

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Jesse Miller



Marshall Fundamental
990 Allen Avenue
Pasadena, California 91104

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	8
Main Address	990 Allen Avenue, Pasadena, California 91104
Site Developed	1925 Renovated 1998-2021
Site Area	16.60 acres (estimated)
Parking Spaces	138 total spaces all in open lots; 5 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 7-9, 2022
Management Point of Contact	Jesse Miller / DLR Group 951.682.0470 jmiller@dlrgroup.com
On-site Point of Contact (POC)	Kristine Vukovic 562.682.7029
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	James Bryant Technical Report Reviewer for Anselmo Martinez Program Manager anselmo.martinez@bureauveritas.com 800.733.0660 x7298031
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Marshall Fundamental was originally constructed in 1925. An additional school building H was constructed in early 2016. Some upgrades and renovations were completed between 1998 and 2021.

Architectural

Most buildings consist of concrete and masonry construction a concrete slab with integral footings. The original building was constructed in 1925 with renovations and facility modifications completed during the addition of building H in 2016. The Auditorium is part of building A as well as a basement. Buildings B, D and H are two-story buildings; buildings C, E, F, and G are one-story buildings. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components were replaced during 2018 renovation and installed in the 2016 construction of Building H. Heating and cooling are provided by rooftop packaged units (RTU) and split system/condensing units provide supplemental components. Domestic hot water is provided by local domestic water heaters, a portion of which have been replaced since construction. Main switchboards located within the electrical rooms distribute power to local main distribution panels located in each building. Some of the buildings are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

The asphalt paved parking lots are in overall fair condition. The basketball court has areas of asphalt surface cracking and heavy weathering throughout. The concrete sidewalks have isolated areas of heavily deterioration throughout campus, with significant areas of cracking and uneven pavement. Tennis courts surface areas are in good to fair condition. Landscaping throughout the site has isolated areas of eroded sections which require repairs.

Recommended Additional Studies

Site regrading at the southwest corner of Building A is needed as the site should slope away from the building to prevent potential building flooding. 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 repair the flooding areas 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.

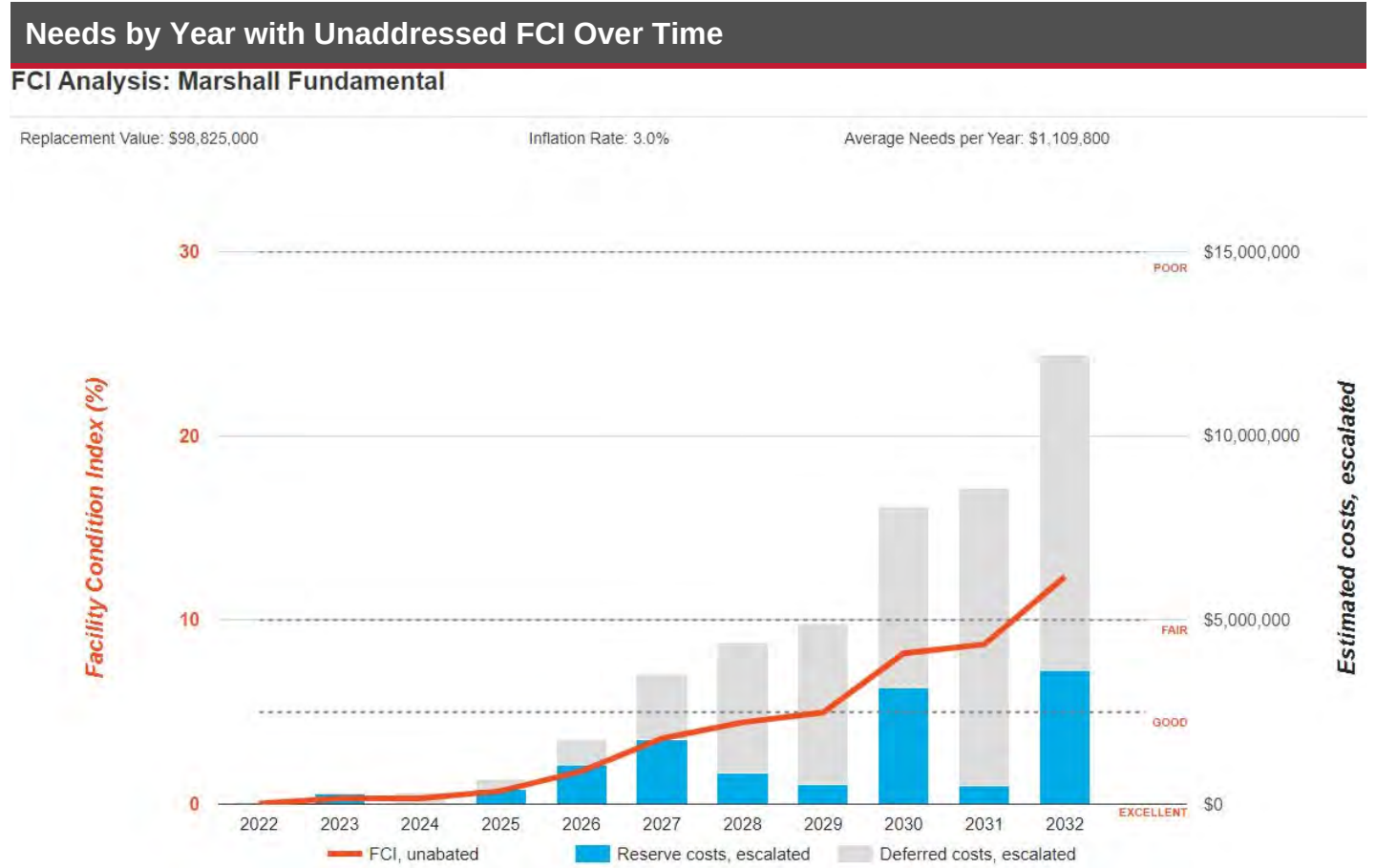
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable 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:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Building A (1928)	\$494	67,200	\$33,196,800	0.0%	0.7%	3.5%	12.7%
Building B (1926)	\$494	34,400	\$16,993,600	0.0%	1.1%	3.8%	13.4%
Building C (1926)	\$494	15,900	\$7,854,600	0.0%	0.0%	2.8%	15.8%
Building D (1961)	\$494	27,500	\$13,585,000	0.0%	1.8%	5.0%	14.9%
Building E (1961)	\$494	4,200	\$2,074,800	0.0%	0.3%	2.3%	9.5%
Building F (2004)	\$494	8,300	\$4,100,200	0.1%	0.4%	6.6%	14.0%
Building G (1970)	\$494	13,600	\$6,718,400	0.0%	0.0%	2.1%	13.5%
Building H (1970)	\$494	28,950	\$14,301,300	0.0%	0.0%	2.3%	3.9%

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
Building A	2	\$11,800
Building F	1	\$6,000
Site	5	\$56,200
Total	8	\$74,000

Building A

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3924602	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$3,600
3924580	Main entrance and some restrooms	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,200
Total (2 items)						\$11,800

Building F

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3924898	Building Exterior	B1010	Structural Decking, Wood, Repair	Poor	Performance/Integrity	\$6,000
Total (1 items)						\$6,000

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3932120	Southwest corner of building A	G1070	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	NA	Performance/Integrity	\$7,600
3925106	Roadway	G2020	Roadway, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$24,800
3925084	Sidewalk	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$5,900
3925086	Landscaping	G2080	Landscaping, Eroded Areas, Sodding, Repair	Poor	Performance/Integrity	\$10,300
3932119	Southwest corner of building A	P2030	Engineering Study, Civil, General Design, Study	NA	Performance/Integrity	\$7,600
Total (5 items)						\$56,200

Key Findings



Structural Decking in Poor condition.

Wood
Building F Marshall Fundamental Building
Exterior

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

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Deteriorated wood fascia, repair is required. - AssetCALC ID: 3924898



Roofing in Poor condition.

any type, Repairs per Man-Day
Building A Marshall Fundamental Roof

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

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Isolated areas of broken and missing tiles, repair is required. - AssetCALC ID: 3924602



Roofing in Poor condition.

Modified Bitumen
Building B Marshall Fundamental Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$118,600

\$\$\$\$

The roof is scheduled for replacement next year. - AssetCALC ID: 3924671



Wall Finishes in Poor condition.

Ceramic Tile
Building B Marshall Fundamental Restrooms

Uniformat Code: C2010
Recommendation: **Replace in 2023**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,400

\$\$\$\$

Broken tiles throughout, repair is required. - AssetCALC ID: 3924685



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Marshall Fundamental Sidewalk

Unifomat Code: G2030
Recommendation: **Repair in 2022**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,900

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Isolated areas of sidewalk cracks, repair is required. - AssetCALC ID: 3925084



Wall Finishes in Poor condition.

Wood Paneling, Plywood
Building A Marshall Fundamental Throughout building

Unifomat Code: C2010
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

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Isolated areas of broken and deteriorated plywood finishes, repair is required. - AssetCALC ID: 3924639



Exhaust Fan in Poor condition.

Centrifugal, 36" Damper
Building D Marshall Fundamental Roof

Unifomat Code: D3060
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

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The unit is not fully operational, replacement is required. - AssetCALC ID: 3924812



Exhaust Fan in Poor condition.

Centrifugal, 36" Damper
Building D Marshall Fundamental Roof

Unifomat Code: D3060
Recommendation: **Replace in 2023**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,100

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The unit is not fully operational, replacement is required. - AssetCALC ID: 3924792



Roadway in Poor condition.

Pavement, Asphalt
Site Marshall Fundamental Roadway

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,800

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Alligatoring asphalt surface throughout, repair is required. - AssetCALC ID: 3925106



Parking Lots in Poor condition.

Pavement, Asphalt
Site Marshall Fundamental Basketball court

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2023**

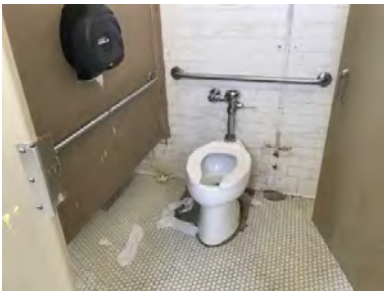
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

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Stripes are faded, new striping is required. - AssetCALC ID: 3925116



Toilet in Poor condition.

Commercial Water Closet
Building B Marshall Fundamental Restrooms

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,300

\$\$\$\$

Broken and leaking fixtures, replacement is required. - AssetCALC ID: 3924706



Boiler in Poor condition.

Gas, Domestic
Building D Marshall Fundamental Utility closet

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$41,100

\$\$\$\$

The unit is not operational, replacement is required. - AssetCALC ID: 3924805



Urinal in Poor condition.

Waterless
Building B Marshall Fundamental Restrooms

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

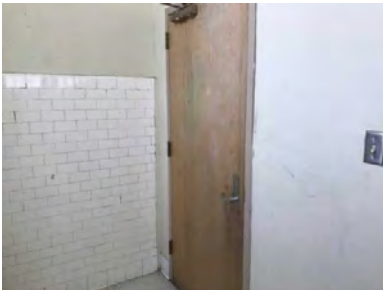
Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Broken and leaking fixtures, replacement is required. - AssetCALC ID: 3924697



Interior Door in Poor condition.

Wood, Hollow-Core Residential
Building B Marshall Fundamental Throughout
building

Uniformat Code: C1030
Recommendation: **Replace in 2023**

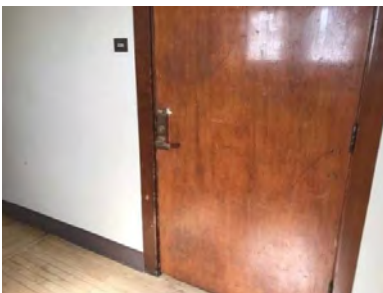
Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Warped doors throughout the building - AssetCALC ID: 3924704



Interior Door in Poor condition.

Wood, Hollow-Core Residential
Building D Marshall Fundamental Throughout

Uniformat Code: C1030
Recommendation: **Replace in 2023**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Warped doors will require repair - AssetCALC ID: 3924821

N/A

Site Earthwork

Slopes & Contours, Reshaping/Regrading
Site Marshall Fundamental Southwest corner of
building A

Uniformat Code: G1070
Recommendation: **Repair in 2022**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

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Site regrading at SW corner of the building is necessary as site should slope away from building to prevent potential building flooding. - AssetCALC ID: 3932120

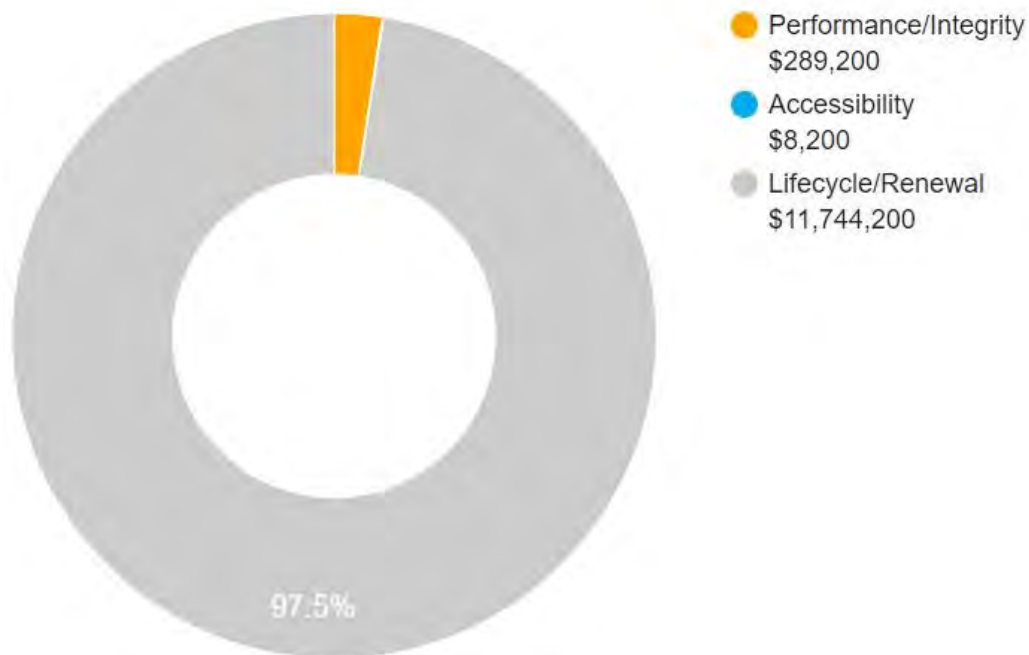
Plan Types

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: \$12,041,600

2. Building A



Building A: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998-2021	
Building Size	67,200 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams and columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: Concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted gypsum board, wood strip, ceramic tile, and Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed unfinished concrete, and Unfinished Ceilings: Painted gypsum board, wood paneling, and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors Wheelchair lifts serving interior stairs area	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building A: Systems Summary		
HVAC	Non-Central System: Packaged units and split-system condensing units Supplemental components: Heat pump, and exhaust fans	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, 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	Leaking roof, interior wall repair, roof skylights, wood flooring,	

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	-	-	\$283,790	\$393,074	\$424,983	\$1,101,847
Roofing	\$3,590	\$11,206	\$184,277	\$27,564	\$417,834	\$644,471
Interiors	-	\$14,791	\$357,502	\$609,194	\$983,393	\$1,964,880
Conveying	-	-	\$9,979	\$127,279	\$4,937	\$142,195
Plumbing	-	-	\$16,681	\$3,406	\$1,251,320	\$1,271,407
HVAC	-	-	-	\$14,563	\$741,504	\$756,067
Fire Protection	-	-	\$10,594	-	\$180,123	\$190,717
Electrical	-	-	\$7,188	\$1,206,958	\$2,394,070	\$3,608,216
Fire Alarm & Electronic Systems	-	-	-	\$656,126	-	\$656,126
Equipment & Furnishings	-	-	\$259,859	\$15,589	\$18,904	\$294,352
Site Utilities	-	-	-	\$7,017	-	\$7,017
Accessibility	\$8,160	-	-	-	-	\$8,160
TOTALS (3% inflation)	\$11,800	\$26,000	\$1,129,900	\$3,060,800	\$6,417,100	\$10,645,600

3. Building B



Building B: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998-2021	
Building Size	34,400 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams & columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile, and Unfinished Floors: VCT, vinyl sheeting, wood strip, and Unfinished Ceilings: Painted gypsum board, and Unfinished/exposed	Fair
Elevators	Shares with building A	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units and split-system condensing units Supplemental components: Exhaust fans	Good

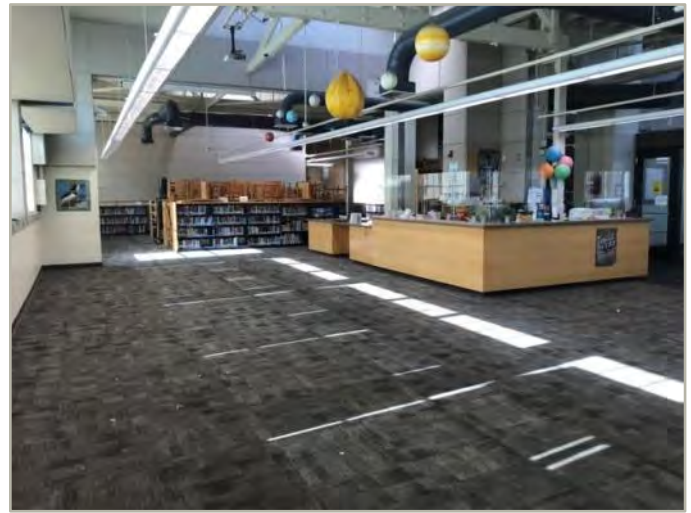
Building B: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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	Leaking roof, sagging roof, plumbing fixtures, interior doors, interior flooring, interior ceramic walls	

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	-	-	\$187,301	\$258,007	\$251,717	\$697,025
Roofing	-	\$122,149	-	\$51,325	\$5,186	\$178,660
Interiors	-	\$46,055	\$274,384	\$319,955	\$382,192	\$1,022,586
Conveying	-	-	-	\$46,860	-	\$46,860
Plumbing	-	\$12,998	\$3,428	\$16,801	\$641,413	\$674,640
HVAC	-	-	-	-	\$478,562	\$478,562
Fire Protection	-	-	\$3,783	-	\$90,001	\$93,784
Electrical	-	-	\$3,026	\$695,053	\$1,154,907	\$1,852,986
Fire Alarm & Electronic Systems	-	-	-	\$240,275	-	\$240,275
Site Utilities	-	-	-	\$7,017	-	\$7,017
TOTALS (3% inflation)	-	\$181,300	\$472,000	\$1,635,300	\$3,004,000	\$5,292,600

4. Building C



Building C: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998-2021	
Building Size	15,900 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams and columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Excellent
Interiors	Walls: Painted gypsum board, ceramic tile, and Unfinished Floors: Carpet, VCT, ceramic tiles, and Unfinished Ceilings: Painted gypsum board, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and split-system condensing units Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair

Building C: Systems Summary

Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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	None observed at time of assessment.	

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	-	-	\$82,657	\$316,598	\$111,084	\$510,339
Roofing	-	-	-	\$50,110	\$312,442	\$362,552
Interiors	-	-	\$124,929	\$139,193	\$260,959	\$525,081
Plumbing	-	-	-	\$123,371	\$28,873	\$152,244
HVAC	-	-	-	-	\$193,558	\$193,558
Fire Protection	-	-	\$5,296	-	\$7,118	\$12,414
Electrical	-	-	-	\$213,809	\$612,788	\$826,597
Fire Alarm & Electronic Systems	-	-	\$5,283	\$142,438	\$7,101	\$154,822
Equipment & Furnishings	-	-	-	\$40,606	\$11,186	\$51,792
Site Utilities	-	-	-	\$4,678	-	\$4,678
TOTALS (3% inflation)	-	-	\$218,200	\$1,030,900	\$1,545,200	\$2,794,300

5. Building D



Building D: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998-2021	
Building Size	27,500 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams and columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish membrane with stone ballast	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, and Unfinished Floors: Carpet, ceramic tile, wood strip, and Unfinished Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic boiler with storage tank Fixtures: Toilets, urinals, and sinks in all restrooms	Poor
HVAC	Non-Central System: Packaged units and split-system condensing units Supplemental components: Exhaust fans	Good

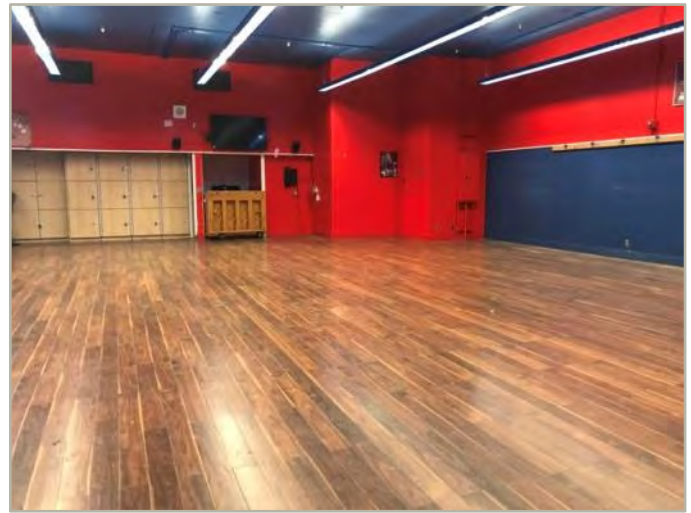
Building D: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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	Domestic boiler, exhaust fans, interior wood doors	

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
Structure	-	-	\$8,083	\$2,337	\$14,006	\$24,426
Facade	-	-	-	\$149,696	\$263,916	\$413,612
Roofing	-	-	\$336,752	\$2,302	-	\$339,054
Interiors	-	\$3,137	\$255,918	\$540,082	\$444,198	\$1,243,335
Plumbing	-	\$42,359	\$21,305	\$20,587	\$586,214	\$670,465
HVAC	-	\$12,548	-	\$3,800	\$140,945	\$157,293
Fire Protection	-	-	\$2,647	-	\$65,682	\$68,329
Electrical	-	-	-	\$329,202	\$831,076	\$1,160,278
Fire Alarm & Electronic Systems	-	-	-	\$294,648	-	\$294,648
Equipment & Furnishings	-	-	-	\$825	-	\$825
Site Development	-	-	-	-	\$35,442	\$35,442
Site Utilities	-	-	-	\$7,017	-	\$7,017
TOTALS (3% inflation)	-	\$58,100	\$624,800	\$1,350,500	\$2,381,500	\$4,414,900

6. Building E



Building E: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998	
Building Size	4,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams and columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Flat construction with modified bituminous finish with foam finish	Fair
Interiors	Walls: Painted gypsum board, and Unfinished Floors: Carpet, wood strip, and Unfinished Ceilings: Hard tiles, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sink in workroom	Fair
HVAC	Non-Central System: Packaged unit Supplemental components: None	Good

Building E: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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	Floor carpet	

Building E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$24,595	\$1,753	\$33,053	\$59,401
Roofing	-	-	-	\$57,886	-	\$57,886
Interiors	-	\$6,303	\$13,776	\$21,103	\$101,041	\$142,223
Plumbing	-	-	\$1,386	-	\$7,778	\$9,164
HVAC	-	-	-	-	\$34,918	\$34,918
Fire Protection	-	-	\$755	-	\$11,080	\$11,835
Electrical	-	-	-	\$51,967	\$101,131	\$153,098
Fire Alarm & Electronic Systems	-	-	-	\$18,422	-	\$18,422
Equipment & Furnishings	-	-	-	-	\$9,365	\$9,365
Site Utilities	-	-	-	\$3,508	-	\$3,508
TOTALS (3% inflation)	-	\$6,400	\$40,600	\$154,700	\$298,400	\$500,100

7. Building F



Building F: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998	
Building Size	8,300 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams and columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Domed construction with built-up finish Secondary: Flat construction with modified bituminous finish with stone ballast	Fair
Interiors	Walls: Painted gypsum board, and Unfinished Floors: Sealed concrete, and Unfinished Ceilings: Painted, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilet, and sink in restroom	Fair
HVAC	Non-Central System: no cooling or heating system Supplemental components: Suspended unit heaters, and thru-wall air conditioner	Poor

Building F: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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	Building lacks fire suppression, unit heaters, and exterior wood Facade	

Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$5,984	-	-	-	-	\$5,984
Facade	-	-	\$51,082	\$2,857	\$83,267	\$137,206
Roofing	-	-	\$118,308	\$471	-	\$118,779
Interiors	-	-	\$47,083	-	\$71,959	\$119,042
Plumbing	-	-	-	-	\$185,218	\$185,218
HVAC	-	\$8,066	\$2,614	\$6,039	\$3,514	\$20,233
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	\$97,088	\$279,827	\$376,915
Fire Alarm & Electronic Systems	-	-	-	\$36,408	-	\$36,408
Equipment & Furnishings	-	-	\$37,207	\$160,672	\$50,004	\$247,883
TOTALS (3% inflation)	\$6,000	\$8,100	\$256,300	\$303,600	\$673,800	\$1,247,800

8. Building G



Building G: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	1925 / 1998-2021	
Building Size	13,600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete and steel beams and columns with concrete slab with integral footing	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish with stone ballast	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, and Unfinished Floors: VCT, ceramic tile, and Unfinished Ceilings: Painted gypsum board, hard ceiling, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and split-system condensing units Supplemental components: Exhaust fans	Good

Building G: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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 G: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$70,001	-	\$179,940	\$249,941
Roofing	-	-	-	\$204,558	-	\$204,558
Interiors	-	-	\$68,424	\$183,446	\$140,631	\$392,501
Plumbing	-	-	\$772	\$3,211	\$380,174	\$384,157
HVAC	-	-	-	\$17,544	\$160,566	\$178,110
Fire Protection	-	-	\$2,080	-	\$33,519	\$35,599
Electrical	-	-	\$3,026	\$209,619	\$457,496	\$670,141
Fire Alarm & Electronic Systems	-	-	-	\$92,466	-	\$92,466
Equipment & Furnishings	-	-	-	\$48,617	\$35,426	\$84,043
Site Utilities	-	-	-	\$3,508	-	\$3,508
TOTALS (3% inflation)	-	-	\$144,400	\$763,000	\$1,387,800	\$2,295,200

9. Building H



Building H: Systems Summary

Address	990 Allen Avenue, Pasadena, California 91104	
Constructed/Renovated	2016	
Building Size	28,950 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by steel joists and wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile, ACT wall panels, and Unfinished Floors: VCT, ceramic tile, wood strip, and Unfinished Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units and split-system condensing units Supplemental components: Exhaust fans, AC units	Good

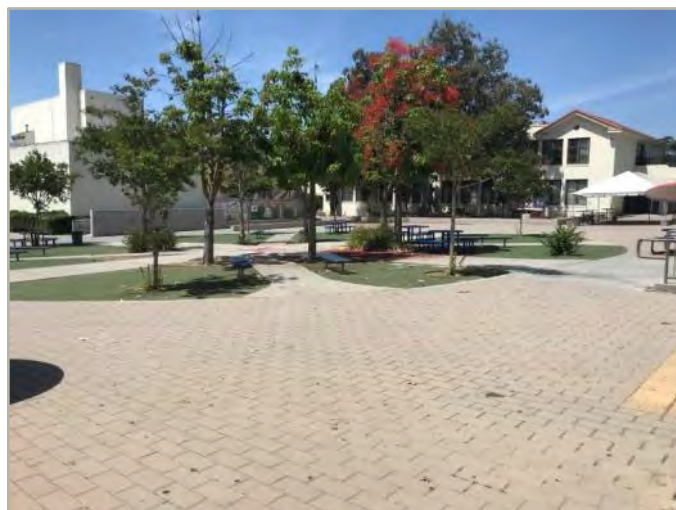
Building H: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, linear fluorescent, and, incandescent Emergency Power: None	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
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 H: 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	-	-	\$146,229	-	\$196,519	\$342,748
Roofing	-	-	-	-	\$480,575	\$480,575
Interiors	-	-	\$177,215	\$29,811	\$365,527	\$572,553
Plumbing	-	-	-	\$14,194	-	\$14,194
HVAC	-	-	-	\$42,565	\$183,233	\$225,798
Fire Protection	-	-	\$5,296	-	\$89,964	\$95,260
Electrical	-	-	-	-	\$381,142	\$381,142
Fire Alarm & Electronic Systems	-	-	-	\$144,583	\$142,927	\$287,510
Equipment & Furnishings	-	-	-	-	\$110,589	\$110,589
Site Development	-	-	-	-	\$143,465	\$143,465
Site Utilities	-	-	-	-	\$23,697	\$23,697
TOTALS (3% inflation)	-	-	\$328,800	\$231,200	\$2,117,700	\$2,677,700

10. 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	Fair
Site Development	Property entrance signage; chain link, wrought iron wall fencing; metal fence dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: LED, and incandescent	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Severe alligator cracking and potholes, significant sidewalk trip hazards, site earthwork at southwest corner of building A, landscaping repair, fence replacement.	

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
Structure	-	-	-	-	\$58,951	\$58,951
Roofing	-	-	-	\$138,613	-	\$138,613
Interiors	-	-	\$13,117	-	\$17,628	\$30,745
Plumbing	-	-	-	-	\$48,811	\$48,811
Equipment & Furnishings	-	-	-	\$39,478	-	\$39,478
Site Pavement	\$30,627	\$7,866	\$32,902	\$47,260	\$1,818,364	\$1,937,019
Site Development	\$17,931	\$11,206	-	\$428,668	\$354,899	\$812,704
Site Utilities	-	-	-	\$41,524	-	\$41,524
Follow-up Studies	\$7,616	-	-	-	-	\$7,616
TOTALS (3% inflation)	\$56,200	\$19,100	\$46,100	\$695,600	\$2,298,700	\$3,115,700

11. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Upper roof at building H; lack of ladder or other means of access
- Partial interior space at building C; under construction

12. 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 1925 and substantially renovated during 1998-2021 and during the construction of building H in 2016. Some accessibility improvements appear to have been implemented at that time.

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

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

13. 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.

14. 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.

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Marshall Fundamental, 990 Allen Avenue, Pasadena, California 91104, 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.

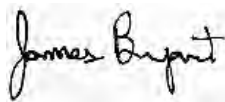
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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.

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16. 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 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING B



6 - BUILDING H

Photographic Overview



7 - BUILDING F



8 - BUILDING G



9 - BUILDING D



10 - LUNCH SHADE SHELTER



11 - COURTYARD

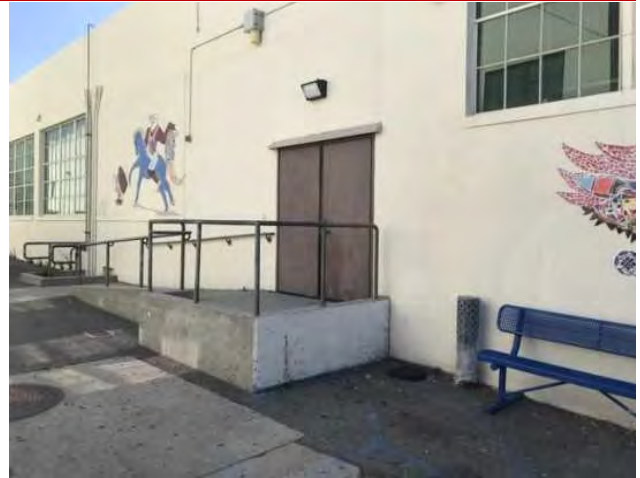


12 - EXTERIOR STAIRS

Photographic Overview



13 - EXTERIOR DOORS



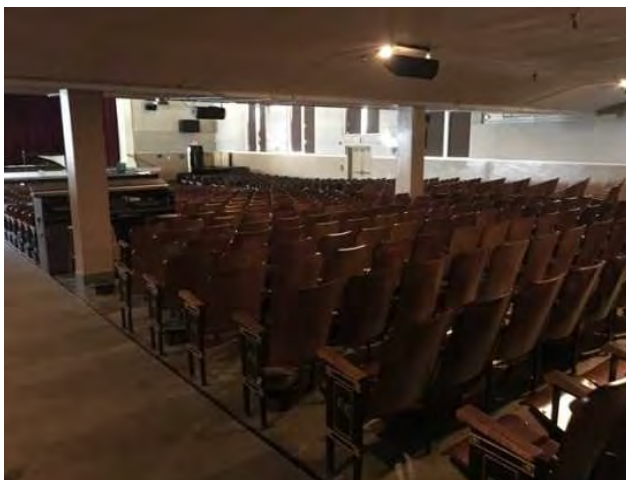
14 - EXTERIOR DOORS



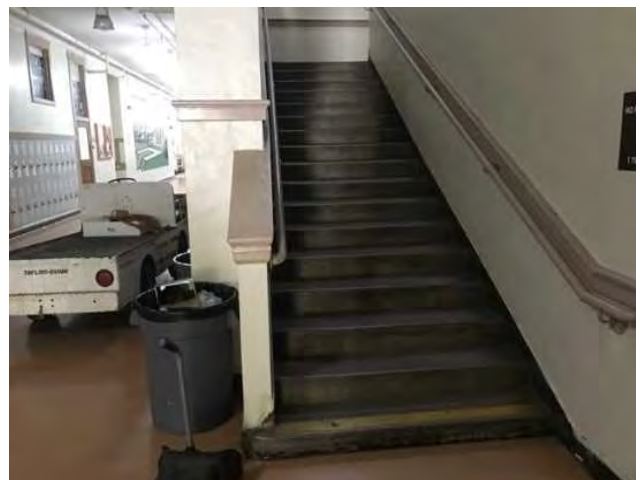
15 - WINDOWS



16 - INTERIOR DOOR



17 - AUDITORIUM



18 - INTERIOR STAIRCASE

Photographic Overview



19 - DETERIORATED FAÇADE



20 - ROOFING



21 - ROOFING



22 - ROOFING



23 - DAMAGED ROOFING



24 - ROOFING

Photographic Overview



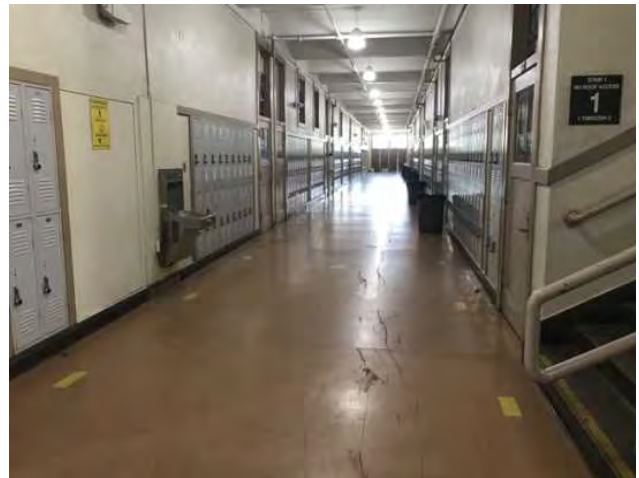
25 - LOBBY AREA



26 - OFFICE



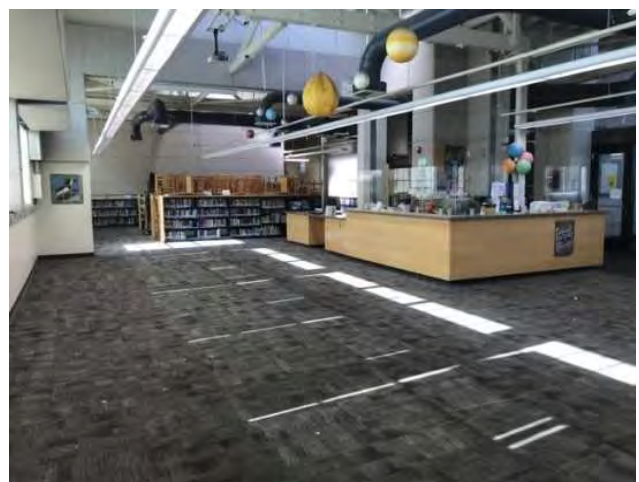
27 - HALLWAY



28 - HALLWAY



29 - CONFERENCE ROOM



30 - LIBRARY

Photographic Overview



31 - CAFETERIA



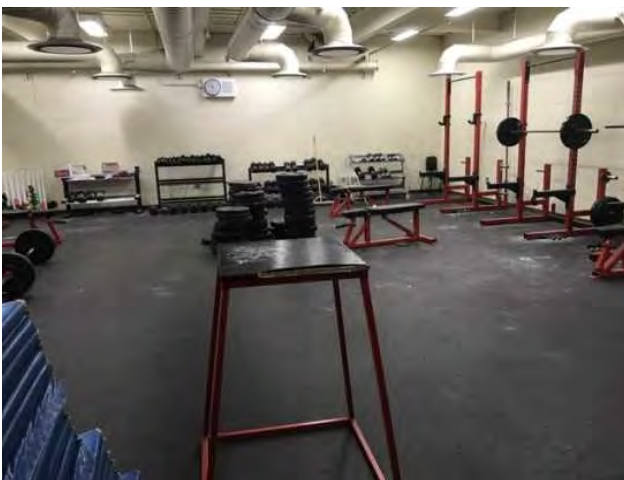
32 - GYMNASIUM



33 - OLD GYMNASIUM



34 - AUDITORIUM



35 - WEIGHT ROOM



36 - CLASSROOM

Photographic Overview



37 - CLASSROOM



38 - CLASSROOM



39 - DANCE ROOM



40 - BUILDING C UNDER CONSTRUCTION



41 - TOILET PARTITIONS



42 - SHOWERS

Photographic Overview



43 - RESTROOM OVERVIEW



44 - TOILET OVERVIEW



45 - ROOFTOP PACKAGED UNIT (RTU)



46 - SPLIT SYSTEM CONDENSING UNIT

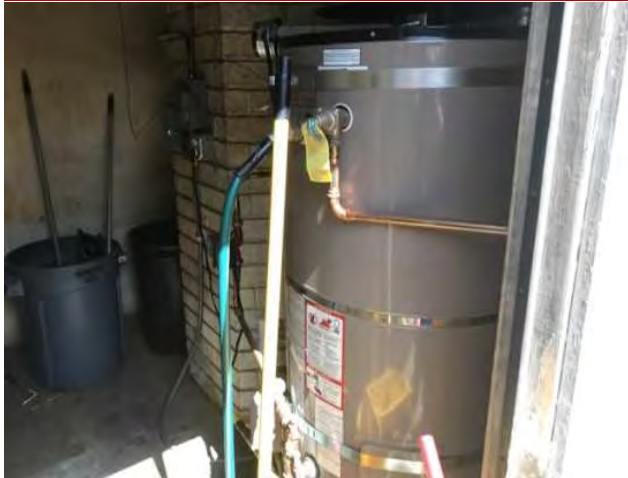


47 - ROOF MOUNTED EXHAUST FAN



48 - ROOF MOUNTED EXHAUST FAN

Photographic Overview



49 – GAS WATER HEATER



50 – GAS WATER HEATER



51 – ELECTRICAL SWITCHBOARD



52 – ELECTRICAL DISTRIBUTION PANEL



53 - FIRE ALARM PANEL



54 - KITCHEN OVERVIEW

Photographic Overview



55 - PARKING LOT



56 - PARKING LOT



57 - TENNIS COURT



58 - BASKETBALL COURT



59 - FIELD AND TRACK



60 - BACKFLOW PREVENTER

Appendix B:

Site and Floor Plans

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-019.354

Project Name

Marshall Fundamental

Source

Google

On-Site Date

June 7-9, 2022



Floor Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-019.354

Project Name

Marshall Fundamental

Source

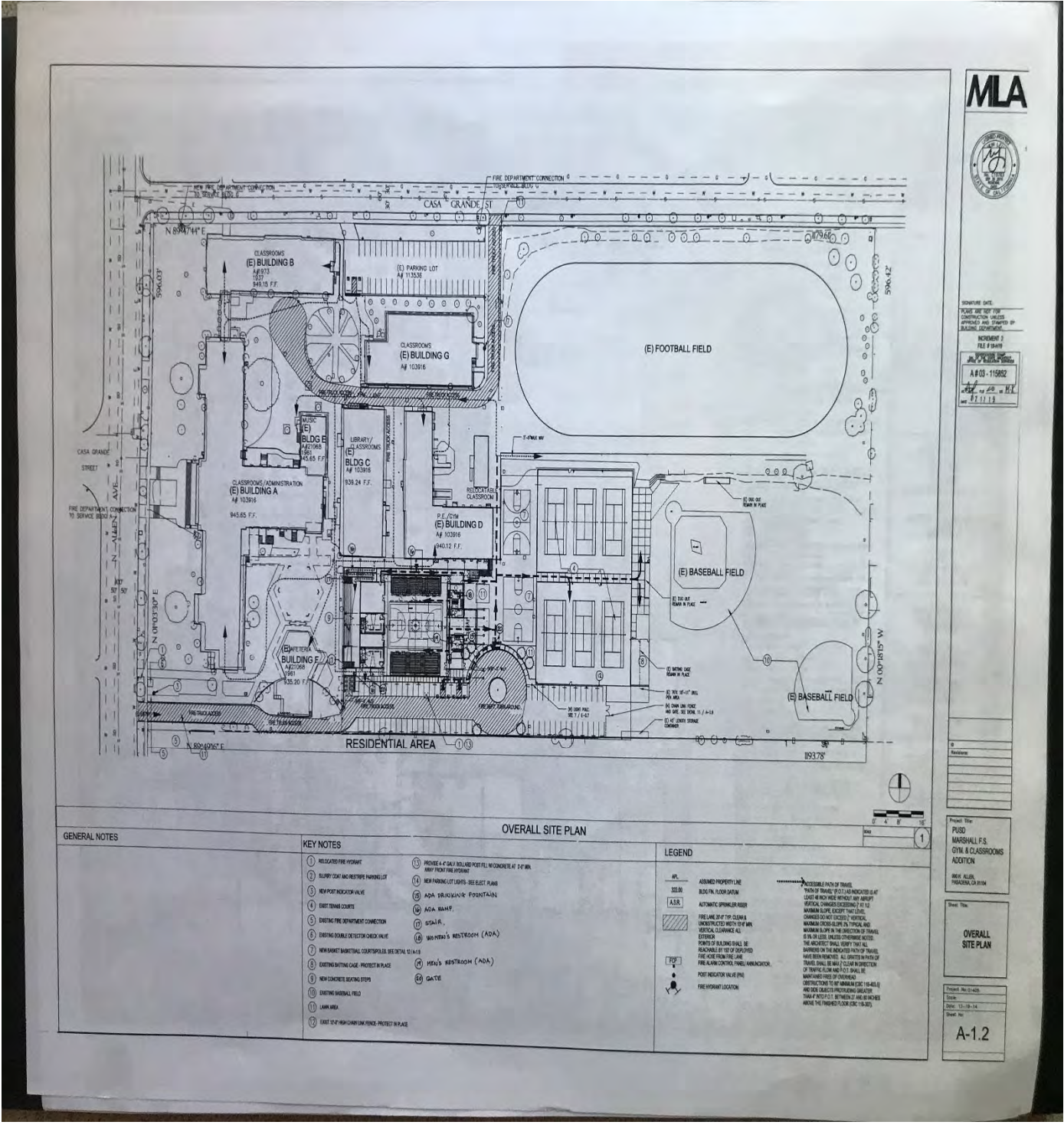
Client Supplied

On-Site Date

June 7-9, 2022



Floor Plan



June 7-9, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Marshall Fundamental
Name of person completing form:	N/A
Title / Association w/ property:	N/A
Length of time associated w/ property:	N/A
Date Completed:	6/9/2022
Phone Number:	N/A
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

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



Signature of Assessor

Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Marshall Fundamental

BV Project Number: 154554.22R000 - 019.354

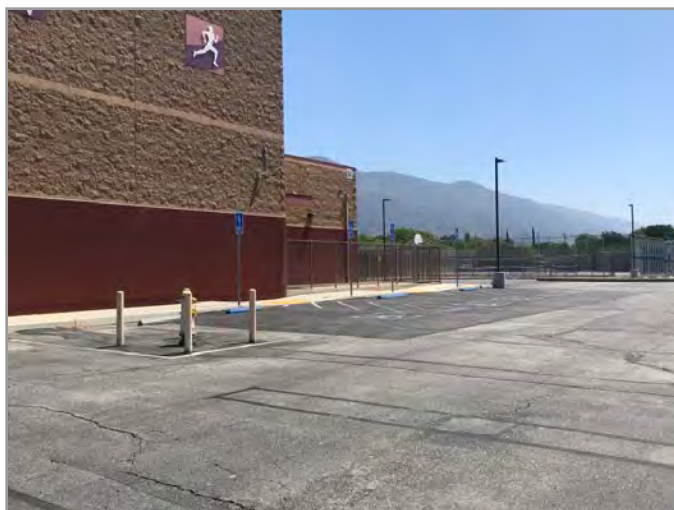
Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



MAIN ENTRANCE IS NOT ACCESSIBLE



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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



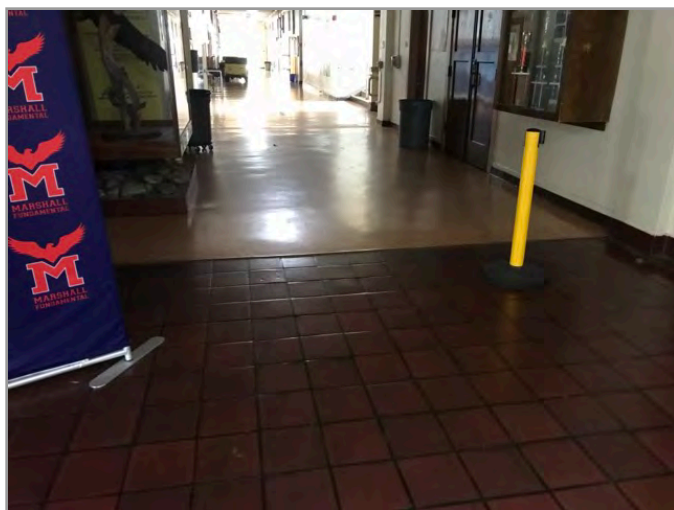
DOOR HARDWARE

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

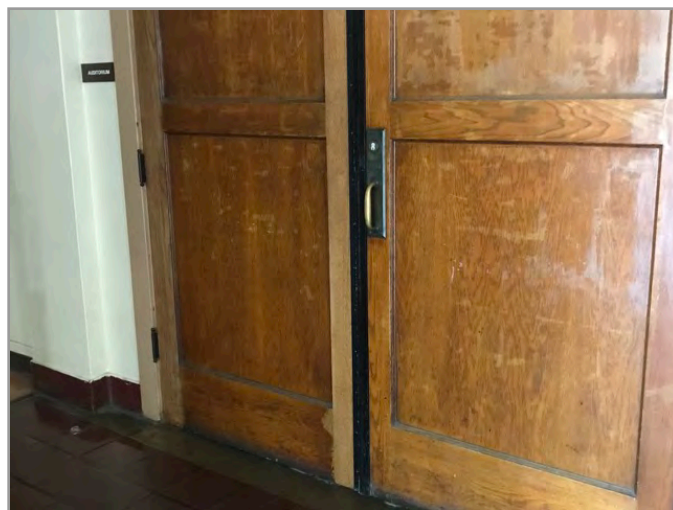
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

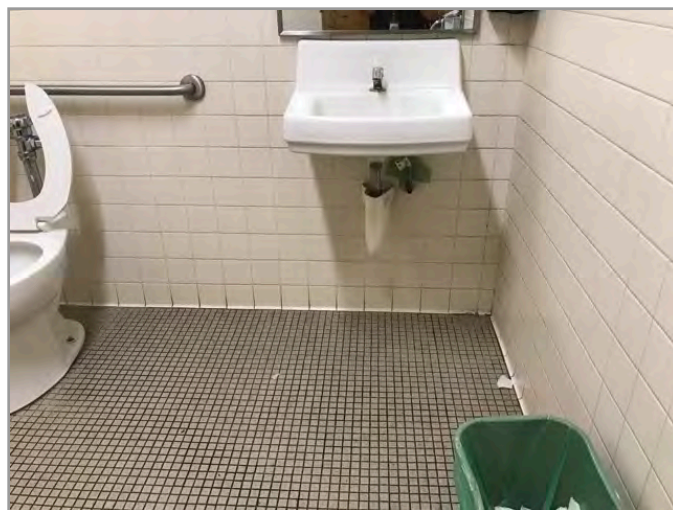
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	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



SINK CLEARANCE



KITCHEN OVERVIEW

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



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Marshall Fundamental / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Building Exterior	Poor	Structural Decking, Wood, Repair	500 SF	0	3924898
Facade						
B2010	Building Exterior	Fair	Curtain Wall, Aluminum-Framed System, Refinish	1,100 SF	6	3924889
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	3924908
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	18	3924922
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	14	3924899
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,200 SF	5	3924912
B3010	Roof	Fair	Roofing, Modified Bitumen	2,100 SF	5	3924875
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	38 LF	8	3924904
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	12	3924890
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,500 SF	4	3924913
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,200 SF	4	3924874
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,200 SF	4	3924916
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	3924911
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	11	3924905
D2010	Custodian clos	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	3924925
D2010	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	3924923
D2010	Commercial kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	3924872
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,300 SF	18	3924903
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	3924919
HVAC						
D3020	Cafeteria	Poor	Unit Heater, Electric	1	1	3924914
D3020	Cafeteria	Poor	Unit Heater, Electric	1	1	3924885
D3020	Commercial kitchen	Fair	Unit Heater, Electric	1	8	3924920
D3030	Commercial kitchen	Fair	Air Conditioner, Window/Thru-Wall	1	3	3924880
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	10	3924882
Fire Protection						
D4010		NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	8,300 SF	40	3933120
Electrical						
D5020	Storage area	Fair	Distribution Panel, 120/208 V	1	12	3924895
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	8,300 SF	18	3924881
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,300 SF	10	3924879
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,300 SF	10	3924873
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	9	3924900

Component Condition Report | Marshall Fundamental / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	9	3924896
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	3924926
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	9	3924892
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	3924871
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	3924918
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	9	3924902
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	3924887
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	3924915
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	3924878
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	7	3924897
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3924921
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	3924894
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	3924909
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	3924910
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	3924888
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	3924927
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	3924886
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	3924906
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	3924877
E1030	Commercial kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	3924901
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	9	3924917
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	3924924
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	3924884
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	3924891
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	7	3924883
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	9	3924876

Component Condition Report | Marshall Fundamental / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Lunch shelter	Fair	Roof Structure, Pitched, Wood Trusses	1,500 SF	20	3925076
Roofing						
B3010	Lunch shelter roof	Fair	Roofing, Built-Up	5,200 SF	10	3925113
B3010	Walkway roof	Fair	Roofing, Modified Bitumen	2,200 SF	10	3925095
Interiors						
C2050	Lunch shelter	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,200 SF	5	3925117
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3925109
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3925089
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3925087
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3925082

Component Condition Report | Marshall Fundamental / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	3925098
Equipment & Furnishings						
E2010	Site	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	90 LF	10	3925099
Sitework						
G1070	Southwest corner of building A	NA	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	2,000 SF	0	3932120
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	22	10	3925093
G2060	Lunch shelter	Fair	Picnic Table, Metal Powder-Coated	16	13	3925101
G2060	Main entrance	Fair	Signage, Property, Monument, Replace/Install	1	10	3925075
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	110 LF	40	3925108
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 8'	400 LF	1	3925092
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	150 LF	40	3925102
G2060	Site	Fair	Park Bench, Metal Powder-Coated	12	10	3925096
G2060	Trash enclosure	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	14	3925104
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,750 LF	15	3925097
G2060	Tennis court	Fair	Fences & Gates, Fence, Chain Link 8'	1,120 LF	20	3925083
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	67,500 SF	10	3925079
G2080	Landscaping	Poor	Landscaping, Eroded Areas, Sodding, Repair	9,500 SF	0	3925086
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	3925110
G4050	Lunch shelter	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	10	3925112
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	46,500 SF	13	3925115
G2020	Basketball court	Fair	Basketball court, Pavement, Asphalt, Mill & Overlay	15,600 SF	15	3925111
G2020	Roadway	Poor	Roadway, Pavement, Asphalt, Repair	3,500 SF	0	3925106
G2020	Roadway	Fair	Roadway, Pavement, Asphalt, Mill & Overlay	37,500 SF	13	3925081
G2020	Basketball court	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,600 SF	1	3925116
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	61,500 SF	3	3925085
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	31,500 SF	20	3925094
G2030	Sidewalk	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	6	0	3925084
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	9,500 SF	18	3925114
Athletic, Recreational & Playfield Areas						
G2050	Field	Fair	Playfield Surfaces, Sand, 6" Depth	26,000 SF	10	3925091
G2050	Baseball field	Fair	Playfield Surfaces, Sand, 6" Depth	22,000 SF	10	3925090
G2050	Field	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	9	3925078
G2050	Baseball field	Fair	Sports Apparatus, Baseball, Batting Cage	1	7	3925100
G2050	Tennis court	Fair	Sports Apparatus, Tennis, Net w/ Posts & Anchors	6	13	3925105
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	3925077
G2050	Site	Fair	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	4,500 SF	10	3925118
G2050	Baseball field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	8	3925088
G2050	Tennis court	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	38,200 SF	8	3925119
Follow-up Studies						
P2030	Southwest corner of building A	NA	Engineering Study, Civil, General Design, Study	1	0	3932119

Component Condition Report | Marshall Fundamental / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Throughout building	Fair	Stairs, Wood, Interior, Refinish	1,700 SF	3	3924825
B1080	Building exterior	Fair	Stairs, Metal, Interior, Refinish	1,200 SF	6	3924813
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	36,500 SF	6	3924839
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	68	14	3924796
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	8	3924806
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	27,500 SF	4	3924834
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	175 LF	10	3924827
Interiors						
C1030	Throughout	Poor	Interior Door, Wood, Hollow-Core Residential	7	1	3924821
C1030	Throughout building	Fair	Door Hardware, School, per Door	91	10	3924815
C1070	Hallway	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,000 SF	9	3924801
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	3924791
C1090	Locker room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	540	10	3924848
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	37,500 SF	5	3924807
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	15	3924809
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	2,200 SF	5	3924844
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	6,500 SF	6	3924829
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	13,500 SF	3	3924783
C2030	Dance room	Good	Flooring, Wood, Strip, Refinish	3,700 SF	8	3924833
C2030	Restrooms	Fair	Flooring, Ceramic Tile	750 SF	8	3924793
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	22,500 SF	3	3924798
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	27,500 SF	18	3924799
D2010	Utility closet	Fair	Storage Tank, Domestic Water	1	5	3924816
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	3924826
D2010	Restrooms	Fair	Shower, Ceramic Tile	3	8	3924842
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	8	3924840
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	3924818
D2010	Restrooms	Fair	Urinal, Waterless	2	14	3924838
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	13	3924837
D2010	Utility closet	Poor	Boiler, Gas, Domestic	1	1	3924805
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	3924841
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	12	3924814
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	5	3924810
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [Ac-243]	1	11	3924788
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [Ac-242]	1	11	3924824
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [Ac-234]	1	11	3924845

Component Condition Report | Marshall Fundamental / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	IT office	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	10	3924786
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [Ac-243]	1	11	3924817
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	27,500 SF	30	3924797
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-236]	1	16	3924781
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-238]	1	16	3924847
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-240]	1	16	3924789
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-237]	1	16	3924795
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-239]	1	16	3924802
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 36"Damper	1	1	3924792
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-18]	1	21	3924843
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 36"Damper	1	1	3924812
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-16]	1	21	3924823
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-19]	1	21	3924808
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-17]	1	21	3924820
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-12]	1	21	3924822
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-19*]	1	21	3924811
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	27,500 SF	11	3924787
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	14	5	3924790
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	27,500 SF	14	3924830
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	14	3924804
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	9	3924784
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	27,500 SF	10	3924836
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	27,500 SF	10	3924835
D7030	Throughout building	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	27,500 SF	8	3924800
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	27,500 SF	10	3924846
Equipment & Furnishings						
E1060	Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	3924819
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	15	3924782
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	13	3924803
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3924794

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	75,000 SF	5	3924534
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	124	8	3924581

Component Condition Report | Marshall Fundamental / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	13	3924565
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	12	3924633
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	15,500 SF	20	3924608
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	14,500 SF	15	3924652
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	3924602
B3060	Roof	Fair	Roof Skylight, per SF of glazing	400 SF	8	3924555
B3060	Roof	Poor	Roof Skylight, per SF of glazing	200 SF	1	3924567
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	174	3	3924614
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	260	7	3924646
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	8	3924560
C2010	Throughout building	Poor	Wall Finishes, Wood Paneling, Plywood	400 SF	1	3924639
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	87,000 SF	5	3924617
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,450 SF	16	3924635
C2030	Lobby	Fair	Flooring, Quarry Tile	1,200 SF	20	3924539
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	17,500 SF	7	3924625
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	28,500 SF	6	3924579
C2030	Stage	Fair	Flooring, Wood, Parquetry, Refinish	600 SF	4	3924584
C2030	Offices	Fair	Flooring, Carpet, Commercial Standard	3,500 SF	4	3924593
C2030	Auditorium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10,700 SF	3	3924547
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	10	3924626
C2030	Throughout building	Poor	Flooring, Wood, Strip, Refinish	2,700 SF	1	3924627
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	55,000 SF	5	3924647
C2050	Auditorium	Fair	Ceiling Finishes, Wood Paneling	10,700 SF	15	3924601
Conveying						
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car [Elevator-1]	1	5	3924651
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [Elevator-1]	1	10	3924583
D1010	Hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	3924592
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	3924542
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	4	3924585
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	12	14	3924618
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	36	15	3924610
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	3924550
D2010	Restrooms	Fair	Urinal, Waterless	11	12	3924551
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	3924628
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	5	3924641
D2010	Basement	Fair	Water Heater, Gas, Residential	1	3	3924600
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	67,200 SF	11	3924638
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	4	3924619

Component Condition Report | Marshall Fundamental / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump []	1	11	3924554
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B17]	1	11	3924591
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump []	1	11	3924575
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-216]	1	11	3924540
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B15]	1	11	3924655
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC1-18]	1	11	3924645
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B07]	1	11	3924558
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B06]	1	11	3924562
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B22]	1	11	3924612
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump []	1	15	3924657
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B06]	1	11	3924653
D3030	Front of building	Fair	Split System, Condensing Unit/Heat Pump	1	7	3924589
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B26]	1	11	3924578
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	3924553
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump []	1	11	3924605
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump []	1	11	3924624
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-B05]	1	11	3924656
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-113]	1	11	3924572
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-217]	1	16	3924643
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-221]	1	16	3924552
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-203]	1	16	3924598
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-206]	1	16	3924548
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-113]	1	16	3924613
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-127]	1	16	3924629
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-6]	1	16	3924621
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	3924564
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-215]	1	16	3924607
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-]	1	16	3924611
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	67,200 SF	26	3924546
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-202]	1	16	3924604
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-211]	1	16	3924566
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	3924588
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-101]	1	16	3924556
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-229]	1	16	3924535
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-220]	1	16	3924634
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-117]	1	16	3924632
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-205]	1	16	3924563
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-102]	1	16	3924549
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-222]	1	16	3924537
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-104]	1	16	3924559

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-109]	1	16	3924577
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-105]	1	16	3924622
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-213]	1	16	3924545
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-204]	1	16	3924609
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-115]	1	16	3924538
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-130]	1	16	3924631
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-106]	1	16	3924582
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-207]	1	16	3924587
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-110]	1	16	3924597
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-218]	1	16	3924640
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-201]	1	16	3924644
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-103]	1	16	3924574
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-208]	1	16	3924571
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-8]	1	21	3924603
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-6]	1	21	3924606
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-6]	1	21	3924536
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-4]	1	21	3924658
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-3]	1	21	3924569
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-7]	1	21	3924637
D3060	Roof	Good	Exhaust Fan, Centrifugal, 28" Damper	1	21	3924616
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-2]	1	21	3924570
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	67,200 SF	14	3924636
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	28	5	3924630
Electrical						
D5020	Hallway	Fair	Distribution Panel, 120/208 V	1	10	3924594
D5020	Basement	Fair	Switchboard, 277/480 V	1	20	3924544
D5020	Basement	Fair	Switchboard, 120/208 V	1	20	3924654
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	67,200 SF	15	3924541
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	67,200 SF	8	3924623
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	19	5	3924596
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	67,200 SF	8	3924590
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	67,200 SF	7	3924561
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	9	3924568
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	9	3924595
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	67,200 SF	10	3924650
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	3	3924642
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	3924649
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	6	3924543

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	578	4	3924573
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3924586
Accessibility						
Y1090	Main entrance and some restrooms	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	3924580

Component Condition Report | Marshall Fundamental / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	49,500 SF	5	3924668
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	84	6	3924715
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	10	3924716
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	9,800 SF	8	3924664
B3010	Roof	Poor	Roofing, Modified Bitumen	10,900 SF	1	3924671
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	180 SF	15	3924722
Interiors						
C1030	Throughout building	Poor	Interior Door, Wood, Hollow-Core Residential	10	1	3924704
C1030	Throughout building	Fair	Door Hardware, School, per Door	42	3	3924720
C1090	Restrooms	Poor	Toilet Partitions, Plastic/Laminate	2	1	3924672
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	360	8	3924714
C2010	Restrooms	Poor	Wall Finishes, Ceramic Tile	1,550 SF	1	3924685
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	45,500 SF	4	3924695
C2030	Restrooms	Poor	Flooring, Vinyl Sheeting	1,100 SF	1	3924727
C2030	Throughout building	Fair	Flooring, Wood, Strip, Refinish	23,500 SF	5	3924665
C2030	Hallway	Fair	Flooring, Vinyl Tile (VCT)	7,500 SF	6	3924679
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	29,500 SF	4	3924684
Conveying						
D1010	Hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	3924691
D1010	Hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	3924676
Plumbing						
D2010	Restrooms	Poor	Urinal, Waterless	2	1	3924697
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	34,400 SF	15	3924690
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	6	3924666
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	4	3924699
D2010	Restrooms	Poor	Toilet, Commercial Water Closet	8	1	3924706
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	9	3924700
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	3924724
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	3924675
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	3924678

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	3924667
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-230]	1	16	3924660
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-129]	1	16	3924701
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-126]	1	16	3924717
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-226]	1	16	3924702
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-231]	1	16	3924725
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-130]	1	16	3924707
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-228]	1	16	3924688
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-232]	1	16	3924698
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-223]	1	16	3924723
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-127]	1	16	3924670
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-124]	1	16	3924682
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-124]	1	16	3924709
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [B51]	1	16	3924721
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-123]	1	16	3924719
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-224]	1	16	3924680
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-229]	1	16	3924659
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-227]	1	16	3924689
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-128]	1	16	3924708
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-222]	1	16	3924693
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-10]	1	21	3924713
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-9]	1	21	3924703
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-11]	1	21	3924687
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	34,400 SF	14	3924677
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	10	5	3924711
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	3924712
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	3924705
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	26	3924718
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	9	3924681
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	34,400 SF	18	3924726
D5020	Electrical room	Good	Switchboard, 120/208 V	1	30	3924669
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	20	3924662
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	34,400 SF	10	3924696
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	8	5	3924661
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	34,400 SF	6	3924683
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	34,400 SF	10	3924694
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	3924692

Component Condition Report | Marshall Fundamental / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	22,500 SF	4	3924740
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	96	8	3924773
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	10	3924754
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	15,900 SF	20	3924760
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	8	3924752
B3060	Roof	Fair	Roof Skylight, per SF of glazing	660 SF	10	3924770
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	80	5	3924730
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	3924729
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	54	8	3924761
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	23,500 SF	5	3924762
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,250 SF	15	3924772
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	7,200 SF	6	3924744
C2030	Restrooms	Fair	Flooring, Ceramic Tile	900 SF	15	3924756
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,500 SF	7	3924747
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	15,900 SF	5	3924768
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	14	3924780
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	3924743
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	6	3924742
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	3924738
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	15,900 SF	10	3924776
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	2	15	3924732
D2010	Restrooms	Fair	Urinal, Waterless	2	14	3924731
D2010	Work room	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	14	3924759
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	3924739
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	3924765
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	11	3924774
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	15,900 SF	26	3924779
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-153]	1	16	3924753
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	3924767
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-150]	1	16	3924746
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-150]	1	16	3924745
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-154]	1	16	3924733
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	3924748
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-13]	1	21	3924777
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-15]	1	21	3924771
Fire Protection						

Component Condition Report | Marshall Fundamental / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	14	5	3924763
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	19	3924741
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	3924734
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	3924766
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	15,900 SF	19	3924775
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	3924750
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,900 SF	10	3924749
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	15,900 SF	8	3924769
D7030	Library	Fair	Security Monitor, Closed Circuit, Medium	1	5	3924758
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	15,900 SF	8	3924737
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	15,900 SF	8	3924751
Equipment & Furnishings						
E1060	Kitchen	Fair	Residential Appliances, Washer	1	7	3924757
E1060	Kitchen	Fair	Residential Appliances, Clothes Dryer	1	7	3924735
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	88 LF	10	3924778
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	15	3924755
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	10	3924736

Component Condition Report | Marshall Fundamental / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,500 SF	5	3924850
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	10	3924858
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,200 SF	8	3924863
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	8	3924859
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,800 SF	7	3924868
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	4	3924861
C2030	Throughout building	Fair	Flooring, Wood, Strip	3,000 SF	14	3924856
C2030	Office	Poor	Flooring, Carpet, Commercial Standard	750 SF	1	3924865
Plumbing						
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	5	3924860
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,200 SF	18	3924854
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-54]	1	16	3924851
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	4,200 SF	26	3924867
Fire Protection						

Component Condition Report | Marshall Fundamental / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,200 SF	13	3924857
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	3924862
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	9	3924869
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,200 SF	18	3924852
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	10	3924866
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,200 SF	10	3924855
Equipment & Furnishings						
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	14 LF	12	3924870
E2010	Office	Fair	Casework, Countertop, Solid Surface	14 LF	18	3924849
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3924864

Component Condition Report | Marshall Fundamental / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	18,500 SF	5	3924948
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	32	14	3924969
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	160 SF	14	3924975
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	18	3924976
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	13,600 SF	10	3924936
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	10	3924933
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	47	10	3924950
C1070	Classrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	11,500 SF	10	3924940
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	10	10	3924943
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,500 SF	5	3924942
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	860 SF	18	3924935
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	12,500 SF	8	3924944
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	18	3924955
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,500 SF	5	3924962
Plumbing						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	18	14	3924953
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	3	3924959
D2010	Restrooms	Fair	Urinal, Waterless	6	14	3924945
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	14	3924968
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	2	12	3924931
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,600 SF	18	3924932
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	16	14	3924929

Component Condition Report | Marshall Fundamental / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	7	3924930
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [AC-169]	1	11	3924981
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-165]	1	16	3924939
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-164]	1	16	3924973
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-163]	1	16	3924964
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	13,600 SF	26	3924974
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-162]	1	16	3924978
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-166]	1	16	3924971
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-167]	1	16	3924928
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [AC-160]	1	16	3924977
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	3924957
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EX-20]	1	21	3924979
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper []	1	21	3924966
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EX-26]	1	10	3924951
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EX-22]	1	21	3924947
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EX-25]	1	10	3924941
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EX-24]	1	10	3924980
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	13,600 SF	11	3924946
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	11	5	3924970
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	9	3924961
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	9	3924956
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	3924965
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,600 SF	18	3924960
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,600 SF	10	3924972
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED	8	5	3924949
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	13,600 SF	10	3924934
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,600 SF	10	3924938
Equipment & Furnishings						
E2010	Classrooms	Good	Casework, Cabinetry Economy	190 LF	10	3924954
E2010	Classrooms	Good	Casework, Countertop, Solid Surface	190 LF	15	3924963
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	10	3924967

Component Condition Report | Marshall Fundamental / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	38,500 SF	5	3925025

Component Condition Report | Marshall Fundamental / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Good	Storefront, Glazing & Framing	240 SF	24	3925048
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	12	24	3924996
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	24	3924992
B2050	Ticket office	Fair	Overhead/Dock Door, any type, by SF, Refinish	1	4	3925030
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	6	34	3924985
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	28,950 SF	14	3925009
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	280 LF	14	3925027
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	6	24	3925008
Interiors						
C1030	Throughout building	Good	Door Hardware, School, per Door	28	24	3925011
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	19	3925034
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	14	14	3925061
C1090	Locker room	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	64	14	3925036
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,300 SF	34	3925010
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	34,500 SF	4	3925060
C2010	Classrooms	Good	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	1,750 SF	19	3925019
C2030	Classrooms	Good	Flooring, Vinyl Tile (VCT)	4,200 SF	9	3925037
C2030	Throughout building	Good	Flooring, Wood, Strip, Refinish	13,200 SF	4	3925032
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,200 SF	34	3924989
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	19,500 SF	5	3924988
Plumbing						
D2010	Gymnasium	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	3925020
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	3925051
D2010	Locker room	Good	Toilet, Commercial Water Closet	16	24	3924982
D2010	Locker room	Good	Sink/Lavatory, Wall-Hung, Vitreous China	16	24	3924997
D2010	Custodian room	Good	Sink/Lavatory, Service Sink, Floor	2	29	3925014
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	28,950 SF	34	3925001
D2010	Locker room	Good	Urinal, Waterless	7	24	3924993
D2010	Custodian room	Good	Water Heater, Gas, Tankless	1	9	3925028
D2010	Locker room	Good	Shower, Ceramic Tile	4	24	3925053
D2010	Locker room	Good	Water Heater, Gas, Tankless	1	9	3925047
D2010	Ticket office	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	24	3924995
HVAC						
D3030	West roof	Good	Split System, Condensing Unit/Heat Pump	1	8	3924984
D3030	West roof	Good	Split System, Condensing Unit/Heat Pump	1	9	3925000
D3030	Weight room	Good	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	14	3925039
D3030	West roof	Good	Split System, Condensing Unit/Heat Pump	1	9	3925041
D3030	Roof	Good	Split System Ductless, Single Zone	1	9	3924983
D3030	Weight room	Good	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	13	3925058
D3030	West roof	Good	Split System, Condensing Unit/Heat Pump	1	9	3925062

Component Condition Report | Marshall Fundamental / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone	1	9	3925045
D3030	West roof	Good	Split System, Condensing Unit/Heat Pump	1	9	3925006
D3030	Locker room	Good	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	14	3924990
D3050	West roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3925013
D3050	West roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3925055
D3050	West roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3925040
D3050	West roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3925033
D3050	West roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3924986
D3050	West roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	14	3925052
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	28,950 SF	24	3924998
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	3925015
D3060	Upper roof	Good	Exhaust Fan, Centrifugal, 36"Damper	1	21	3925029
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	16	3925003
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	3925043
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	16	3925007
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	3925017
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	16	3924999
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	3925005
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	14	3925002
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	16	3925038
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-4]	1	14	3925054
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	16	3925046
D3060	West roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	16	3925024
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	28,950 SF	19	3924987
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	14	5	3925049
Electrical						
D5020	Electrical room	Good	Switchboard, 277/480 V	1	34	3924991
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	24	3925022
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	28,950 SF	34	3925042
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	24	3924994
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	28,950 SF	14	3925016
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Installation, Average Density, Install	28,950 SF	9	3925035
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	9	3925018
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	28,950 SF	14	3925021
Equipment & Furnishings						
E2010	Gymnasium	Good	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	56	14	3925059
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	140 LF	34	3925012
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	140 LF	14	3925004
Athletic, Recreational & Playfield Areas						

Component Condition Report | Marshall Fundamental / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Gymnasium	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	19	3925056
G2050	Gymnasium	Good	Sports Apparatus, Scoreboard, Electronic Standard	2	19	3925031
Sitework						
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	14	3925026
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	24	14	3925023

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/10/2022

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
Marshall Fundamental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Marshall Fundamental / Building A	\$11,750	\$25,999	\$0	\$107,773	\$293,342	\$627,240	\$200,715	\$452,814	\$1,098,462	\$45,995	\$425,933	\$1,241,585	\$26,991	\$52,487	\$200,041	\$3,626,769	\$666,243	\$125,881	\$9,261	\$0	\$724,907	\$9,964,187
Marshall Fundamental / Building B	\$0	\$181,207	\$0	\$19,973	\$159,253	\$312,674	\$400,781	\$0	\$346,270	\$46,279	\$416,429	\$22,892	\$0	\$0	\$269,990	\$1,066,808	\$469,129	\$0	\$1,146,911	\$0	\$3,930	\$4,862,528
Marshall Fundamental / Building C	\$0	\$0	\$0	\$0	\$82,657	\$135,513	\$61,968	\$38,805	\$485,832	\$33,786	\$329,064	\$10,241	\$0	\$0	\$137,251	\$207,375	\$265,031	\$0	\$0	\$612,790	\$312,443	\$2,712,756
Marshall Fundamental / Building D	\$0	\$58,049	\$0	\$186,239	\$336,752	\$101,723	\$178,370	\$2,007	\$175,175	\$22,430	\$831,798	\$64,798	\$10,083	\$282,085	\$905,792	\$146,369	\$360,183	\$0	\$594,386	\$0	\$0	\$4,256,241
Marshall Fundamental / Building E	\$0	\$6,304	\$0	\$0	\$13,776	\$26,739	\$0	\$17,797	\$61,194	\$2,839	\$51,323	\$8,472	\$6,515	\$7,180	\$92,570	\$34,071	\$34,918	\$0	\$111,765	\$0	\$0	\$475,463
Marshall Fundamental / Building F	\$5,984	\$8,069	\$0	\$2,616	\$47,084	\$206,599	\$13,251	\$19,402	\$51,191	\$59,907	\$117,340	\$2,861	\$11,789	\$3,515	\$76,443	\$127,300	\$3,841	\$0	\$448,059	\$0	\$0	\$1,205,251
Marshall Fundamental / Building G	\$0	\$0	\$0	\$773	\$0	\$143,535	\$0	\$3,211	\$86,140	\$50,538	\$553,494	\$28,844	\$2,482	\$0	\$179,710	\$228,326	\$153,641	\$0	\$785,964	\$0	\$0	\$2,216,658
Marshall Fundamental / Building H	\$0	\$0	\$0	\$0	\$128,578	\$200,167	\$0	\$0	\$5,237	\$225,928	\$0	\$0	\$0	\$5,113	\$1,364,440	\$269,007	\$32,823	\$0	\$0	\$255,793	\$0	\$2,487,087
Marshall Fundamental / Site	\$56,175	\$19,073	\$0	\$32,902	\$0	\$13,117	\$9,120	\$2,007	\$130,899	\$11,357	\$542,177	\$10,572	\$58,947	\$545,277	\$5,595	\$256,888	\$12,256	\$0	\$738,074	\$0	\$671,064	\$3,115,501
Grand Total	\$73,909	\$298,701	\$0	\$350,276	\$1,061,443	\$1,767,307	\$864,207	\$536,044	\$2,440,401	\$499,058	\$3,267,558	\$1,390,265	\$116,807	\$895,657	\$3,231,833	\$5,962,912	\$1,998,066	\$125,881	\$3,834,420	\$868,583	\$1,712,344	\$31,295,671

Marshall Fundamental

Marshall Fundamental / Building A																																	
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3924534	Exterior Walls, any painted surface, Prep & Paint	10	5	5	75000	SF	\$3.26	\$244,800						\$244,800											\$244,800						\$489,600
B2020	Building Exterior	3924581	Window, Steel, 28-40 SF, Replace	30	22	8	124	EA	\$2,502.40	\$310,298									\$310,298														\$310,298
B2050	Building Exterior	3924633	Exterior Door, Steel, Standard, Replace	40	28	12	18	EA	\$652.80	\$11,750													\$11,750										\$11,750
B2050	Building Exterior	3924565	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	25	12	13	8	EA	\$2,284.80	\$18,278														\$18,278									\$18,278
B3010	Roof	3924652	Roofing, Clay/Concrete Tile, Replace	50	35	15	14500	SF	\$18.50	\$268,192																\$268,192							\$268,192
B3010	Roof	3924602	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	3	EA	\$1,196.80	\$3,590	\$3,590																						\$3,590
B3010	Roof	3924608	Roofing, Modified Bitumen, Replace	20	0	20	15500	SF	\$10.88	\$168,640																					\$168,640		\$168,640
B3060	Roof	3924567	Roof Skylight, per SF of glazing, Replace	30	29	1	200	SF	\$54.40	\$10,880		\$10,880																					\$10,880
B3060	Roof	3924555	Roof Skylight, per SF of glazing, Replace	30	22	8	400	SF	\$54.40	\$21,760									\$21,760														\$21,760
C1030	Throughout building	3924614	Door Hardware, School, per Door, Replace	30	27	3	174	EA	\$435.20	\$75,725				\$75,725																			\$75,725
C1090	Restrooms	3924560	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	28	EA	\$816.00	\$22,848																							\$22,848
C1090	Throughout building	3924646	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	260	EA	\$544.00	\$141,440									\$141,440														\$141,440
C2010	Restrooms	3924635	Wall Finishes, Ceramic Tile, Replace	40	24	16	1450	SF	\$19.58	\$28,397																		\$28,397					\$28,397
C2010	Throughout building	3924639	Wall Finishes, Wood Paneling, Plywood, Replace	30	29	1	400	SF	\$6.53	\$2,611		\$2,611																					\$2,611
C2010	Throughout building	3924617	Wall Finishes, any surface, Prep & Paint	10	5	5	87000	SF	\$1.63	\$141,984						\$141,984																	\$141,984
C2030	Auditorium	3924547	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	10700	SF	\$1.63	\$17,462				\$17,462										\$17,462									\$17,462
C2030	Restrooms	3924626	Flooring, Ceramic Tile, Replace	40	30	10	1200	SF	\$19.58	\$23,501											\$23,501												\$23,501
C2030	Lobby	3924539	Flooring, Quarry Tile, Replace	50	30	20	1200	SF	\$28.29	\$33,946																					\$33,946		\$33,946
C2030	Throughout building	3924627	Flooring, Wood, Strip, Refinish	10	9	1	2700	SF	\$4.35	\$11,750		\$11,750										\$11,750											\$11,750
C2030	Stage	3924584	Flooring, Wood, Parquetry, Refinish	10	6	4	600	SF	\$4.35	\$2,611					\$2,611											\$2,611							\$2,611
C2030	Throughout building	3924625	Flooring, Wood, Strip, Refinish	10	3	7	17500	SF	\$4.35	\$76,160								\$76,160											\$76,160				\$76,160
C2030	Throughout building	3924579	Flooring, Vinyl Tile (VCT), Replace	15	9	6	28500	SF	\$5.44	\$155,040							\$155,040																\$155,040
C2030	Offices	3924593	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3500	SF	\$8.16	\$28,560					\$28,560											\$28,560							\$28,560
C2050	Auditorium	3924601	Ceiling Finishes, Wood Paneling, Replace	30	15	15	10700	SF	\$15.23	\$162,982																	\$162,982						\$162,982
C2050	Throughout building	3924647	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	55000	SF	\$2.18	\$119,680						\$119,680											\$119,680						\$119,680
D1010	Elevator	3924585	Elevator Cab Finishes, Economy, Replace	10	6	4	1	EA	\$3,264.00	\$3,264					\$3,264												\$3,264						\$3,264
D1010	Elevator	3924651	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,440.00	\$5,440						\$5,440																	\$5,440
D1010	Elevator	3924583	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	\$59,840.00	\$59,840											\$59,840												\$59,840
D1010	Hallway	3924592	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	17	8	1	EA	\$18,496.00	\$18,496										\$18,496													\$18,496
D1010	Auditorium	3924542	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	17	8	1	EA	\$18,496.00	\$18,496										\$18,496													\$18,496
D2010	Basement	3924600	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	\$2,067.20	\$2,067				\$2,067																\$2,067			\$2,067
D2010	Throughout building	3924638	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	29	11	67200	SF	\$11.97	\$804,250													\$804,250										\$804,250
D2010	Custodian room	3924619	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	4	EA	\$1,523.20	\$6,093					\$6,093																		\$6,093
D2010	Hallway	3924641	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	5	EA	\$1,305.60	\$6,528						\$6,528															\$6,528		\$6,528
D2010	Hallway	3924550	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	\$1,305.60	\$2,611											\$2,611												\$2,611
D2010	Restrooms	3924551	Urinal, Waterless, Replace	30	18	12	11	EA	\$652.80	\$7,181														\$7,181									\$7,181
D2010	Restrooms	3924618	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	12	EA	\$1,632.00	\$19,584																\$19,584							\$19,584
D2010	Restrooms	3924610	Toilet, Commercial Water Closet, Replace	30	15	15	36	EA	\$1,414.40	\$50,918																	\$50,918						\$50,918
D2010	Kitchen	3924628	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	\$2,284.80	\$2,285																		\$2,285					\$2,285
D3030	Front of building	3924589	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$4,352.00	\$4,352									\$4,352														\$4,352
D3030	Rear of building	3924553	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	\$6,854.40	\$6,854																							\$6,854
D3030	Roof	3924554	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$5,657.60	\$5,658																							\$5,658
D3030	Roof	3924591	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$5,657.60	\$5,658																							\$5,658

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
D7030	Throughout building	3924683	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	34400	SF	\$2.18	\$74,854							\$74,854															\$74,854
D7050	Throughout building	3924694	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	34400	SF	\$3.26	\$112,282											\$112,282											\$112,282
G4050	Building exterior	3924692	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$435.20	\$5,222											\$5,222											\$5,222
Totals, Unescalated											\$0	\$175,930	\$0	\$18,278	\$141,494	\$269,715	\$335,648	\$0	\$273,349	\$35,469	\$309,862	\$16,538	\$0	\$0	\$178,495	\$684,744	\$292,346	\$0	\$673,690	\$0	\$2,176	\$3,407,734
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$181,207	\$0	\$19,973	\$159,253	\$312,674	\$400,781	\$0	\$346,270	\$46,279	\$416,429	\$22,892	\$0	\$0	\$269,990	\$1,066,808	\$469,129	\$0	\$1,146,911	\$0	\$3,930	\$4,862,528

Marshall Fundamental / Building C

	Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3924740	Exterior Walls, any painted surface, Prep & Paint		10	6	4	22500	SF	\$3.26	\$73,440					\$73,440										\$73,440							\$146,880	
B2020	Building Exterior	3924773	Window, Steel, 28-40 SF, Replace		30	22	8	96	EA	\$2,502.40	\$240,230									\$240,230													\$240,230	
B2050	Building Exterior	3924754	Exterior Door, Steel, Standard, Replace		40	30	10	14	EA	\$652.80	\$9,139											\$9,139											\$9,139	
B3010	Roof	3924760	Roofing, Modified Bitumen, Replace		20	0	20	15900	SF	\$10.88	\$172,992																				\$172,992		\$172,992	
B3020	Roof	3924752	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	12	8	150	LF	\$9.79	\$1,469									\$1,469													\$1,469	
B3060	Roof	3924770	Roof Skylight, per SF of glazing, Replace		30	20	10	660	SF	\$54.40	\$35,904											\$35,904											\$35,904	
C1030	Throughout building	3924730	Door Hardware, School, per Door, Replace		30	25	5	80	EA	\$435.20	\$34,816						\$34,816																\$34,816	
C1090	Restrooms	3924729	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	4	EA	\$816.00	\$3,264											\$3,264											\$3,264	
C1090	Hallway	3924761	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	12	8	54	EA	\$544.00	\$29,376									\$29,376													\$29,376	
C2010	Restrooms	3924772	Wall Finishes, Ceramic Tile, Replace		40	25	15	1250	SF	\$19.58	\$24,480																\$24,480							\$24,480
C2010	Throughout building	3924762	Wall Finishes, any surface, Prep & Paint		10	5	5	23500	SF	\$1.63	\$38,352						\$38,352										\$38,352							\$38,352
C2030	Restrooms	3924756	Flooring, Ceramic Tile, Replace		40	25	15	900	SF	\$19.58	\$17,626																\$17,626							\$17,626
C2030	Throughout building	3924747	Flooring, Vinyl Tile (VCT), Replace		15	8	7	5500	SF	\$5.44	\$29,920									\$29,920														\$29,920
C2030	Throughout building	3924744	Flooring, Carpet, Commercial Tile, Replace		10	4	6	7200	SF	\$7.07	\$50,918							\$50,918										\$50,918						\$101,837
C2050	Throughout building	3924768	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	15900	SF	\$2.18	\$34,598						\$34,598										\$34,598							\$69,197
D2010	Custodian room	3924742	Water Heater, Electric, Residential, Replace		15	9	6	1	EA	\$979.20	\$979							\$979																\$979
D2010	Throughout building	3924776	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	30	10	15900	SF	\$5.44	\$86,496											\$86,496												\$86,496
D2010	Hallway	3924743	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	6	9	1	EA	\$1,305.60	\$1,306											\$1,306												\$1,306
D2010	Hallway	3924739	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	6	9	2	EA	\$1,632.00	\$3,264											\$3,264												\$3,264
D2010	Restrooms	3924780	Toilet, Commercial Water Closet, Replace		30	16	14	5	EA	\$1,414.40	\$7,072																\$7,072							\$7,072
D2010	Restrooms	3924738	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	16	14	4	EA	\$1,632.00	\$6,528																\$6,528							\$6,528
D2010	Restrooms	3924731	Urinal, Waterless, Replace		30	16	14	2	EA	\$652.80	\$1,306																\$1,306							\$1,306
D2010	Work room	3924759	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	16	14	2	EA	\$1,196.80	\$2,394																\$2,394							\$2,394
D2010	Custodian room	3924732	Sink/Lavatory, Service Sink, Floor, Replace		35	20	15	2	EA	\$870.40	\$1,741																\$1,741							\$1,741
D3030	Roof	3924765	Split System, Condensing Unit/Heat Pump, Replace		15	4	11	1	EA	\$3,699.20	\$3,699												\$3,699											\$3,699
D3030	Roof	3924774	Split System, Condensing Unit/Heat Pump, Replace		15	4	11	1	EA	\$3,699.20	\$3,699												\$3,699											\$3,699
D3050	Roof	3924753	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$21,760.00	\$21,760																							\$21,760
D3050	Roof	3924767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$21,760.00	\$21,760																							\$21,760
D3050	Roof	3924746	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$16,320.00	\$16,320																							\$16,320
D3050	Roof	3924745	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$16,320.00	\$16,320																							\$16,320
D3050	Roof	3924733	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$16,320.00	\$16,320																							\$16,320
D3050	Roof	3924748	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	4	16	1	EA	\$21,760.00	\$21,760																							\$21,760
D4030	Throughout building	3924763	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	14	EA	\$326.40	\$4,570						\$4,570										\$4,570							\$9,139
D5020	Electrical room	3924766	Secondary Transformer, Dry, Stepdown, Replace		30	21	9	1	EA	\$8,268.80	\$8,269											\$8,269												\$8,269
D5020	Electrical room	3924750	Secondary Transformer, Dry, Stepdown, Replace		30	21	9	1	EA	\$10,880.00	\$10,880											\$10,880												\$10,880
D5020	Electrical room	3924741	Switchboard, 277/480 V, Replace		40	21	19	1	EA	\$38,080.00	\$38,080																					\$38,080		\$38,080
D5020	Electrical room	3924734	Distribution Panel, 120/208 V, Replace		30	21	9	1	EA	\$2,176.00	\$2,176											\$2,176												\$2,176
D5020	Throughout building	3924775	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace		40	21	19	15900	SF	\$19.58	\$311,386																					\$311,386		\$311,386
D5040	Throughout building	3924749	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	10	10	15900	SF	\$4.90	\$77,846											\$77,846												\$77,846
D6060	Throughout building	3924769	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace		20	12	8	15900	SF	\$1.63	\$25,949									\$25,949														\$25,949
D7030	Library	3924758	Security Monitor, Closed Circuit, Medium, Replace		10	5	5	1	EA	\$4,558.72	\$4,559						\$4,559										\$4,559							\$9,117
D7030	Throughout building	3924737	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	7	8	15900	SF	\$2.18	\$34,598											\$34,598												\$34,598
D7050	Throughout building	3924751	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	12	8	15900	SF	\$3.26	\$51,898											\$51,898												\$51,898
E1060	Kitchen	3924757	Residential Appliances, Washer, Replace		15	8	7	1	EA	\$924.80	\$925								\$925															\$925
E1060	Kitchen	3924735	Residential Appliances, Clothes Dryer, Replace		15	8	7	1	EA	\$707.20	\$707								\$707															

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate				
B2020	Building Exterior	3924796	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	16	14	68	EA	\$707.20	\$48,090														\$48,090								\$48,090				
B2050	Building Exterior	3924806	Exterior Door, Steel, Standard, Replace	40	32	8	9	EA	\$652.80	\$5,875									\$5,875														\$5,875			
B3010	Roof	3924834	Roofing, Modified Bitumen, Replace	20	16	4	27500	SF	\$10.88	\$299,200					\$299,200																		\$299,200			
B3020	Roof	3924827	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	175	LF	\$9.79	\$1,714											\$1,714												\$1,714			
C1030	Throughout	3924821	Interior Door, Wood, Hollow-Core Residential, Replace	20	19	1	7	EA	\$435.20	\$3,046		\$3,046																					\$3,046			
C1030	Throughout building	3924815	Door Hardware, School, per Door, Replace	30	20	10	91	EA	\$435.20	\$39,603											\$39,603												\$39,603			
C1070	Hallway	3924801	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	3000	SF	\$3.81	\$11,424										\$11,424													\$11,424			
C1090	Restrooms	3924791	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	4	EA	\$816.00	\$3,264											\$3,264												\$3,264			
C1090	Locker room	3924848	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	540	EA	\$544.00	\$293,760											\$293,760													\$293,760		
C2010	Restrooms	3924809	Wall Finishes, Ceramic Tile, Replace	40	25	15	900	SF	\$19.58	\$17,626																\$17,626								\$17,626		
C2010	Throughout building	3924807	Wall Finishes, any surface, Prep & Paint	10	5	5	37500	SF	\$1.63	\$61,200					\$61,200											\$61,200								\$122,400		
C2030	Restrooms	3924793	Flooring, Ceramic Tile, Replace	40	32	8	750	SF	\$19.58	\$14,688									\$14,688															\$14,688		
C2030	Throughout building	3924844	Flooring, Wood, Strip, Refinish	10	5	5	2200	SF	\$4.35	\$9,574					\$9,574											\$9,574								\$19,149		
C2030	Gymnasium	3924829	Flooring, Wood, Strip, Refinish	10	4	6	6500	SF	\$4.35	\$28,288						\$28,288											\$28,288							\$56,576		
C2030	Dance room	3924833	Flooring, Wood, Strip, Refinish	10	2	8	3700	SF	\$4.35	\$16,102									\$16,102											\$16,102				\$32,205		
C2030	Throughout building	3924783	Flooring, Carpet, Commercial Standard, Replace	10	7	3	13500	SF	\$8.16	\$110,160				\$110,160										\$110,160										\$220,320		
C2050	Throughout building	3924798	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	22500	SF	\$2.18	\$48,960				\$48,960										\$48,960										\$97,920		
D2010	Utility closet	3924816	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	\$3,264.00	\$3,264						\$3,264																		\$3,264		
D2010	Utility closet	3924805	Boiler, Gas, Domestic, Replace	25	24	1	1	EA	\$41,126.40	\$41,126		\$41,126																						\$41,126		
D2010	Utility closet	3924810	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$11,424.00	\$11,424						\$11,424																		\$11,424		
D2010	Throughout building	3924799	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	27500	SF	\$11.97	\$329,120																				\$329,120				\$329,120		
D2010	Throughout building	3924818	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	\$1,305.60	\$3,917				\$3,917																\$3,917				\$7,834		
D2010	Building exterior	3924841	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,632.00	\$1,632								\$1,632																\$1,632		
D2010	Restrooms	3924842	Shower, Ceramic Tile, Replace	30	22	8	3	EA	\$2,720.00	\$8,160									\$8,160																\$8,160	
D2010	Custodian closet	3924840	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	2	EA	\$1,523.20	\$3,046									\$3,046																\$3,046	
D2010	Restrooms	3924826	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,632.00	\$3,264											\$3,264														\$3,264	
D2010	Restrooms	3924814	Toilet, Commercial Water Closet, Replace	30	18	12	5	EA	\$1,414.40	\$7,072													\$7,072												\$7,072	
D2010	Restrooms	3924837	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	3	EA	\$1,632.00	\$4,896														\$4,896											\$4,896	
D2010	Restrooms	3924838	Urinal, Waterless, Replace	30	16	14	2	EA	\$652.80	\$1,306															\$1,306										\$1,306	
D3030	IT office	3924786	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	10	10	1	EA	\$2,828.80	\$2,829											\$2,829														\$2,829	
D3030	Roof	3924788	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$3,699.20	\$3,699												\$3,699													\$3,699	
D3030	Roof	3924824	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$3,699.20	\$3,699												\$3,699													\$3,699	
D3030	Roof	3924845	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$3,699.20	\$3,699												\$3,699													\$3,699	
D3030	Roof	3924817	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	\$3,699.20	\$3,699												\$3,699													\$3,699	
D3050	Roof	3924781	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$16,320.00	\$16,320																	\$16,320								\$16,320	
D3050	Roof	3924847	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$16,320.00	\$16,320																	\$16,320								\$16,320	
D3050	Roof	3924789	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,792.00	\$9,792																		\$9,792								\$9,792
D3050	Roof	3924795	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$16,320.00	\$16,320																	\$16,320								\$16,320	
D3050	Roof	3924802	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$16,320.00	\$16,320																		\$16,320								\$16,320
D3060	Roof	3924792	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	24	1	1	EA	\$6,092.80	\$6,093		\$6,093																							\$6,093	
D3060	Roof	3924812	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	24	1	1	EA	\$6,092.80	\$6,093		\$6,093																							\$6,093	
D4010	Throughout building	3924787	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	27500	SF	\$1.16	\$32,014												\$32,014													\$32,014	
D4030	Throughout building	3924790	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	14	EA	\$163.20	\$2,285						\$2,285											\$2,285								\$4,570	
D5020	Electrical room	3924804	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	\$10,880.00	\$10,880															\$10,880										\$10,880	
D5020	Electrical room	3924784	Distribution Panel, 277/480 V, Replace	30	21	9	1	EA	\$5,766.40	\$5,766														\$5,766											\$5,766	
D5020	Throughout building	3924830	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	26	14	27500	SF	\$19.58	\$538,560															\$538,560										\$538,560	
D5040	Throughout building	3924836	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	27500	SF	\$4.90	\$134,640											\$134,640														\$134,640	
D6060	Throughout building	3924835	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	27500	SF	\$1.63	\$44,880												\$44,880													\$44,880	
D7030	Throughout building	3924800	Security/Surveillance System, Full System Installation, Average Density, Install	15	7	8	27500	SF	\$3.26	\$89,760												\$89,760													\$89,760	
D7050	Throughout building	3924846	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	27500	SF	\$3.26	\$89,760												\$89,760													\$89,760	
E1060	Office	3924819	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$652.80	\$653																									\$653	
G2050	Gymnasium	3924803	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	2	EA	\$10,336.00	\$20,672														\$20,672											\$20,672	
G2050	Gymnasium	3924782	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	10	15	1	EA	\$3,264.00	\$3,264																\$3,264									\$3,264	
G4050	Building exterior	3924794	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	\$435.20	\$5,222												\$5,222													\$5,222	
Totals, Unescalated											\$0	\$56,358	\$0	\$170,435	\$299,200	\$87,747	\$149,382	\$1,632	\$138,285	\$17,190	\$618,936	\$46,811	\$7,072	\$192,086	\$598,835	\$93,949	\$224,454	\$0	\$349,139	\$0	\$0	\$0	\$3,051,514			

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
E1030	Commercial kitchen	3924900	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	6	9	1	EA	\$4,134.40	\$4,134										\$4,134												\$4,134
E1030	Commercial kitchen	3924896	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	6	9	1	EA	\$6,963.20	\$6,963										\$6,963												\$6,963
E1030	Commercial kitchen	3924892	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	\$3,372.80	\$3,373										\$3,373												\$3,373
E1030	Commercial kitchen	3924902	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$5,548.80	\$5,549										\$5,549												\$5,549
E1030	Commercial kitchen	3924887	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	6	9	1	EA	\$5,113.60	\$5,114										\$5,114												\$5,114
E1030	Commercial kitchen	3924878	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	6	9	1	EA	\$5,113.60	\$5,114										\$5,114												\$5,114
E1030	Commercial kitchen	3924877	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,849.60	\$1,850										\$1,850												\$1,850
E1030	Commercial kitchen	3924917	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	\$3,372.80	\$3,373										\$3,373												\$3,373
E1030	Commercial kitchen	3924891	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	\$4,896.00	\$4,896										\$4,896												\$4,896
E1030	Commercial kitchen	3924876	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	6	9	1	EA	\$5,548.80	\$5,549										\$5,549												\$5,549
E1030	Commercial kitchen	3924906	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$16,320.00	\$16,320											\$16,320											\$16,320
Totals, Unescalated											\$5,984	\$7,834	\$0	\$2,394	\$41,834	\$178,214	\$11,098	\$15,776	\$40,410	\$45,914	\$87,312	\$2,067	\$8,269	\$2,394	\$50,538	\$81,709	\$2,394	\$0	\$263,187	\$0	\$0	\$847,326
Totals, Escalated (3.0% inflation, compounded annually)											\$5,984	\$8,069	\$0	\$2,616	\$47,084	\$206,599	\$13,251	\$19,402	\$51,191	\$59,907	\$117,340	\$2,861	\$11,789	\$3,515	\$76,443	\$127,300	\$3,841	\$0	\$448,059	\$0	\$0	\$1,205,251

Uniformat CodeLocation DescriptionID			Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost * Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3924948	Exterior Walls, any painted surface, Prep & Paint	10	5	5	18500 SF	\$3.26 \$60,384										\$60,384					\$60,384						\$120,768	
B2020	Building Exterior	3924969	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	16	14	32 EA	\$1,360.00 \$43,520														\$43,520							\$43,520	
B2020	Building Exterior	3924975	Storefront, Glazing & Framing, Replace	30	16	14	160 SF	\$59.84 \$9,574														\$9,574							\$9,574	
B2050	Building Exterior	3924976	Exterior Door, Steel, Standard, Replace	40	22	18	5 EA	\$652.80 \$3,264																		\$3,264			\$3,264	
B3010	Roof	3924936	Roofing, Modified Bitumen, Replace	20	10	10	13600 SF	\$10.88 \$147,968											\$147,968										\$147,968	
B3060	Roof	3924933	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	3 EA	\$1,414.40 \$4,243											\$4,243										\$4,243	
C1030	Throughout building	3924950	Door Hardware, School, per Door, Replace	30	20	10	47 EA	\$435.20 \$20,454											\$20,454										\$20,454	
C1070	Classrooms	3924940	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	15	10	11500 SF	\$3.81 \$43,792											\$43,792										\$43,792	
C1090	Restrooms	3924943	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	10 EA	\$816.00 \$8,160											\$8,160										\$8,160	
C2010	Restrooms	3924935	Wall Finishes, Ceramic Tile, Replace	40	22	18	860 SF	\$19.58 \$16,842																		\$16,842			\$16,842	
C2010	Throughout building	3924942	Wall Finishes, any surface, Prep & Paint	10	5	5	19500 SF	\$1.63 \$31,824						\$31,824									\$31,824						\$63,648	
C2030	Restrooms	3924955	Flooring, Ceramic Tile, Replace	40	22	18	600 SF	\$19.58 \$11,750																		\$11,750			\$11,750	
C2030	Throughout building	3924944	Flooring, Vinyl Tile (VCT), Replace	15	7	8	12500 SF	\$5.44 \$68,000									\$68,000												\$68,000	
C2050	Throughout building	3924962	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	12500 SF	\$2.18 \$27,200						\$27,200									\$27,200						\$54,400	
D2010	Custodian room	3924959	Water Heater, Electric, Residential, Replace	15	12	3	1 EA	\$707.20 \$707				\$707														\$707			\$1,414	
D2010	Throughout building	3924932	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	13600 SF	\$11.97 \$162,765																		\$162,765			\$162,765	
D2010	Hallway	3924930	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	2 EA	\$1,305.60 \$2,611							\$2,611														\$2,611	
D2010	Custodian room	3924931	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	2 EA	\$870.40 \$1,741											\$1,741										\$1,741	
D2010	Classrooms	3924953	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	18 EA	\$1,196.80 \$21,542														\$21,542							\$21,542	
D2010	Restrooms	3924945	Urinal, Waterless, Replace	30	16	14	6 EA	\$652.80 \$3,917														\$3,917							\$3,917	
D2010	Restrooms	3924968	Toilet, Commercial Water Closet, Replace	30	16	14	10 EA	\$1,414.40 \$14,144														\$14,144							\$14,144	
D2010	Restrooms	3924929	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	16 EA	\$1,632.00 \$26,112														\$26,112							\$26,112	
D3030	Roof	3924981	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1 EA	\$5,004.80 \$5,005											\$5,005										\$5,005	
D3050	Roof	3924939	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924973	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924964	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924978	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924971	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924928	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924977	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3050	Roof	3924957	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1 EA	\$11,968.00 \$11,968																\$11,968					\$11,968	
D3060	Roof	3924951	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1 EA	\$4,352.00 \$4,352											\$4,352										\$4,352	
D3060	Roof	3924941	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1 EA	\$4,352.00 \$4,352											\$4,352										\$4,352	
D3060	Roof	3924980	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	15	10	1 EA	\$4,352.00 \$4,352											\$4,352										\$4,352	
D4010	Throughout building	3924946	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	13600 SF	\$1.16 \$15,833											\$15,833										\$15,833	
D4030	Throughout building	3924970	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	11 EA	\$163.20 \$1,795						\$1,795									\$1,795						\$3,590	
D5020	Electrical room	3924965	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1 EA	\$27,200.00 \$27,200														\$27,200							\$27,200	
D5020	Electrical room	3924961	Distribution Panel, 277/480 V, Replace	30	21	9	1 EA	\$5,766.40 \$5,766														\$5,766							\$5,766	
D5020	Electrical room	3924956	Distribution Panel, 277/480 V, Replace	30	21	9	1 EA	\$5,766.40 \$5,766														\$5,766							\$5,766	
D5020	Throughout building	3924960	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	22	18	13600 SF	\$19.58 \$266,342																		\$266,342			\$266,342	
D5040	Throughout building	3924949	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	10	5	5	8 EA	\$326.40 \$2,611						\$2,611									\$2,611						\$5,222	
D5040	Throughout building	3924972	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	13600 SF	\$4.90 \$66,586											\$66,586										\$66,586	
D6060	Throughout building	3924934	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	13600 SF	\$1.80 \$24,415											\$24,415										\$24,415	
D7050	Throughout building	3924938	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	13600 SF	\$3.26 \$44,390											\$44,390										\$44,390	
E2010	Classrooms	3924954	Casework, Cabinetry Economy, Replace	20	10	10	190 LF	\$190.40 \$36,176											\$36,176										\$36,176	
E2010	Classrooms	3924963	Casework, Countertop, Solid Surface, Replace	40	25	15	190 LF	\$119.68 \$22,739															\$22,739						\$22,739	
G4050	Building exterior	3924967	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	6 EA	\$435.20 \$2,611											\$2,611										\$2,611	
Totals, Unescalated									\$0	\$0	\$0	\$707	\$0	\$123,814	\$0	\$2,611	\$68,000	\$38,733	\$411,852	\$20,837	\$1,741	\$0	\$118,810	\$146,554	\$95,744	\$0	\$461,671	\$0	\$0	\$1,491,075

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)												\$0	\$0	\$0	\$773	\$0	\$143,535	\$0	\$3,211	\$86,140	\$50,538	\$553,494	\$28,844	\$2,482	\$0	\$179,710	\$228,326	\$153,641	\$0	\$785,964	\$0	\$0	\$2,216,658	
Marshall Fundamental / Building H																																		
Uniformat Code		Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010	Building Exterior	3925025	Exterior Walls, any painted surface, Prep & Paint		10	5	5	38500	SF	\$3.26	\$125,664						\$125,664										\$125,664						\$251,328	
B2050	Ticket office	3925030	Overhead/Dock Door, any type, by SF, Refinish		10	6	4	1	EA	\$489.60	\$490					\$490										\$490							\$979	
B3010	Roof	3925009	Roofing, Modified Bitumen, Replace		20	6	14	28950	SF	\$10.88	\$314,976															\$314,976							\$314,976	
B3020	Roof	3925027	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	6	14	280	LF	\$9.79	\$2,742															\$2,742							\$2,742	
C1070	Throughout building	3925034	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	6	19	1600	SF	\$3.81	\$6,093																			\$6,093			\$6,093	
C1090	Restrooms	3925061	Toilet Partitions, Plastic/Laminate, Replace		20	6	14	14	EA	\$816.00	\$11,424															\$11,424							\$11,424	
C1090	Locker room	3925036	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	6	14	64	EA	\$544.00	\$34,816															\$34,816							\$34,816	
C2010	Throughout building	3925060	Wall Finishes, any surface, Prep & Paint		10	6	4	34500	SF	\$1.63	\$56,304					\$56,304										\$56,304							\$112,608	
C2010	Classrooms	3925019	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace		25	6	19	1750	SF	\$15.23	\$26,656																			\$26,656			\$26,656	
C2030	Throughout building	3925032	Flooring, Wood, Strip, Refinish		10	6	4	13200	SF	\$4.35	\$57,446					\$57,446										\$57,446							\$114,893	
C2030	Classrooms	3925037	Flooring, Vinyl Tile (VCT), Replace		15	6	9	4200	SF	\$5.44	\$22,848																						\$22,848	
C2050	Throughout building	3924988	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	19500	SF	\$2.18	\$42,432						\$42,432										\$42,432							\$84,864
D2010	Custodian room	3925028	Water Heater, Gas, Tankless, Replace		15	6	9	1	EA	\$2,176.00	\$2,176																						\$2,176	
D2010	Locker room	3925047	Water Heater, Gas, Tankless, Replace		15	6	9	1	EA	\$2,176.00	\$2,176																						\$2,176	
D2010	Gymnasium	3925020	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	6	9	2	EA	\$1,632.00	\$3,264																						\$3,264	
D2010	Building exterior	3925051	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	6	9	2	EA	\$1,632.00	\$3,264																						\$3,264	
D3030	West roof	3924984	Split System, Condensing Unit/Heat Pump, Replace		15	7	8	1	EA	\$4,134.40	\$4,134																						\$4,134	
D3030	West roof	3925000	Split System, Condensing Unit/Heat Pump, Replace		15	6	9	1	EA	\$4,134.40	\$4,134																						\$4,134	
D3030	West roof	3925041	Split System, Condensing Unit/Heat Pump, Replace		15	6	9	1	EA	\$5,657.60	\$5,658																						\$5,658	
D3030	Roof	3924983	Split System Ductless, Single Zone, Replace		15	6	9	1	EA	\$3,808.00	\$3,808																						\$3,808	
D3030	West roof	3925062	Split System, Condensing Unit/Heat Pump, Replace		15	6	9	1	EA	\$4,134.40	\$4,134																						\$4,134	
D3030	Roof	3925045	Split System Ductless, Single Zone, Replace		15	6	9	1	EA	\$5,222.40	\$5,222																						\$5,222	
D3030	West roof	3925006	Split System, Condensing Unit/Heat Pump, Replace		15	6	9	1	EA	\$5,657.60	\$5,658																						\$5,658	
D3030	Weight room	3925058	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace		20	7	13	1	EA	\$3,481.60	\$3,482														\$3,482								\$3,482	
D3030	Weight room	3925039	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace		20	6	14	1	EA	\$3,481.60	\$3,482															\$3,482							\$3,482	
D3030	Locker room	3924990	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace		20	6	14	1	EA	\$2,828.80	\$2,829																\$2,829							\$2,829
D3050	West roof	3925013	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	1	EA	\$11,968.00	\$11,968																\$11,968							\$11,968
D3050	West roof	3925055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	1	EA	\$11,968.00	\$11,968																\$11,968							\$11,968
D3050	West roof	3925040	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	1	EA	\$11,968.00	\$11,968																\$11,968							\$11,968
D3050	West roof	3925033	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	1	EA	\$11,968.00	\$11,968																\$11,968							\$11,968
D3050	West roof	3924986	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	1	EA	\$11,968.00	\$11,968																\$11,968							\$11,968
D3050	West roof	3925052	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace		20	6	14	1	EA	\$11,968.00	\$11,968																\$11,968							\$11,968
D3050	Roof	3925015	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	6	14	1	EA	\$5,984.00	\$5,984																\$5,984							\$5,984
D3060	Roof	3925043	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace		20	6	14	1	EA	\$1,523.20	\$1,523																							

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	
B1020	Lunch shelter	3925076	Roof Structure, Pitched, Wood Trusses, Replace	75	55	20	1500	SF	\$21.76	\$32,640																						\$32,640	\$32,640
B3010	Lunch shelter roof	3925113	Roofing, Built-Up, Replace	25	15	10	5200	SF	\$15.23	\$79,206											\$79,206												\$79,206
B3010	Walkway roof	3925095	Roofing, Modified Bitumen, Replace	20	10	10	2200	SF	\$10.88	\$23,936											\$23,936												\$23,936
C2050	Lunch shelter	3925117	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	5200	SF	\$2.18	\$11,315						\$11,315										\$11,315							\$11,315
D2010	Site	3925109	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$7,180.80	\$7,181																	\$7,181						\$7,181
D2010	Site	3925089	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$5,657.60	\$5,658																	\$5,658						\$5,658
D2010	Site	3925087	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$5,657.60	\$5,658																	\$5,658						\$5,658
D2010	Site	3925082	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$5,657.60	\$5,658																	\$5,658						\$5,658
D2010	Site	3925098	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$7,180.80	\$7,181																	\$7,181						\$7,181
E2010	Site	3925099	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	20	10	90	LF	\$326.40	\$29,376											\$29,376												\$29,376
G1070	Southwest corner of building A	3932120	Site Earthwork, Slopes & Contours, Reshaping/Regrading, Repair	0	0	0	2000	SF	\$3.81	\$7,616	\$7,616																						\$7,616
G2020	Roadway	3925106	Roadway, Pavement, Asphalt, Repair	0	0	0	3500	SF	\$7.07	\$24,752	\$24,752																						\$24,752
G2020	Basketball court	3925116	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	15600	SF	\$0.49	\$7,638		\$7,638					\$7,638					\$7,638						\$7,638					\$30,551
G2020	Parking lot	3925085	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	61500	SF	\$0.49	\$30,110				\$30,110						\$30,110					\$30,110					\$30,110			\$120,442
G2020	Parking lot	3925115	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	46500	SF	\$3.81	\$177,072														\$177,072									\$177,072
G2020	Roadway	3925081	Roadway, Pavement, Asphalt, Mill & Overlay	25	12	13	37500	SF	\$3.81	\$142,800														\$142,800									\$142,800
G2020	Basketball court	3925111	Basketball court, Pavement, Asphalt, Mill & Overlay	25	10	15	15600	SF	\$3.81	\$59,405																\$59,405							\$59,405
G2030	Sidewalk	3925084	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	6	EA	\$979.20	\$5,875	\$5,875																						\$5,875
G2030	Site	3925114	Sidewalk, Brick/Masonry Pavers, Replace	30	12	18	9500	SF	\$35.90	\$341,088																				\$341,088			\$341,088
G2030	Sidewalk	3925094	Sidewalk, Concrete, Large Areas, Replace	50	30	20	31500	SF	\$9.79	\$308,448																						\$308,448	\$308,448
G2050	Baseball field	3925100	Sports Apparatus, Baseball, Batting Cage, Replace	15	8	7	1	EA	\$1,632.00	\$1,632								\$1,632															\$1,632
G2050	Baseball field	3925088	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	2	EA	\$5,440.00	\$10,880									\$10,880														\$10,880
G2050	Tennis court	3925119	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	2	8	38200	SF	\$1.63	\$62,342										\$62,342										\$62,342			\$124,685
G2050	Field	3925078	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	16	9	1	EA	\$8,704.00	\$8,704										\$8,704													\$8,704
G2050	Site	3925118	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	20	10	10	4500	SF	\$11.97	\$53,856											\$53,856												\$53,856
G2050	Basketball court	3925077	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	4	EA	\$10,336.00	\$41,344													\$41,344										\$41,344
G2050	Tennis court	3925105	Sports Apparatus, Tennis, Net w/ Posts & Anchors, Replace	20	7	13	6	EA	\$1,523.20	\$9,139														\$9,139									\$9,139
G2050	Field	3925091	Playfield Surfaces, Sand, 6" Depth, Replace	20	10	10	26000	SF	\$1.74	\$45,261											\$45,261												\$45,261
G2050	Baseball field	3925090	Playfield Surfaces, Sand, 6" Depth, Replace	20	10	10	22000	SF	\$1.74	\$38,298											\$38,298												\$38,298
G2060	Site	3925092	Fences & Gates, Fence, Chain Link 8', Replace	40	39	1	400	LF	\$27.20	\$10,880	\$10,880																						\$10,880
G2060	Site	3925093	Picnic Table, Metal Powder-Coated, Replace	20	10	10	22	EA	\$761.60	\$16,755											\$16,755												\$16,755
G2060	Site	3925096	Park Bench, Metal Powder-Coated, Replace	20	10	10	12	EA	\$761.60	\$9,139											\$9,139												\$9,139
G2060	Lunch shelter	3925101	Picnic Table, Metal Powder-Coated, Replace	20	7	13	16	EA	\$761.60	\$12,186														\$12,186									\$12,186
G2060	Site	3925097	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	2750	LF	\$22.85	\$62,832																\$62,832							\$62,832
G2060	Tennis court	3925083	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	1120	LF	\$27.20	\$30,464																						\$30,464	\$30,464
G2060	Main entrance	3925075	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,264.00	\$3,264											\$3,264												\$3,264
G2060	Trash enclosure	3925104	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	6	14	2	EA	\$1,849.60	\$3,699														\$3,699									\$3,699
G2080	Landscaping	3925079	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	67500	SF	\$1.09	\$73,440											\$73,440												\$73,440
G2080	Landscaping	3925086	Landscaping, Eroded Areas, Sodding, Repair	0	0	0	9500	SF	\$1.09	\$10,315	\$10,315																						\$10,315
G4050	Parking lot	3925110	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	\$4,569.60	\$27,418											\$27,418												\$27,418
G4050	Lunch shelter	3925112	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	8	EA	\$435.20	\$3,482											\$3,482												\$3,482
P2030	Southwest corner of building A	3932119	Engineering Study, Civil, General Design, Study	0	0	0	1	EA	\$7,616.00	\$7,616	\$7,616																						\$7,616
Totals, Unescalated											\$56,175	\$18,518	\$0	\$30,110	\$0	\$11,315	\$7,638	\$1,632	\$103,333	\$8,704	\$403,430	\$7,638	\$41,344	\$371,307	\$3,699	\$164,886	\$7,638	\$0	\$433,541	\$0	\$371,552	\$2,042,460	
Totals, Escalated (3.0% inflation, compounded annually)											\$56,175	\$19,073	\$0	\$32,902	\$0	\$13,117	\$9,120	\$2,007	\$130,899	\$11,357	\$542,177	\$10,572	\$58,947	\$545,277	\$5,595	\$256,888	\$12,256	\$0	\$738,074	\$0	\$671,064	\$3,115,501	

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	3924651	D1010	Elevator Controls [Elevator-1]	Automatic, 1 Car		Marshall Fundamental / Building A	Elevator	ThyssenKrupp	TAC 20		2002	1005708	
2	3924583	D1010	Passenger Elevator [Elevator-1]	Hydraulic, 2 Floors	2500 LB	Marshall Fundamental / Building A	Elevator	ThyssenKrupp	EP07020	EN2988	2002	1005705	
3	3924691	D1010	Vertical Lift	Wheelchair, 5' Rise		Marshall Fundamental / Building B	Hallway	Garaventa Xepress	No tag/plate found	No tag/plate found		1009632	
4	3924676	D1010	Vertical Lift	Wheelchair, 5' Rise		Marshall Fundamental / Building B	Hallway	Garaventa express	No tag/plate found	No tag/plate found		1009671	
5	3924592	D1010	Vertical Lift	Wheelchair, 5' Rise		Marshall Fundamental / Building A	Hallway	No tag/plate found	No tag/plate found	No tag/plate found		29777	
6	3924542	D1010	Vertical Lift	Wheelchair, 5' Rise		Marshall Fundamental / Building A	Auditorium	No tag/plate found	No tag/plate found	No tag/plate found		1009636	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3924816	D2010	Storage Tank	Domestic Water	250 GAL	Marshall Fundamental / Building D	Utility closet	No tag/plate found	No tag/plate found	No tag/plate found			
2	3924805	D2010	Boiler	Gas, Domestic	600 MBH	Marshall Fundamental / Building D	Utility closet	ACE	137315	7657H7D	1989	1005670	
3	3924959	D2010	Water Heater	Electric, Residential	19 GAL	Marshall Fundamental / Building G	Custodian room	A. O. Smith	ELJF20917	GL01-0298554-917	2002	1005706	
4	3924742	D2010	Water Heater	Electric, Residential	30 GAL	Marshall Fundamental / Building C	Custodian room	A. O. Smith	Illegible	Illegible		1005724	
5	3924905	D2010	Water Heater	Gas, Residential	100 GAL	Marshall Fundamental / Building F	Utility closet		ND100-199AS	A11-0218	2018	1005737	
6	3924600	D2010	Water Heater	Gas, Residential	75 GAL	Marshall Fundamental / Building A	Basement	A. O. Smith	FGR75250	GH02-0891499-250	2002	1009758	
7	3925028	D2010	Water Heater	Gas, Tankless	9.5 GPM	Marshall Fundamental / Building H	Custodian room	A. O. Smith	AT1510U100	1524E00049	2016	1009579	
8	3925047	D2010	Water Heater	Gas, Tankless	9.5 GPM	Marshall Fundamental / Building H	Locker room	A. O. Smith	AT1510U100	1616E000762	2016	1005738	
9	3925109	D2010	Backflow Preventer	Domestic Water	3 IN	Marshall Fundamental / Site	Site	Illegible				1009650	
10	3925089	D2010	Backflow Preventer	Domestic Water	3 IN	Marshall Fundamental / Site	Site					1005733	
11	3925087	D2010	Backflow Preventer	Domestic Water	3 IN	Marshall Fundamental / Site	Site	No tag/plate found				1005628	
12	3925082	D2010	Backflow Preventer	Domestic Water	3 IN	Marshall Fundamental / Site	Site	Illegible				1009556a	
13	3925098	D2010	Backflow Preventer	Domestic Water	3 IN	Marshall Fundamental / Site	Site	Illegible				1009708	
14	3924810	D2010	Backflow Preventer	Domestic Water	6 IN	Marshall Fundamental / Building D	Utility closet	Illegible	Illegible	Illegible		1005695	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3924914	D3020	Unit Heater	Electric	20 KW	Marshall Fundamental / Building F	Cafeteria	Modine Manufacturing	Inaccessible	Inaccessible		1005742	
2	3924885	D3020	Unit Heater	Electric	20 KW	Marshall Fundamental / Building F	Cafeteria	Modine Manufacturing	Inaccessible	Inaccessible		1005741	
3	3924920	D3020	Unit Heater	Electric	1 KW	Marshall Fundamental / Building F	Commercial kitchen	Modine Manufacturing	No tag/plate found	No tag/plate found		1009572	
4	3924880	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Marshall Fundamental / Building F	Commercial kitchen	Inaccessible	Inaccessible	Inaccessible		1009573	
5	3925039	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	3 TON	Marshall Fundamental / Building H	Weight room	Carrier	FX40NF049	3115A09	2016	1009672	
6	3925058	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	3 TON	Marshall Fundamental / Building H	Weight room	Carrier	FX40NF049	32154A0806	2015	1005567	
7	3924786	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	2 TON	Marshall Fundamental / Building D	IT office	Inaccessible	Inaccessible	Inaccessible		1009649	
8	3924990	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	2 TON	Marshall Fundamental / Building H	Locker room	Carrier	FX40NF049	Illegible	2016	1005735	
9	3924553	D3030	Heat Pump	Packaged & Wall-Mounted	5 TON	Marshall Fundamental / Building A	Rear of building	Eubank	V460B00A3FDS-NB	BD36457	2012	1009548	
10	3924984	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building H	West roof	Carrier	5HHA430A88300	3315X93147	2015	1005547	
11	3925000	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building H	West roof	Carrier	5HHA430A8830010	3315X93146	2016	1005771	

12	3925041	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building H	West roof	Carrier	25HHA448A300	1016X88502	2016	1005722
13	3925062	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building H	West roof	Carrier	5HHA430A8830010	No tag/plate found	2016	1005577
14	3925006	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building H	West roof	Carrier	25HHA448A0030010	1016X88511	2016	1005699
15	3924724	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building B	Roof	Carrier	25HHA430A300	1118X69311	2018	1009723
16	3924675	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building B	Roof	Carrier	25HHA430A300	1118X69201	2018	1005703
17	3924589	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Marshall Fundamental / Building A	Front of building	Carrier	N4A360AKC400	E143221585	2014	1009522
18	3924765	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Marshall Fundamental / Building C	Roof	Mitsubishi Electric	PUZ-A24NHA4	No tag/plate found	2018	1005752
19	3924678	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building B	Roof	Carrier	25HHA430A300	1118X69285	2018	1009744
20	3924667	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Marshall Fundamental / Building B	Roof	Carrier	25HA430A300	1118X69236	2018	1005556
21	3924774	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Marshall Fundamental / Building C	Roof	Mitsubishi Electric	PUZ-A24NHA4	No tag/plate found	2018	1009751
22	3924554	D3030	Split System []	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	0218X45093	2018	1005637
23	3924575	D3030	Split System []	Condensing Unit/Heat Pump	3.5 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA424A300	0218X40848	2018	1005693
24	3924657	D3030	Split System []	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	0218X45113		1005594
25	3924605	D3030	Split System []	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA418A300	1118X42687	2018	1009549
26	3924624	D3030	Split System []	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	1118X20123	2018	1005701
27	3924591	D3030	Split System [AC-B17]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	1118X42709	2018	1005639
28	3924572	D3030	Split System [AC-113]	Condensing Unit/Heat Pump	3.5 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA424A300	0218X40867	2018	1005635
29	3924645	D3030	Split System [AC1-18]	Condensing Unit/Heat Pump	1.5 TON	Marshall Fundamental / Building A	Roof	Carrier	24AHA418A30010	1618X63602	2018	1005601
30	3924981	D3030	Split System [AC-169]	Condensing Unit/Heat Pump	3.5 TON	Marshall Fundamental / Building G	Roof	Carrier	24AHA424A300	2218X48521	2018	1009734
31	3924540	D3030	Split System [AC-216]	Condensing Unit/Heat Pump	3.5 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA430A6003	1818X28396	2018	1009633
32	3924845	D3030	Split System [Ac-234]	Condensing Unit/Heat Pump	2 TON	Marshall Fundamental / Building D	Roof	Carrier	25HHA430A380	1118X69231	2018	1009634
33	3924824	D3030	Split System [Ac-242]	Condensing Unit/Heat Pump	2 TON	Marshall Fundamental / Building D	Roof	Carrier	25HHA418A380	1818X28427	2018	1009551
34	3924788	D3030	Split System [Ac-243]	Condensing Unit/Heat Pump	2 TON	Marshall Fundamental / Building D	Roof	Carrier	25HHA418A380	Inaccessible	2018	1005817
35	3924817	D3030	Split System [Ac-243]	Condensing Unit/Heat Pump	2 TON	Marshall Fundamental / Building D	Roof	Carrier	25HHA418A380	1818X91275	2018	1005816
36	3924656	D3030	Split System [AC-B05]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	0318X63682	2018	1005546
37	3924562	D3030	Split System [AC-B06]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	0318X63703	2018	1005634
38	3924653	D3030	Split System [AC-B06]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	1718X48196	2018	1005626
39	3924558	D3030	Split System [AC-B07]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25HHA448A600	0318X63731	2018	1005677
40	3924655	D3030	Split System [AC-B15]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	0318X63632	2018	1009681
41	3924612	D3030	Split System [AC-B22]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	24AHA448A300	0118X25033	2018	1009687
42	3924578	D3030	Split System [AC-B26]	Condensing Unit/Heat Pump	4 TON	Marshall Fundamental / Building A	Roof	Carrier	25AHA448A300	0318X63571	2018	1005692
43	3924983	D3030	Split System Ductless	Single Zone	.75 TON	Marshall Fundamental / Building H	Roof	Toshiba Carrier	RAS09EAV-UL	Illegible	2016	1005629
44	3925045	D3030	Split System Ductless	Single Zone	2 TON	Marshall Fundamental / Building H	Roof	Mitsubishi Electric	Inaccessible	42900037	2016	1005725
45	3925013	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building H	West roof		48HCSD28A7M6A2A2G0	1116P28505	2016	1005578
46	3925055	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building H	West roof	Carrier	48HCLA06A2M5A2A0A0	1016C88778	2016	1009635

47	3925040	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building H	West roof	Carrier	48HCSD28A7M6A2A2G0	1116P28506	2016	1005522
48	3925033	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building H	West roof		48HCLA06A2M5A2A0A0	1016C88777	2016	1005541
49	3924986	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building H	West roof	Carrier	48HCLA06A2M5A2A0A0	1016C88775	2016	1005572
50	3924564	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914415L	2018	1005636
51	3924588	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Marshall Fundamental / Building A	Roof	Trane	YSC036G4RLB01C0A100000	181812622L	2018	1005624
52	3924767	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Marshall Fundamental / Building C	Roof	Trane	YSC120H4RLA0007A1000000000000D1000000000	182013575L	2018	1005554
53	3925015	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Marshall Fundamental / Building H	Roof	Carrier	50VL-B24---30TP	4815C02692	2016	1005715
54	3924748	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Marshall Fundamental / Building C	Roof	Trane	YSC120H4RLA0007A1000000000000D1000000000	181914988L	2018	1005766
55	3924957	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	181914477L	2018	1005582
56	3925052	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Marshall Fundamental / Building H	West roof	Carrier	48HCLA06A2M5A2A0A0	1016C88776	2016	1005698
57	3924611	D3050	Packaged Unit [AC-]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914537L	2018	1009752
58	3924556	D3050	Packaged Unit [AC-101]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914432L	2018	1009718
59	3924549	D3050	Packaged Unit [AC-102]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914414L	2018	1009664
60	3924574	D3050	Packaged Unit [AC-103]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC092G4RLB01C0A100000	182011273L	2018	1005616
61	3924559	D3050	Packaged Unit [AC-104]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181912225L	2018	1009581
62	3924622	D3050	Packaged Unit [AC-105]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC092G4RLB01C0A100000	182011295L	2018	1005702
63	3924582	D3050	Packaged Unit [AC-106]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181812604L	2018	1005640
64	3924577	D3050	Packaged Unit [AC-109]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914398L	2018	1009674
65	3924597	D3050	Packaged Unit [AC-110]	RTU, Pad or Roof-Mounted	3 TON	Marshall Fundamental / Building A	Roof	Trane	YSC036G4RLB01C0A100000	181812644L	2018	1009533
66	3924613	D3050	Packaged Unit [AC-113]	RTU, Pad or Roof-Mounted	3 TON	Marshall Fundamental / Building A	Roof	Trane	YSC036G4RLB01C0A100000	181812566L	2018	1005696
67	3924538	D3050	Packaged Unit [AC-115]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181812640L	2018	1005650
68	3924632	D3050	Packaged Unit [AC-117]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914506L	2018	1005709
69	3924719	D3050	Packaged Unit [AC-123]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YHC092F4RLA01L07A100000	181914449L	2018	1005657
70	3924682	D3050	Packaged Unit [AC-124]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	181914413L	2018	1005608
71	3924709	D3050	Packaged Unit [AC-124]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YHC092F4RLA01L07A100000	1821542L	2018	1005558
72	3924717	D3050	Packaged Unit [AC-126]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	181914449L	2018	1005675
73	3924629	D3050	Packaged Unit [AC-127]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914433L	2018	1005575
74	3924670	D3050	Packaged Unit [AC-127]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YHC092F4RLA01L07A100000	1821584L	2018	1005685
75	3924708	D3050	Packaged Unit [AC-128]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	182110326L	2018	1009524
76	3924701	D3050	Packaged Unit [AC-129]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC060G4RLB01L07A100000	181914421L	2018	1005574
77	3924707	D3050	Packaged Unit [AC-130]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	181914416L	2018	1005660
78	3924631	D3050	Packaged Unit [AC-130]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC092G4RLB01C0A100000	182110270L	2018	1005649
79	3924746	D3050	Packaged Unit [AC-150]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building C	Roof	Trane	YSC92H4RLA0007A1000000000000D1000000000	182011277L	2018	1005750
80	3924745	D3050	Packaged Unit [AC-150]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building C	Roof	Trane	YSC92H4RLA0007A1000000000000D1000000000	182011285L	2018	1005751
81	3924753	D3050	Packaged Unit [AC-153]	RTU, Pad or Roof-Mounted	10 TON	Marshall Fundamental / Building C	Roof	Trane	YSC120H4RLA0007A1000000000000D1000000000	181915020L	2018	1005753

82	3924733	D3050	Packaged Unit [AC-154]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building C	Roof	Trane	YSC92H4RLA0007A1000000000000D1000000000	182110286L	2018	1005754
83	3924977	D3050	Packaged Unit [AC-160]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	182010460L	2018	1005525
84	3924978	D3050	Packaged Unit [AC-162]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	182010432L	2018	1005579
85	3924964	D3050	Packaged Unit [AC-163]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	181914509L	2018	1005584
86	3924973	D3050	Packaged Unit [AC-164]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	181914508L	2018	1009535
87	3924939	D3050	Packaged Unit [AC-165]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	182010410L	2018	1005764
88	3924971	D3050	Packaged Unit [AC-166]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	181914548L	2018	1005762
89	3924928	D3050	Packaged Unit [AC-167]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building G	Roof	Trane	YSC060G4RLB0100A10000	182010416L	2018	1005763
90	3924644	D3050	Packaged Unit [AC-201]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914416L	2018	1009705
91	3924604	D3050	Packaged Unit [AC-202]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914495L	2018	1005632
92	3924598	D3050	Packaged Unit [AC-203]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC092G4RLB01C0A100000	182011237L	2018	1009736
93	3924609	D3050	Packaged Unit [AC-204]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914447L	2018	1009531
94	3924563	D3050	Packaged Unit [AC-205]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914461L	2018	1009557
95	3924548	D3050	Packaged Unit [AC-206]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181912051L	2018	1005655
96	3924587	D3050	Packaged Unit [AC-207]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC092G4RLB01C0A100000	182011279L	2018	1005697
97	3924571	D3050	Packaged Unit [AC-208]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181911996L	2018	1009570
98	3924566	D3050	Packaged Unit [AC-211]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914563L	2018	1005672
99	3924545	D3050	Packaged Unit [AC-213]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914578L	2018	1009668
100	3924607	D3050	Packaged Unit [AC-215]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181912050L	2018	1009555
101	3924643	D3050	Packaged Unit [AC-217]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181914505L	2018	1009521
102	3924640	D3050	Packaged Unit [AC-218]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building A	Roof	Trane	YSC048G4RLB01C0A100000	181912245L	2018	1009749
103	3924634	D3050	Packaged Unit [AC-220]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	182010456L	2018	1005656
104	3924552	D3050	Packaged Unit [AC-221]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914546L	2018	1009748
105	3924537	D3050	Packaged Unit [AC-222]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914532L	2018	1005686
106	3924693	D3050	Packaged Unit [AC-222]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YHC092F4RLA01L07A100000	181914448L	2018	1009503
107	3924723	D3050	Packaged Unit [AC-223]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YHC092F4RLA01L07A100000	182011911L	2018	1005681
108	3924680	D3050	Packaged Unit [AC-224]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	181914561L	2018	1005540
109	3924702	D3050	Packaged Unit [AC-226]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	181914463L	2018	1009523
110	3924689	D3050	Packaged Unit [AC-227]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YHC092F4RLA01L07A100000	181911982L	2018	1005534
111	3924688	D3050	Packaged Unit [AC-228]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC060G4RLB0100A100000	181914481L	2018	1005588
112	3924535	D3050	Packaged Unit [AC-229]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC060G4RLB01C0A100000	181914519L	2018	1009733
113	3924659	D3050	Packaged Unit [AC-229]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC060G4RLB01L07A100000	181914460L	2018	1009757
114	3924660	D3050	Packaged Unit [AC-230]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC060G4RLB0100A100000	182010439L	2018	1005609
115	3924725	D3050	Packaged Unit [AC-231]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC060G4RLB01L07A100000	181914422L	2018	1009536
116	3924698	D3050	Packaged Unit [AC-232]	RTU, Pad or Roof-Mounted	5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC060G4RLB0100A100000	182010438L	2018	1009641

117	3924781	D3050	Packaged Unit [AC-236]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building D	Roof	Trane	YHC092F4RLA0L07A1000000	182110318L	2018	1005553
118	3924795	D3050	Packaged Unit [AC-237]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building D	Roof	Trane	YHC092F4RLA0L07A1000000	182011304L	2018	1005805
119	3924847	D3050	Packaged Unit [AC-238]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building D	Roof	Trane	YHC092F4RLA0L07A1000000	182110278L	2018	1005804
120	3924802	D3050	Packaged Unit [AC-239]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building D	Roof	Trane	YHC092F4RLA0L07A1000000	182011289L	2018	1005820
121	3924789	D3050	Packaged Unit [AC-240]	RTU, Pad or Roof-Mounted	4 TON	Marshall Fundamental / Building D	Roof	Trane	YHC048F4RLA0L07A1000000	181914431L	2018	1009740
122	3924851	D3050	Packaged Unit [AC-54]	RTU, Pad or Roof-Mounted	10 TON	Marshall Fundamental / Building E	Roof	Trane	YSC120H4RLA0007A1000000000000D1000000000	181914958L	2018	1005726
123	3924621	D3050	Packaged Unit [AC-6]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building A	Roof	Trane	YSC092G4RLB01C0A100000	182011231L	2018	1005622
124	3924721	D3050	Packaged Unit [B51]	RTU, Pad or Roof-Mounted	7.5 TON	Marshall Fundamental / Building B	Roof	Trane	YSC092G4RLB0100A100000	181914562L	2018	1005587
125	3924616	D3060	Exhaust Fan	Centrifugal, 28" Damper	8500 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	EC260	No tag/plate found	2018	1005615
126	3924792	D3060	Exhaust Fan	Centrifugal, 36"Damper	15000 CFM	Marshall Fundamental / Building D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005775
127	3925029	D3060	Exhaust Fan	Centrifugal, 36"Damper	15000 CFM	Marshall Fundamental / Building H	Upper roof	Inaccessible	Inaccessible	Inaccessible	2018	
128	3924812	D3060	Exhaust Fan	Centrifugal, 36"Damper	15000 CFM	Marshall Fundamental / Building D	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1009527
129	3925043	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Marshall Fundamental / Building H	Roof	Greenheck	CUE-090-V6-6-X	14400180	2016	1005630
130	3925017	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Marshall Fundamental / Building H	Roof	Greenheck	CUE-0VB-6-X	14460178	2016	1009739
131	3924999	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Marshall Fundamental / Building H	West roof	Greenheck	GR5R-16	144S9984	2018	1005589
132	3925005	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Marshall Fundamental / Building H	West roof	Greenheck	GRSR-16	14456763	2016	1005633
133	3925002	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1600 CFM	Marshall Fundamental / Building H	West roof	Greenheck	GFRSR-16	14456792	2016	1005638
134	3925024	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Marshall Fundamental / Building H	West roof	Greenheck	GR5R-16	14459583	2018	1005732
135	3925003	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Marshall Fundamental / Building H	West roof	Greenheck	CUE-101-VR-4-X	1444D17S	2018	1005619
136	3924882	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Marshall Fundamental / Building F	Roof	Illegible	Illegible	Illegible		1005739
137	3925046	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Marshall Fundamental / Building H	West roof	Greenheck	CUE-085-V6-6-X	14460177	2018	1005768
138	3925007	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Marshall Fundamental / Building H	West roof	Inaccessible	Inaccessible	Inaccessible	2018	1005507
139	3925038	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper	8500 CFM	Marshall Fundamental / Building H	West roof	Inaccessible	Inaccessible	Inaccessible	2018	1005509
140	3924966	D3060	Exhaust Fan []	Centrifugal, 16" Damper	2000 CFM	Marshall Fundamental / Building G	Roof	Penn Ventilator Company	LLG20B0	No tag/plate found	2018	1009622
141	3924713	D3060	Exhaust Fan [EF-10]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building B	Roof	Penn Ventilator Company	LC20BC	No tag/plate found	2018	1005533
142	3924687	D3060	Exhaust Fan [EF-11]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building B	Roof	Penn Ventilator Company	LC06RC	No tag/plate found	2018	1009661
143	3924822	D3060	Exhaust Fan [EF-12]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building D	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005761
144	3924777	D3060	Exhaust Fan [EF-13]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building C	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005758
145	3924771	D3060	Exhaust Fan [EF-15]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building C	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005571
146	3924823	D3060	Exhaust Fan [EF-16]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building D	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1009534
147	3924820	D3060	Exhaust Fan [EF-17]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building D	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005694
148	3924843	D3060	Exhaust Fan [EF-18]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building D	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005734
149	3924808	D3060	Exhaust Fan [EF-19]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building D	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1009730
150	3924811	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Marshall Fundamental / Building D	Roof	Penn Ventilator Company	LC06BC	No tag/plate found	2018	1005647
151	3924570	D3060	Exhaust Fan [EF-2]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1009583

152	3924569	D3060	Exhaust Fan [EF-3]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005617	
153	3924658	D3060	Exhaust Fan [EF-4]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	LC06RC	No tag/plate found	2018	1009750	
154	3925054	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Marshall Fundamental / Building H	Roof	Greenheck	CUE-098-V6-4-X	144601-4	2016	1009511	
155	3924606	D3060	Exhaust Fan [EF-6]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005593	
156	3924536	D3060	Exhaust Fan [EF-6]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2018	1005682	
157	3924637	D3060	Exhaust Fan [EF-7]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	LC20BC	No tag/plate found	2018	1005627	
158	3924603	D3060	Exhaust Fan [EF-8]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building A	Roof	Penn Ventilator Company	LC12BC	No tag/plate found	2018	1005625	
159	3924703	D3060	Exhaust Fan [EF-9]	Centrifugal, 24" Damper	5000 CFM	Marshall Fundamental / Building B	Roof	Trane	LC02BC	No tag/plate found	2018	1005700	
160	3924979	D3060	Exhaust Fan [EX-20]	Centrifugal, 16" Damper	2000 CFM	Marshall Fundamental / Building G	Roof	Penn Ventilator Company	LC06RC	No tag/plate found	2018	1005623	
161	3924947	D3060	Exhaust Fan [EX-22]	Centrifugal, 16" Damper	2000 CFM	Marshall Fundamental / Building G	Roof	Penn Ventilator Company	LC20BC	No tag/plate found	2018	1005621	
162	3924980	D3060	Exhaust Fan [EX-24]	Centrifugal, 28" Damper	8500 CFM	Marshall Fundamental / Building G	Roof	Penn Ventilator Company	Illegible	Illegible		1005765	
163	3924941	D3060	Exhaust Fan [EX-25]	Centrifugal, 28" Damper	8500 CFM	Marshall Fundamental / Building G	Roof	Illegible	Illegible	Illegible		1009688	
164	3924951	D3060	Exhaust Fan [EX-26]	Centrifugal, 28" Damper	8500 CFM	Marshall Fundamental / Building G	Roof	Illegible	Illegible	Illegible		1005585	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3924970	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Marshall Fundamental / Building G	Throughout building						11
2	3924790	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Marshall Fundamental / Building D	Throughout building						14
3	3924630	D4030	Fire Extinguisher	Wet Chemical/CO2		Marshall Fundamental / Building A	Throughout building						28
4	3925049	D4030	Fire Extinguisher	Wet Chemical/CO2		Marshall Fundamental / Building H	Throughout building						14
5	3924711	D4030	Fire Extinguisher	Wet Chemical/CO2		Marshall Fundamental / Building B	Throughout building						10
6	3924763	D4030	Fire Extinguisher	Wet Chemical/CO2		Marshall Fundamental / Building C	Throughout building						14
7	3924862	D4030	Fire Extinguisher	Wet Chemical/CO2		Marshall Fundamental / Building E	Throughout building						2
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3924804	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Marshall Fundamental / Building D	Electrical room	Siemens				1005802	
2	3924766	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Marshall Fundamental / Building C	Electrical room	Siemens			2001	1005748	
3	3925022	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Marshall Fundamental / Building H	Electrical room	Square D			2016	1009685	
4	3924705	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Marshall Fundamental / Building B	Electrical room	Siemens			2001	1009666	
5	3924718	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Marshall Fundamental / Building B	Electrical room	MGM Transformer Company			2018	1009665	
6	3924750	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Marshall Fundamental / Building C	Electrical room	Siemens			2001	1005759	
7	3924965	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Marshall Fundamental / Building G	Electrical room	Siemens			2001	1005747	
8	3924654	D5020	Switchboard	120/208 V	800 AMP	Marshall Fundamental / Building A	Basement	Siemens			2002	1005592	
9	3924669	D5020	Switchboard	120/208 V	400 AMP	Marshall Fundamental / Building B	Electrical room	Siemens			2012	1009538	
10	3924741	D5020	Switchboard	277/480 V	400 AMP	Marshall Fundamental / Building C	Electrical room	Siemens			2001	1005755	
11	3924991	D5020	Switchboard	277/480 V	1200 AMP	Marshall Fundamental / Building H	Electrical room	Square D			2016	1005531	
12	3924544	D5020	Switchboard	277/480 V	2500 AMP	Marshall Fundamental / Building A	Basement	Siemens			2002	1009667	
13	3924712	D5020	Distribution Panel	120/208 V	400 AMP	Marshall Fundamental / Building B	Electrical room	Siemens			2001	1009543	

14	3924594	D5020	Distribution Panel	120/208 V	200 AMP	Marshall Fundamental / Building A	Hallway						1009512
15	3924895	D5020	Distribution Panel	120/208 V	200 AMP	Marshall Fundamental / Building F	Storage area	Bulldog Electric					1005727
16	3924869	D5020	Distribution Panel	120/208 V	225 AMP	Marshall Fundamental / Building E	Utility closet	Siemens		2001			1005618
17	3924734	D5020	Distribution Panel	120/208 V	400 AMP	Marshall Fundamental / Building C	Electrical room	Siemens		2001			1005749
18	3924994	D5020	Distribution Panel	120/208 V	225 AMP	Marshall Fundamental / Building H	Electrical room			2016			1005730
19	3924662	D5020	Distribution Panel	120/208 V	200 AMP	Marshall Fundamental / Building B	Electrical room	Siemens		2012			1009520
20	3924961	D5020	Distribution Panel	277/480 V	400 AMP	Marshall Fundamental / Building G	Electrical room	Siemens		2001			1005767
21	3924784	D5020	Distribution Panel	277/480 V	400 AMP	Marshall Fundamental / Building D	Electrical room	Siemens		2001			1005797
22	3924956	D5020	Distribution Panel	277/480 V	400 AMP	Marshall Fundamental / Building G	Electrical room	Siemens		2001			1005557
23	3924681	D5020	Distribution Panel	277/480 V	600 AMP	Marshall Fundamental / Building B	Electrical room	Siemens		2001			1009544
24	3924661	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Marshall Fundamental / Building B	Throughout building						8
25	3924596	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Marshall Fundamental / Building A	Throughout building						19
26	3924949	D5040	Emergency & Exit Lighting	Exit Sign/Emergency Combo, LED		Marshall Fundamental / Building G	Throughout building						8
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3925018	D7050	Fire Alarm Panel	Fully Addressable		Marshall Fundamental / Building H	Electrical room	Honeywell Fire-Lite	NFS-320		2016	1005728	
2	3924568	D7050	Fire Alarm Panel	Fully Addressable		Marshall Fundamental / Building A	Main office	Honeywell	No tag/plate found			1009746	
3	3924595	D7050	Fire Alarm Panel	Fully Addressable		Marshall Fundamental / Building A	Utility closet	Honeywell	No tag/plate found			1005552	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3924921	E1030	Foodservice Equipment	Convection Oven, Double		Marshall Fundamental / Building F	Commercial kitchen	Blodgett	No tag/plate found	No tag/plate found		1005772	
2	3924910	E1030	Foodservice Equipment	Convection Oven, Double		Marshall Fundamental / Building F	Commercial kitchen	Blodgett	No tag/plate found	No tag/plate found		1005757	
3	3924891	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Marshall Fundamental / Building F	Commercial kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005760	
4	3924871	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Marshall Fundamental / Building F	Commercial kitchen	Cres Cor	No tag/plate found	No tag/plate found		1005631	
5	3924918	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Marshall Fundamental / Building F	Commercial kitchen	FWE	No tag/plate found	No tag/plate found		1005770	
6	3924915	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Marshall Fundamental / Building F	Commercial kitchen	FWE	No tag/plate found	No tag/plate found		1005711	
7	3924877	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Marshall Fundamental / Building F	Commercial kitchen	FWE	No tag/plate found	No tag/plate found		1005714	
8	3924642	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Marshall Fundamental / Building A	Kitchen	Inaccessible	Inaccessible	Inaccessible		1005645	
9	3924892	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	Kysor systems	Inaccessible	Inaccessible		1009686	
10	3924897	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	True Manufacturing Co	STA1RR189-1S	8399549		1005743	
11	3924917	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	True Manufacturing Co	Inaccessible	Inaccessible		1005676	
12	3924924	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	Traulsen	AIF132HUT-FHS	T29911A13		1005661	
13	3924902	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	Traulsen	Inaccessible	Inaccessible		1009545	
14	3924909	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	True Manufacturing Co	T-49F	7033150		1005684	
15	3924876	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Marshall Fundamental / Building F	Commercial kitchen	Traulsen	Inaccessible	Inaccessible		1009698	
16	3924900	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Marshall Fundamental / Building F	Commercial kitchen	Waste King	1000-3	06-08-00199-3		1005744	
17	3924649	E1030	Foodservice Equipment	Icemaker, Freestanding		Marshall Fundamental / Building A	Kitchen	Manitowoc	B570	041020655	2010	1005573	

18	3924901	E1030	Foodservice Equipment	Icemaker, Freestanding	Marshall Fundamental / Building F	Commercial kitchen	Hoshizaki	No tag/plate found	No tag/plate found	1005683
19	3924887	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Marshall Fundamental / Building F	Commercial kitchen	No tag/plate found	No tag/plate found	No tag/plate found	1009539
20	3924878	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Marshall Fundamental / Building F	Commercial kitchen	No tag/plate found	No tag/plate found	No tag/plate found	1005602
21	3924888	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich	Marshall Fundamental / Building F	Commercial kitchen	No tag/plate found	No tag/plate found	No tag/plate found	1005563
22	3924927	E1030	Foodservice Equipment	Range, 2-Burner	Marshall Fundamental / Building F	Commercial kitchen	Wolf	Inaccessible	Inaccessible	1005731
23	3924884	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In	Marshall Fundamental / Building F	Commercial kitchen	True Manufacturing Co	T-23	5252353	1009756
24	3924896	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In	Marshall Fundamental / Building F	Commercial kitchen	Victory	No tag/plate found	No tag/plate found	1005542
25	3924886	E1030	Foodservice Equipment	Steamer, Freestanding	Marshall Fundamental / Building F	Commercial kitchen	Groen	AC41-49	E7128	1005773
26	3924894	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer	Marshall Fundamental / Building F	Roof	No tag/plate found	No tag/plate found	No tag/plate found	1005720
27	3924883	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Marshall Fundamental / Building F	Commercial kitchen	Thermaduke	No tag/plate found	No tag/plate found	1009753
28	3924926	E1030	Foodservice Equipment	Walk-In, Refrigerator	Marshall Fundamental / Building F	Commercial kitchen	Thermalrite	No tag/plate found	No tag/plate found	1005517
29	3924906	E1030	Foodservice Equipment	Walk-In, Refrigerator	Marshall Fundamental / Building F	Commercial kitchen	Vering	Inaccessible	Inaccessible	1005769