19032080	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806212	D2010	Water Heater	Gas, Residential	15 GAL	Madison Elementary / Bldg A	Janitor 103					19032060	
2	3806172	D2010	Water Heater	Electric, Residential	30 GAL	Madison Elementary / Day Care Center	Janitor 18	Rheem	DX1112 RR 0812005918	AX4278-2		19032124	
3	3806316	D2010	Water Heater	Gas, Commercial (125 MBH)	50 GAL	Madison Elementary / Bldg A	Basement	Rheem	Inaccessible	Inaccessible		19032066	
4	3806247	D2010	Water Heater	Gas, Residential	15 GAL	Madison Elementary / Bldg D	Janitor 119	Rheem	Inaccessible	0907609085	2007	19032152	
5	3806238	D2010	Backflow Preventer	Domestic Water	2 IN	Madison Elementary / Bldg B	Building exterior	Febco	825Y	A 271640		19032160	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806272	D3020	Boiler	Gas, HVAC	1260 MBH	Madison Elementary / Bldg A	Basement	Raypak Inc.	WH9-1262B	0 0808287409		19032067	
2	3806319	D3020	Boiler	Gas, HVAC	252 MBH	Madison Elementary / Bldg A	Basement	Teledyne Laars	PH 1010 IN 21 K NA B XX	C00C03011		19032064	
3	3836805	D3030	Chiller [1002351]	Air-Cooled, 61 to 80 TON	75 TON	Madison Elementary / Bldg A	Site	York	Illegible	Illegible		1002351	
4	3836806	D3030	Chiller [1002352]	Air-Cooled, 61 to 80 TON	75 TON	Madison Elementary / Bldg A	Site	York	Illegible	Illegible		1002352	
5	3806311	D3030	Split System [CU1]	Condensing Unit/Heat Pump	3 TON	Madison Elementary / Day Care Center	Roof	Mitsubishi Electric	PURY-P96YKMU-A	25W00107		19032167	
6	3806324	D3030	Split System [CU2]	Condensing Unit/Heat Pump	3 TON	Madison Elementary / Day Care Center	Roof	Mitsubishi Electric	PURY-P96YKMU-A	25W00103		19032165	
7	3806333	D3030	Split System [CU2]	Condensing Unit/Heat Pump	2 TON	Madison Elementary / Day Care Center	Building exterior	Mitsubishi Electric	PUMY-P48NHMU	12U01901B		19032122	
8	3806210	D3030	Split System [CU3]	Condensing Unit/Heat Pump	3 TON	Madison Elementary / Day Care Center	Roof	Mitsubishi Electric	PUY-A24NHA4	14U02945C		19032126	
9	3806331	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Madison Elementary / Bldg D	Roof	Fujitsu	A0U24CL1	GDN 0 15533		19032149	
10	3806239	D3030	Split System Ductless	Single Zone	1 TON	Madison Elementary / Bldg D	Electrical room	Fujitsu	Inaccessible	Inaccessible		19032022	
11	3806225	D3050	Pump [P1]	Distribution, HVAC Chilled or Condenser Water	30 HP	Madison Elementary / Bldg A	Basement	Bell & Gossett	SIZE 1510	CL8423-01 A201		19032069	
12	3806233	D3050	Pump [P2]	Distribution, HVAC Chilled or Condenser Water	30 HP	Madison Elementary / Bldg A	Basement	Bell & Gossett	Illegible	Illegible		19032072	
13	3806211	D3050	Pump [P3]	Distribution, HVAC Heating Water	10 HP	Madison Elementary / Bldg A	Basement	Balbor	EM3313T	37F614Y369		19032068	
14	3806284	D3050	Pump [P4]	Distribution, HVAC Heating Water	10 HP	Madison Elementary / Bldg A	Basement	Balbor	EM3313T	37F614Y568		19032065	
15	3836798	D3050	Air Handler [1002343]	Interior AHU, Easy/Moderate Access	900 CFM	Madison Elementary / Bldg D	Attic space of teachers lounge	Magic Aire	36BHW6	W010895102	2001	1002343	
16	3836797	D3050	Air Handler [1002345]	Interior AHU, Easy/Moderate Access	900 CFM	Madison Elementary / Bldg D	Attic space room 110	Magic Aire	36BHW6	W010895101	2001	1002345	
17	3806226	D3050	Air Handler	Interior AHU, Easy/Moderate Access	500 CFM	Madison Elementary / Bldg A	Janitor 202	Inaccessible	Inaccessible	Inaccessible		19032061	
18	3806320	D3050	Air Handler	Interior AHU, Easy/Moderate Access	401 - 800 CFM	Madison Elementary / Bldg A	Room 113	Carrier	FB4CNF060	2613A86983	2013	19032083	
19	3806248	D3050	Packaged Unit [1]	RTU, Pad or Roof-Mounted	4 TON	Madison Elementary / Bldg A	Roof	Micanan	No tag/plate found	No tag/plate found		19032062	
20	3806242	D3050	Packaged Unit [2]	RTU, Pad or Roof-Mounted	4 TON	Madison Elementary / Bldg A	Roof	Carrier	No tag/plate found	No tag/plate found		19032059	
21	3806288	D3050	Packaged Unit [3]	RTU, Pad or Roof-Mounted	4 TON	Madison Elementary / Bldg A	Roof	Micanan	No tag/plate found	No tag/plate found		19032063	
22	3806200	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Madison Elementary / Bldg B	Roof	Carrier	Weathermaster	No tag/plate found		19032021	

23	3806298	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Madison Elementary / Bldg B	Roof	Carrier	Weathermaster	No tag/plate found		19032155	
24	3806208	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	3000 CFM	Madison Elementary / Day Care Center	Roof	Greenheck	GRSI-18	12988958		19032123	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806186	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Madison Elementary / Day Care Center	Throughout building						4
2	3806321	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Madison Elementary / Bldg A	Throughout building						8
3	3806230	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Madison Elementary / Bldg D	Throughout building						3
4	3806188	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Madison Elementary / Bldg B	Kitchen						2
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806332	D5020	Secondary Transformer [TR#3]	Dry, Stepdown	45 KVA	Madison Elementary / Bldg D	Electrical room	Cutler-Hammer	N48M28T45A	J01E0189		19032194	
2	3806170	D5020	Secondary Transformer [TR#4]	Dry, Stepdown	45 KVA	Madison Elementary / Bldg D	Electrical room	Cutler-Hammer	V48M28T75J	J01E3238		19032147	
3	3806249	D5020	Secondary Transformer [TR1]	Dry, Stepdown	150 KVA	Madison Elementary / Bldg A	Basement	Cutler-Hammer	N48M28T49A	J01E0197		19032081	
4	3806302	D5020	Secondary Transformer [TR2]	Dry, Stepdown	150 KVA	Madison Elementary / Bldg A	Basement	Cutler-Hammer	V48M28T49K	J01E3970		19032074	
5	3806197	D5020	Secondary Transformer [TRANS. T]	Dry, Stepdown	75 KVA	Madison Elementary / Day Care Center	Building exterior	MGM Transformer Company	HT75A3B2SH	75YS-1207-1-16		19032199	
6	3806336	D5020	Switchboard [DPLA1]	120/208 V	600 AMP	Madison Elementary / Bldg A	Basement	Cutler-Hammer	Inaccessible	Inaccessible		19032075	
7	3806196	D5020	Switchboard [DPLA2]	120/208 V	600 AMP	Madison Elementary / Bldg A	Basement	Cutler-Hammer	BX3673DD	HLA29774 02		19032073	
8	3806207	D5020	Distribution Panel [1LA1]	120/208 V	400 AMP	Madison Elementary / Bldg A	Basement	Inaccessible	Inaccessible	Inaccessible		19032070	
9	3806163	D5020	Distribution Panel [1LA2]	120/208 V	400 AMP	Madison Elementary / Bldg A	Basement	No tag/plate found	YS2048	1C96652G02		19032071	
10	3806176	D5020	Distribution Panel [LD1]	120/208 V	500 AMP	Madison Elementary / Bldg D	Electrical room	Cutler-Hammer	YS2048TVS 12B	HLA29774 010		19032151	
11	3806203	D5020	Distribution Panel	120/208 V	400 AMP	Madison Elementary / Bldg A	Roof Access Closet	Siemens	YS2048TVS12B	HLA29774 009		19032054	
12	3806224	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Madison Elementary / Site	Building exterior						18
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806221	D7050	Fire Alarm Panel	Fully Addressable		Madison Elementary / Bldg D	Electrical room	No tag/plate found	No tag/plate found	No tag/plate found		19032017	
2	3806265	D7050	Fire Alarm Panel	Fully Addressable		Madison Elementary / Bldg A	Room 113	Honeywell Fire-Lite	Notifier	Inaccessible		19032082	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3806220	E1030	Foodservice Equipment	Convection Oven, Double		Madison Elementary / Bldg B	Kitchen	Blodgett	Zephaire	Inaccessible		19032076	
2	3806227	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Madison Elementary / Bldg B	Kitchen	W.C. Taylor	No tag/plate found	No tag/plate found		19032100	
3	3806184	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Madison Elementary / Bldg B	Kitchen	Bevles	CA70-CV32	3686 H		19032096	
4	3806297	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Madison Elementary / Bldg B	Kitchen	Duke Manufacturing	Illegible	Illegible		19032086	
5	3806243	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Madison Elementary / Bldg B	Kitchen	Duke Manufacturing	Illegible	Illegible		19032116	
6	3806250	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Madison Elementary / Bldg B	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found			5
7	3806309	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Madison Elementary / Bldg B	Kitchen	Traulsen	GRI L-32-LUT	C-16098		19032103	
8	3806190	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Madison Elementary / Bldg B	Kitchen	True Manufacturing Co	TG1RRI89-15	1-3943388		19032105	
9	3806291	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Madison Elementary / Bldg B	Kitchen	True Manufacturing Co	STA1RRI89-1S	8399547		19032106	
10	3806281	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Madison Elementary / Bldg B	Kitchen	True Manufacturing Co	TG1RRI89-1S	1-3943387		19032107	

11	3806313	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Madison Elementary / Bldg B	Kitchen	Traulsen	G12010	T150794J10	19032092
12	3806180	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Madison Elementary / Bldg B	Kitchen	Traulsen	G10010	T157587B11	19032093
13	3806202	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In	Madison Elementary / Bldg B	Kitchen	Traulsen	G20010	T692590E97	19032091
14	3806171	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door	Madison Elementary / Bldg B	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible	19032112