

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Norma Coombs Elementary
2600 Paloma Street
Pasadena, California 91107

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BV PROJECT #:

154554.22R000-008.354

DATE OF REPORT:

September 8, 2022

ON SITE DATE:

April 28, 2022

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	11
Main Address	2600 Paloma Street, Pasadena, California 91107
Site Developed	1934
Site Area	5.4 acres (estimated)
Parking Spaces	42 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 28, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Kristine Vukovic
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	Jason Mayes 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

Norma Coombs Elementary School was originally constructed in 1934. The campus was renovated throughout the years. Renovations include a new administrative building built around 2013 and new classrooms built shortly after. A new playground area was installed during this time.

Architectural

The buildings consist of wood frame construction over a concrete foundation. The building on the northeast corner of the property, labeled as building J, appears to be abandoned and used as storage. Building J interior and exterior finished are past life expectancy and in need of renovations. The building on the southwest corner labeled as building D has exterior wall cracking along the length of the south facing wall along the lower window frames. The window frames also have some vegetation growing at this location. Buildings A, B, C, D, E, F, and I windows are weathered with paint peeling. Windows for these buildings are anticipated for lifecycle renewal. The roofing for these buildings are near the end of expected useful life and anticipated for lifecycle renewal.

Mechanical, Electrical, Plumbing and Fire (MEPF)

During the recent renovations (late 2010s), the HVAC system was converted into a central plant system for the newer buildings. Staff expressed concern the AC turns off after hours even though an event or work is scheduled in the evenings. The older classroom HVAC system is supplied by individual PTAC units. The auditorium has 3 split systems on the roof, the HVAC tech advised they are not working. The Auditorium currently does not have a HVAC system. Fire suppression system were only found in the mechanical space in building F and parts of the auditorium including the stage and backstage. Emergency lighting with exit signs were found in isolated areas. Exit signs were missing in building G and Room 1 and 2 for building A.

Site

The site appears to be well maintained. The front parking lot was recently paved and stripped. The poured in place rubber play surface was recently installed with newer play structures. The remaining asphalt and concrete flatwork show minimal cracking. The campus is surrounded by a newer wrought iron fence surrounding the front and west boundaries. A chain link fence surrounds the rear and east boundaries. Tree trimming is recommended as some branches are touching the building and over hanging significantly causing debris build up on the roof and gutters. The landscape appears to be well maintained with adequate irrigation.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

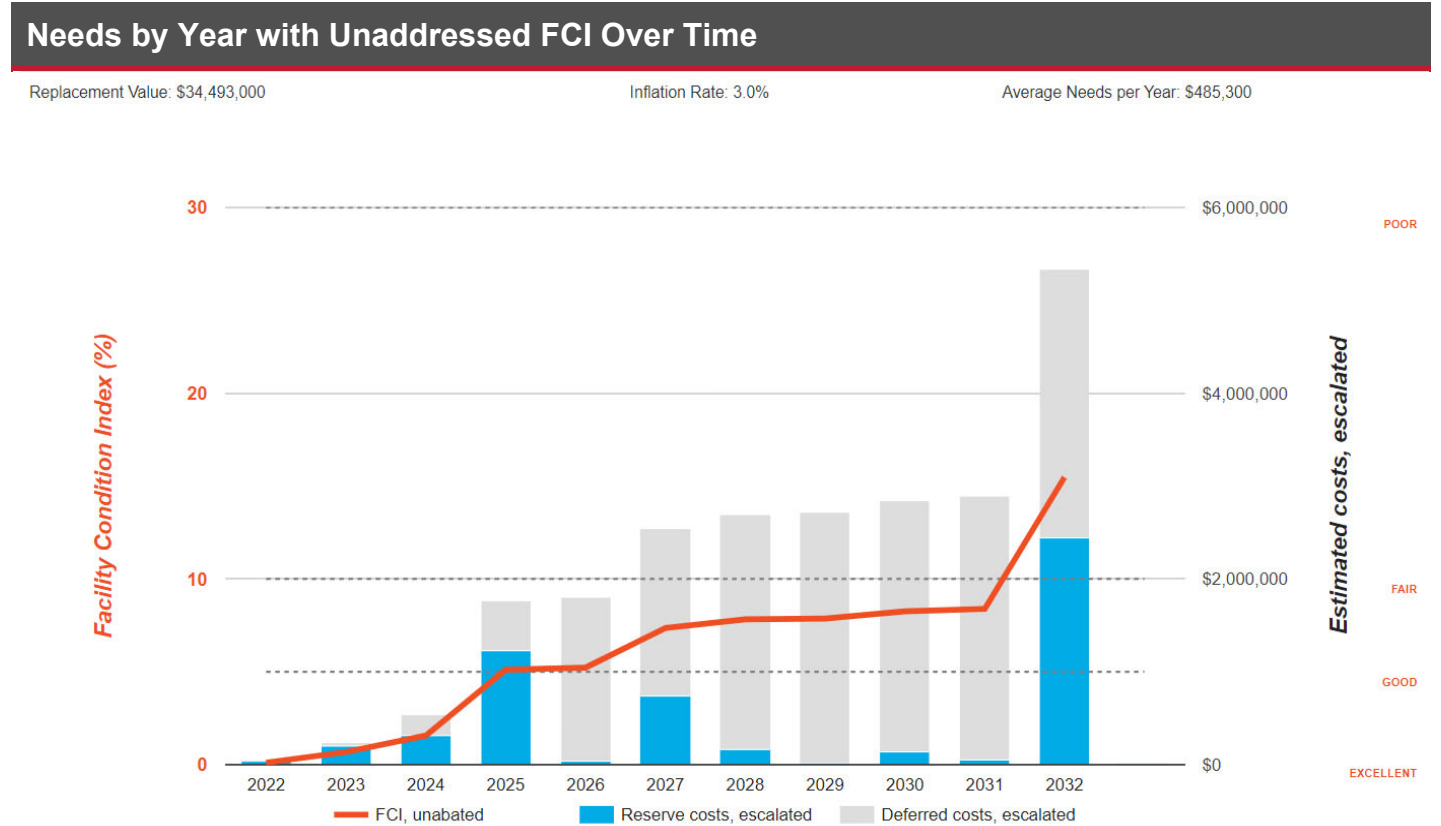
FCI Analysis | Norma Coombs Elementary

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 34,493,000	81,160	\$ 425

	Est Reserve Cost	FCI
Current	\$ 35,300	0.1 %
3-Year	\$ 1,761,300	5.1 %
5-Year	\$ 2,499,700	7.2 %
10-Year	\$ 3,735,400	10.8 %

Campus Level FCI:

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



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



Immediate Needs

Facility/Building	Total Items	Total Cost
D	1	\$300
E	2	\$16,900
J	2	\$18,100
Site	1	\$1,600
Total	6	\$36,900

D

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3834052	Norma Coombs Elementary / D	Building exterior	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace	Failed	Safety	\$300
Total (1 items)							\$300

E

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3834141	Norma Coombs Elementary / E	Roof	D3030	Split System, Condensing Unit/Heat Pump, Replace	Failed	Performance/Integrity	\$13,100
3834197	Norma Coombs Elementary / E	Auditorium	P2030	Engineering Study, Environmental, Sample for ACMs, Evaluate/Report	NA	Environmental	\$3,800
Total (2 items)							\$16,900

J

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3835778	Norma Coombs Elementary / J	Roof	B3010	Roofing, Asphalt Shingle, 20- Year Standard, Replace	Poor	Performance/Integrity	\$15,900
3834218	Norma Coombs Elementary / J	Throughout building	D3030	Air Conditioner, Window/Thru- Wall, Residential, Replace	Poor	Performance/Integrity	\$2,200
Total (2 items)							\$18,100

Site

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
3834170	Norma Coombs Elementary / Site	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	NA	Performance/Integrity	\$1,600
Total (1 items)							\$1,600

Key Findings



Fire Extinguisher in Failed condition.

Wet Chemical/CO2
D Norma Coombs Elementary Building exterior

Uniformat Code: D4030
Recommendation: **Replace in 2022**

Missing fire extinguisher. Outside of classroom 9. - [AssetCALC ID: 3834052](#)



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
J Norma Coombs Elementary Roof

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

Roof appears to be leaking in multiple spots. - [AssetCALC ID: 3835778](#)



Exterior Walls in Poor condition.

any painted surface
J Norma Coombs Elementary Building Exterior

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

Paint is peeling. - [AssetCALC ID: 3834090](#)



Exterior Walls in Poor condition.

Stucco
D Norma Coombs Elementary Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Wall cracking along lower window area. - [AssetCALC ID: 3834120](#)

**Window in Poor condition.**

Wood, up to 15 SF
J Norma Coombs Elementary Building Exterior

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

Windows frames are weathered with paint peeling. - AssetCALC ID: 3834159

**Window in Poor condition.**

Wood, up to 15 SF
A Norma Coombs Elementary Building Exterior

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

Broken window in Room 2. - AssetCALC ID: 3834002

**Window in Poor condition.**

Wood, up to 15 SF
E Norma Coombs Elementary Building Exterior

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

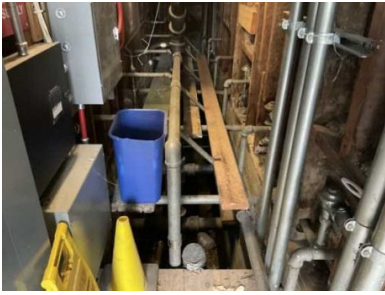
Window frames are aged and weathered. - AssetCALC ID: 3834086

**Window in Poor condition.**

Wood, up to 15 SF
A Norma Coombs Elementary Building Exterior

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

Windows are weathered and paint is peeling. - AssetCALC ID: 3833969



Plumbing System in Poor condition.

Supply and Sanitary, Medium Density
(excludes fixtures)
B Norma Coombs Elementary Throughout
building

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

Galvanized piping was observed, replacement is recommended. - AssetCALC ID: 3834076



Plumbing System in Poor condition.

Supply and Sanitary, Medium Density
(excludes fixtures)
A Norma Coombs Elementary Throughout
building

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

Galvanized supply piping was identified, replacement is recommended. - AssetCALC ID: 3834221

Plumbing System in Poor condition.

Supply and Sanitary, Medium Density (excludes
fixtures)
C Norma Coombs Elementary

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

Galvanized piping was observed, replacement is recommended. - AssetCALC ID: 3943767

Plumbing System in Poor condition.

Supply and Sanitary, Medium Density (excludes fixtures)

D Norma Coombs Elementary

Uniformat Code: D2010

Recommendation: **Replace in 2024**

Galvanized piping was observed, replacement is recommended. - AssetCALC ID: 3943780

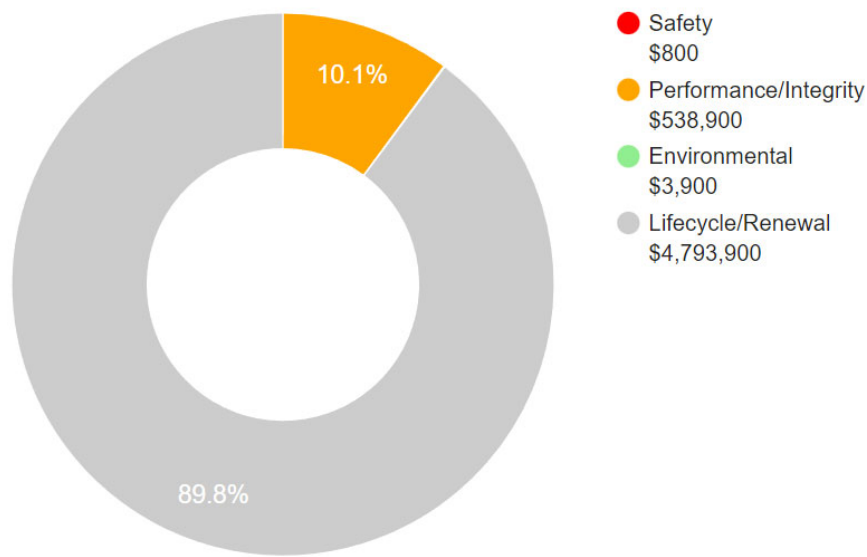
Plan Types

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: \$5,337,500

2. Building ADM



Building ADM: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	Late 2010s	
Building Size	4,150 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Façade	Primary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building ADM: Systems Summary

HVAC	Central System: Boilers and chillers, feeding VAV	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from F building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building ADM: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	\$27,948	-	\$27,948
Interiors	-	-	-	\$47,067	\$73,619	\$120,686
Plumbing	-	-	-	\$803	\$52,660	\$53,463
HVAC	-	-	-	-	\$64,484	\$64,484
Fire Protection	-	-	\$1,891	-	\$2,542	\$4,433
Electrical	-	-	-	-	\$56,275	\$56,275
Fire Alarm & Electronic Systems	-	-	-	\$17,983	\$10,550	\$28,533
Equipment & Furnishings	-	-	-	-	\$26,697	\$26,697
Site Development	-	-	-	-	\$7,500	\$7,500
TOTALS (3% inflation)	-	-	\$1,900	\$93,900	\$294,400	\$390,200

3. Building A



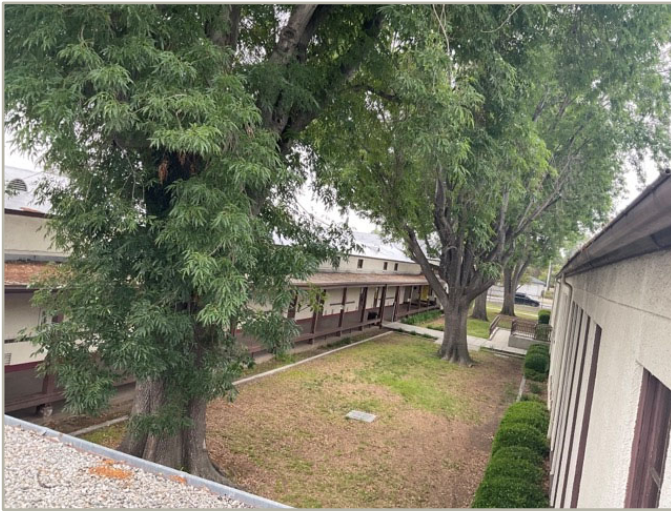
Building A: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	SF 5,720	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation / over basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: wood and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair

Building A: Systems Summary		
HVAC	Non-Central System: PTAC units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from F building with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel 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	Broken exterior window found in building A. Galvanized piping was observed on the service for the plumbing system. Replacement is recommended.	

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	-	\$14,343	-	\$15,352	-	\$29,695
Roofing	-	-	\$82,033	-	-	\$82,033
Interiors	-	-	\$4,994	\$19,788	\$218,519	\$243,301
Plumbing	-	\$72,624	\$1,664	\$3,800	\$12,730	\$90,818
HVAC	-	-	\$64,906	-	\$101,124	\$166,030
Fire Protection	-	-	\$755	-	\$1,015	\$1,770
Electrical	-	-	-	\$20,908	\$77,564	\$98,472
Fire Alarm & Electronic Systems	-	-	-	\$12,545	-	\$12,545
Equipment & Furnishings	-	-	-	\$15,352	\$3,456	\$18,808
TOTALS (3% inflation)	-	\$87,000	\$154,400	\$87,800	\$414,500	\$743,700

4. Building B



Building B: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	5,300 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
	Walls: Painted lath and plaster, ceramic tile Floors: Wood and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: PTAC units	Fair

Building B: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring. Fed from F building with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel 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	Galvanized piping was observed on the service for the plumbing system. Replacement is recommended.	

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	-	-	-	-	\$16,287	\$16,287
Roofing	-	-	\$73,472	-	-	\$73,472
Interiors	-	-	\$35,251	\$35,637	\$187,243	\$258,131
Plumbing	-	\$69,756	\$31,783	-	\$55,411	\$156,950
HVAC	-	-	\$36,715	-	\$54,452	\$91,167
Fire Protection	-	-	\$755	-	\$1,015	\$1,770
Electrical	-	-	-	-	\$98,053	\$98,053
Fire Alarm & Electronic Systems	-	-	-	\$11,623	-	\$11,623
TOTALS (3% inflation)	-	\$69,800	\$178,000	\$47,300	\$412,500	\$707,600

5. Building C



Building C: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	6,020 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile Floors: Carpet, wood, and ceramic tile, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: PTAC units	Fair

Building C: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper. Fed from F building with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel 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	Galvanized piping was observed on the service for the plumbing system. Replacement is recommended.	

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	-	-	\$307,084	-	\$306,128	\$613,212
Roofing	-	-	\$89,166	-	-	\$89,166
Interiors	-	\$39	\$22,701	\$17,595	\$234,220	\$274,555
Plumbing	-	\$76,434	-	-	\$8,812	\$85,246
HVAC	-	-	\$49,928	-	\$77,788	\$127,716
Fire Protection	-	-	\$377	-	\$507	\$884
Electrical	-	-	-	-	\$74,707	\$74,707
Fire Alarm & Electronic Systems	-	-	-	\$13,202	-	\$13,202
TOTALS (3% inflation)	-	\$76,500	\$469,300	\$30,800	\$702,200	\$1,278,800

6. Building D



Building D: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	2,700 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster and ceramic tile Floors: Wood and ceramic tile Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: PTAC units	Fair

Building D: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper. Fed from F building with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel 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	Stucco is cracking along the length of the south exterior wall. Galvanized piping was observed on the service for the plumbing system. Replacement is recommended.	

Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$28,163	\$166,838	-	\$147,978	\$342,979
Roofing	-	-	\$38,162	-	-	\$38,162
Interiors	-	-	\$9,584	\$23,682	\$111,086	\$144,352
Plumbing	-	\$34,280	\$4,288	\$18,128	\$16,132	\$72,828
HVAC	-	-	\$29,958	-	\$46,674	\$76,632
Fire Protection	\$326	-	-	\$438	\$588	\$1,352
Electrical	-	-	-	-	\$36,612	\$36,612
Fire Alarm & Electronic Systems	-	-	-	-	\$6,864	\$6,864
TOTALS (3% inflation)	\$400	\$62,500	\$248,900	\$42,300	\$366,000	\$720,100

7. Building E



Building E: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	3,200 SF	
Number of Stories	1 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster, acoustic tile Floors: Carpet, wood Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Building E: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper. Fed from F building with copper wiring Interior Lighting: LED, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Auditorium is not supported by an HVAC system. Staff complains the area is too cold or too hot.	

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	-	\$12,550	\$32,478	-	\$31,782	\$76,810
Roofing	-	-	\$124,832	-	-	\$124,832
Interiors	-	-	\$148,902	-	\$15,497	\$164,399
HVAC	\$13,056	-	-	-	\$20,340	\$33,396
Fire Protection	-	-	-	\$7,017	-	\$7,017
Electrical	-	-	\$31,820	\$11,697	\$1,863	\$45,380
Fire Alarm & Electronic Systems	-	-	-	\$7,017	-	\$7,017
Equipment & Furnishings	-	-	-	\$77,787	-	\$77,787
Follow-up Studies	\$3,808	-	-	-	-	\$3,808
TOTALS (3% inflation)	\$16,900	\$12,600	\$338,100	\$103,600	\$69,500	\$540,700

8. Building F



Building F: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	2,660 SF	
Number of Stories	1 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted lath and plaster Floors: VCT, wood, ceramic tile, Ceilings: Painted lath and plaster and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chillers feeding VAV	Fair

Building F: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building F: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$19,022	\$106,594	\$148,814	\$274,430
Roofing	-	-	-	\$17,278	-	\$17,278
Interiors	-	-	\$11,079	\$16,414	\$75,138	\$102,631
Conveying	-	-	\$69,370	-	-	\$69,370
Plumbing	-	-	-	\$2,338	\$127,849	\$130,187
HVAC	-	-	-	\$127,694	\$18,035	\$145,729
Fire Protection	-	-	\$1,134	-	\$4,761	\$5,895
Electrical	-	-	\$47,555	\$167,969	\$87,738	\$303,262
Fire Alarm & Electronic Systems	-	-	-	\$5,833	-	\$5,833
Equipment & Furnishings	-	-	\$11,982	\$41,844	\$16,103	\$69,929
TOTALS (3% inflation)	-	-	\$160,200	\$486,000	\$478,500	\$1,124,700

9. Building G



Building G: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	Late 2010s	
Building Size	3,550 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks	Fair
HVAC	Central System: Boilers and chillers feeding VAV	Fair

Building G: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper. Fed from F building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and pull stations	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	No exit signs found in classroom.	

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	-	-	-	-	-	-
Roofing	-	-	-	\$24,168	-	\$24,168
Interiors	-	-	-	\$47,703	\$88,525	\$136,228
Plumbing	-	-	-	-	-	-
HVAC	-	-	\$2,900	\$96,503	\$4,518	\$103,921
Fire Protection	-	-	-	\$412	\$554	\$966
Electrical	-	-	-	-	\$48,139	\$48,139
Fire Alarm & Electronic Systems	-	-	-	-	\$9,025	\$9,025
Equipment & Furnishings	-	-	-	-	\$51,862	\$51,862
TOTALS (3% inflation)	-	-	\$2,900	\$168,800	\$202,700	\$374,400

10. Building H



Building H: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	Early 2000s	
Building Size	2,940 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Prefabricated wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Shed construction with metal finish	Fair
Interiors	Walls: vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Wall mounted packaged units	Fair

Building H: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper, Fed from F building with copper wiring Interior Lighting: LED, linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
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	-	-	\$88,996	\$5,702	\$123,139	\$217,837
Roofing	-	-	\$57,224	-	-	\$57,224
Interiors	-	-	\$50,316	-	\$52,561	\$102,877
HVAC	-	-	\$22,467	-	\$19,932	\$42,399
Fire Protection	-	-	\$1,134	-	\$1,525	\$2,659
Electrical	-	-	-	\$34,389	\$14,441	\$48,830
Fire Alarm & Electronic Systems	-	-	-	\$12,296	-	\$12,296
TOTALS (3% inflation)	-	-	\$220,200	\$52,400	\$211,600	\$484,200

11. Building I



Building I: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	1,000 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster and ceramic tile Floors: VCT, wood and ceramic tile, Ceilings: Painted lath and plaster	Fair
Elevators	None	--
Plumbing	Distribution: Copper and Galvanized iron supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Thru-wall AC	Fair

Building I: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper. Fed from F building with copper wiring Interior Lighting: LED and linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Building I: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$1,901	-	-	\$1,901
Interiors	-	\$3,922	\$22,462	-	\$9,532	\$35,916
Plumbing	-	-	\$13,472	\$16,083	-	\$29,555
HVAC	-	\$560	-	-	\$753	\$1,313
Fire Protection	-	-	\$755	-	\$1,015	\$1,770
Electrical	-	-	-	\$15,352	-	\$15,352
Equipment & Furnishings	-	-	\$4,135	-	-	\$4,135
TOTALS (3% inflation)	-	\$4,500	\$42,800	\$31,500	\$11,300	\$90,100

12. Building J



Building J: Systems Summary

Address	2600 Paloma Street, Pasadena, California 91107	
Constructed/Renovated	1934	
Building Size	3,340 SF	
Number of Stories	1 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: Wood siding Windows: Wood	Poor
Roof	Primary: Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted lath and plaster Floors: Carpet Ceilings: Painted gypsum board and ACT	Poor
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Thru window AC	Poor

Building J: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent, Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	This building appears to be abandoned and used as storage. The interior and exterior finishes are well ages and passed lifecycle renewal. No ADA assessable route.	

Building J: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$140,055	-	-	\$135,814	\$275,869
Roofing	\$15,876	-	-	-	\$28,673	\$44,549
Interiors	-	\$50,433	-	-	\$50,174	\$100,607
HVAC	\$2,176	-	-	\$2,924	\$3,930	\$9,030
Fire Protection	-	-	\$356	-	\$478	\$834
Electrical	-	-	\$41,692	-	-	\$41,692
Fire Alarm & Electronic Systems	-	-	\$5,955	-	-	\$5,955
TOTALS (3% inflation)	\$18,100	\$190,500	\$48,100	\$3,000	\$219,100	\$478,800

13. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link, wrought iron, and CMU wall fencing; Playgrounds and sports fields Heavily furnished with picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair
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.	

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
Special Construction & Demo	-	-	-	\$58,121	-	\$58,121
Site Pavement	-	-	\$38,859	\$45,048	\$531,140	\$615,047
Site Development	\$1,632	-	-	\$1,516,391	\$249,885	\$1,767,908
Site Utilities	-	-	-	-	\$81,363	\$81,363
TOTALS (3% inflation)	\$1,700	-	\$38,900	\$1,619,600	\$862,400	\$2,522,600

14. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

15. 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 1934 with additional buildings added and renovated in phases over time.

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

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.

16. 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.

17. 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.

18. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Norma Coombs Elementary, 2600 Paloma Street, Pasadena, California 91107, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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19. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: Pre-Survey Questionnaire

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL



6 - FAÇADE

Photographic Overview



7 - ASPHALT SHINGLES ROOF



8 - MODIFIED BITUMINOUS ROOF



9 - BUILT UP ROOF



10 - FRONT OFFICE



11 - BREAK ROOM



12 - CAFETERIA

Photographic Overview



13 - AUDITORIUM



14 - CLASS ROOM



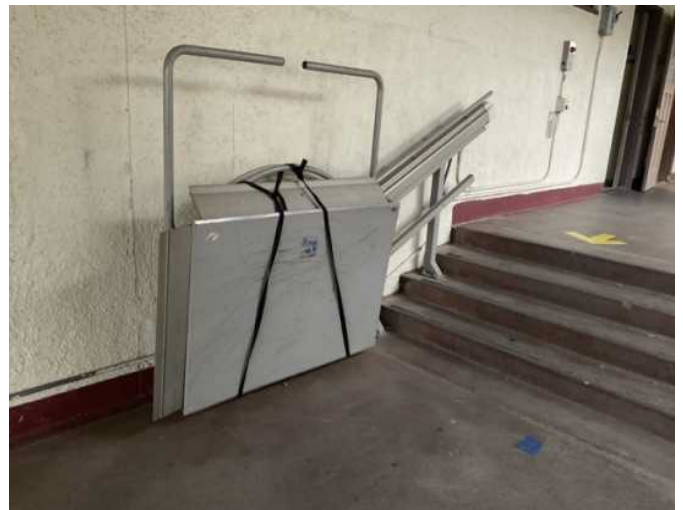
15 - MUSIC ROOM



16 - NEWER CLASS ROOM



17 - RESTROOM



18 - WHEELCHAIR LIFT

Photographic Overview



19 - DOMESTIC PIPING



20 - WATER HEATER



21 - HVAC OVERVIEW



22 - CHILLERS AND BOILER



23 - SWITCHBOARD



24 - INTERIOR LIGHTING SYSTEM

Photographic Overview



25 - FIRE SUPPRESSION SYSTEM



26 - FIRE ALARM PANEL



27 - FIRE EXTINGUISHER AND PULL STATION



28 - PRIMARY PARKING AREA



29 - SECOND PARKING LOT



30 - POLE LIGHT FIXTURES



Photographic Overview



31 - PLAYGROUND



32 - FIELD



33 - LANDSCAPING



34 - ART AREA



35 - SHADE STRUCTURE

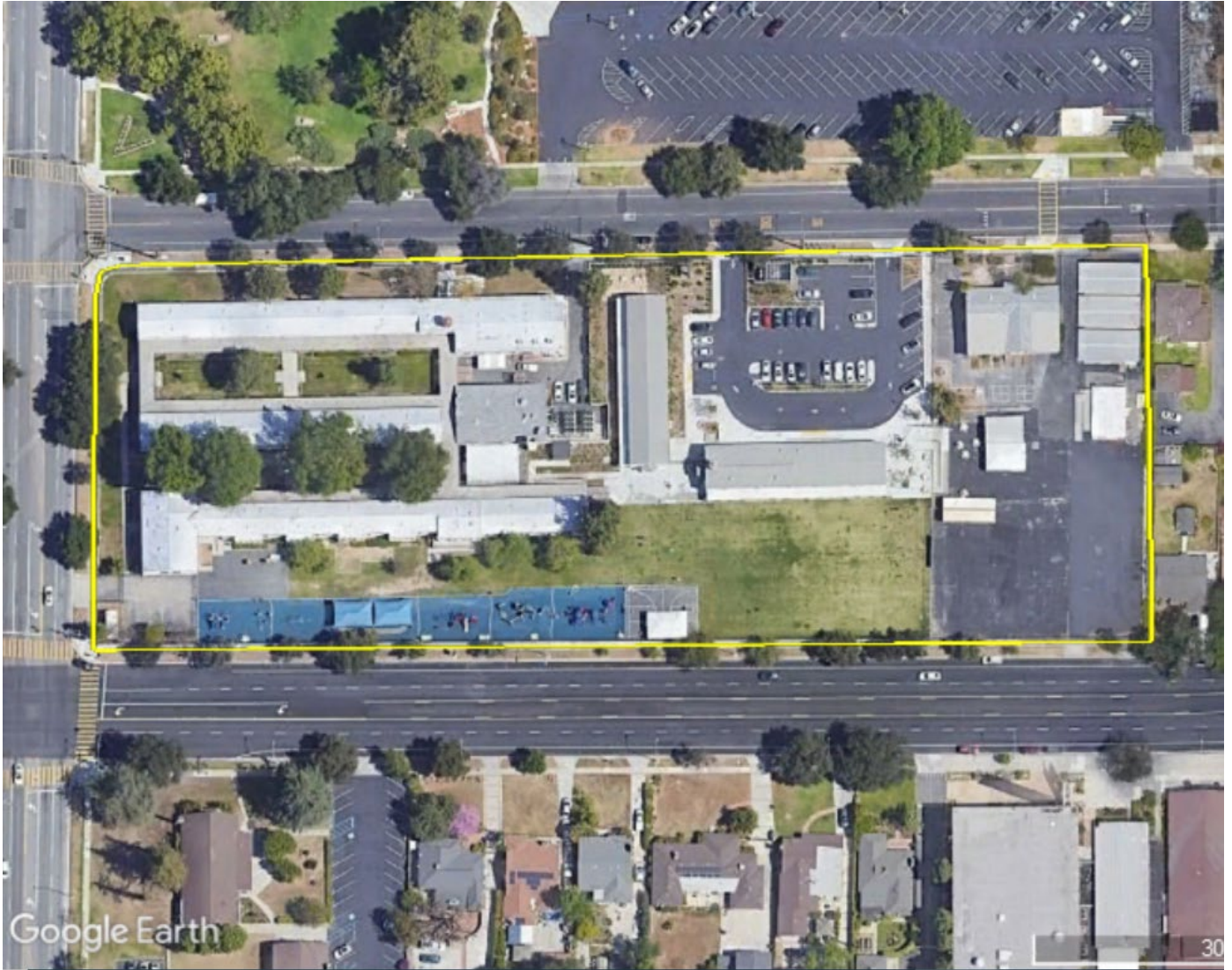


36 - SIGNAGE

Appendix B:

Site Plan

Aerial Site Plan



Google Earth



**BUREAU
VERITAS**

Project Number

154554.22R000-008.354

Source

Google

Project Name

Norma Coombs Elementary

On-Site Date

April 28, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Norma Coombs Elementary
Name of person completing form:	N/A
Title / Association w/ property:	N/A
Length of time associated w/ property:	N/A
Date Completed:	4/28/2022
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: Norma Coombs Elementary

BV Project Number: 154554.22R000-008.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area



Close-up of stall

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



Accessible ramp



Curb cut

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

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

Abbreviated Accessibility Checklist

Building Entrances



Main entrance



Door hardware

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path



self-service area

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		✗		Building J does not have an ADA accessible route.
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

NA

NA

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 and faucet handles

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

NA

NA

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



Accessible route to playground



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 | Norma Coombs Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Fair	Exterior Walls, Concrete Block (CMU)	1,020 SF	30	3834081
Roofing						
B3010	Walkway cover	Fair	Roofing, Built-Up	9,930 SF	3	3834087
Conveying						
D1010	Building exterior outside of Room 10	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	10	3833953
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	3	3833964
HVAC						
D3020	Site	Good	Boiler, Gas, HVAC [No tag/plate found]	1	26	3834117
D3020	Site	Fair	Boiler Supplemental Components, Expansion Tank [No tag/plate found]	2	30	3834019
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	10	3833999
D3030	Site	Good	Chiller, Air-Cooled [No tag/plate found]	1	19	3834085
D3030	Site	Good	Chiller, Air-Cooled [No tag/plate found]	1	19	3834169
Electrical						
D5040	Site	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	36	16	3834142
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	38	12	3833961
Equipment & Furnishings						
E1040	K101	Good	Ceramics Equipment, Kiln	2	16	3834088

Component Condition Report | Norma Coombs Elementary / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	60,200 SF	5	3834178
B2020	Building Exterior	Poor	Window, Wood, 16-25 SF	48	2	3833938
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	13	3	3834014
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	7,500 SF	20	3833974
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,020 SF	18	3834138
C1070	Room 12	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	10 SF	1	3834010
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	5	3834179
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,030 SF	6	3833994
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	5	3833981

Component Condition Report Norma Coombs Elementary / C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Wood, Strip	5,820 SF	20	3834062
Plumbing						
D2010		Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,020 SF	2	3943767
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	3834192
D2010	Restrooms	Fair	Toilet, Child-Sized	2	15	3834110
HVAC						
D3030	Room 14	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834214
D3030	Room 11	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3834122
D3030	Room 13	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834134
D3030	Room 12	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3834070
D3030	Building C	Failed	Split System, Fan Coil Unit, DX, 3 TON [Inaccessible]	3	0	4163076
D3030	Room 16	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834212
D3030	Room 16	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834130
Fire Protection						
D4030	Building exterior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	3834165
Electrical						
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,020 SF	12	3833979
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	6,020 SF	10	3834035
Component Condition Report Norma Coombs Elementary / D						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Stucco	1,220 SF	2	3834120
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	27,000 SF	5	3834004
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	8	2	3834036
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	40	2	3834020
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	9	15	3834058
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,210 SF	3	3834203
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	15	3834147
C1090	Restrooms	Fair	Toilet Partitions, Metal	8	5	3834205
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	10	3834053
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,050 SF	6	3833965
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	20	3833977

Component Condition Report | Norma Coombs Elementary / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Wood, Strip	2,400 SF	20	3834181
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	3833937
Plumbing						
D2010		Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,700 SF	2	3943780
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	5	3834210
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	12	3834183
D2010	Restrooms	Fair	Urinal, Standard	2	10	3834113
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	10	3834106
HVAC						
D3030	Room 10	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3833944
D3030	Room 9	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834098
D3030	Room 1	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834078
Fire Protection						
D4030	Building exterior	Failed	Fire Extinguisher, Wet Chemical/CO2	1	0	3834052
Electrical						
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,700 SF	15	3834074
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,700 SF	15	3834152

Component Condition Report | Norma Coombs Elementary / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,250 SF	5	3834089
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	14	1	3834086
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	10	5	3834140
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	3,600 SF	3	3834149
Interiors						
C1070	Auditorium	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,100 SF	3	3833990
C2010	Auditorium	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	2,000 SF	3	3833983
C2010	Auditorium	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	2,400 SF	3	3834007
C2030	Auditorium	Fair	Flooring, Wood, Strip	2,200 SF	3	3834063
C2030	Auditorium	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	3	3834057
C2050	Auditorium	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,100 SF	3	3834114
HVAC						

Component Condition Report | Norma Coombs Elementary / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Failed	Split System, Condensing Unit/Heat Pump [Inaccessible]	3	0	3834141
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,200 SF	10	3834150
Electrical						
D5030	Auditorium	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	10	3834107
D5040	Auditorium	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,200 SF	3	3834066
D5040	Auditorium	Fair	Emergency & Exit Lighting, Exit Sign, LED	5	5	3834182
Fire Alarm & Electronic Systems						
D7050	Auditorium	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,200 SF	10	3834213
Equipment & Furnishings						
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	152	10	3833947
Follow-up Studies						
P2030	Auditorium	NA	Engineering Study, Environmental, Sample for ACMs, Evaluate/Report	1	0	3834197

Component Condition Report | Norma Coombs Elementary / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	26,600 SF	6	3834135
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	10	3834054
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	20	3	3834202
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	15	3834112
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,110 SF	10	3834102
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	10	3834072
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,700 SF	10	3834013
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,990 SF	5	3834001
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	400 SF	5	3834162
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,900 SF	20	3833995
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	3834168
Conveying						
D1010	Building exterior	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	5	3833935
Plumbing						
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	3834118
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,860 SF	20	3834139

Component Condition Report | Norma Coombs Elementary / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	20	3834051
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	15	3834047
D2010	Mechanical room	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	15	3834083
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	3834012
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	10	3834059
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	3834119
HVAC						
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	6	3833980
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,660 SF	15	3834056
D3050		Fair	HVAC System, Hydronic Piping, 4-Pipe	2,660 SF	30	3943782
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	8	3834191
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	7	3834209
D3050		Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	10	10	3961596
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	8	3834046
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	3834016
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	3834194
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	3834160
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	3834031
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [No tag/plate found]	1	10	3834125
Fire Protection						
D4010	Mechanical room	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,200 SF	17	3833940
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	3834172
Electrical						
D5020	Mechanical room	Fair	Switchboard, 277/480 V [DBA]	1	10	3834124
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown [T1]	1	20	3833960
D5020	Mechanical room	Fair	Switchboard, 120/208 V [No tag/plate found]	1	3	3833985
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD2]	1	10	3834079
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD1]	1	10	3834167
D5030	Mechanical room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD3]	1	10	3834042
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,660 SF	20	3833975
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,660 SF	10	3833971
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,660 SF	10	3834198
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP [No tag/plate found]	1	6	3834177

Component Condition Report | Norma Coombs Elementary / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3834164
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3834137
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3834024
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	5	3833963
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	10	3833991
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3833984
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	7	3833955
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	8	3834189
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	8	3834061
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	10	3833949

Component Condition Report | Norma Coombs Elementary / H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	23,520 SF	5	3834018
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	6	10	3834006
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	3833958
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,490 SF	5	3834093
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,940 SF	5	3833939
C2010	Throughout building	Fair	Wall Finishes, Vinyl	3,528 SF	5	3834041
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,940 SF	3	3834176
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [No tag/plate found]	1	3	3834188
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [No tag/plate found]	1	3	3834201
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4.5 to 5 TON [No tag/plate found]	1	3	3834044
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,940 SF	15	3834193
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	3	5	3834151
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,940 SF	20	3833966
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,940 SF	10	3834187
Fire Alarm & Electronic Systems						
D7050	O	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,940 SF	10	3833997
D7050	P3	Fair	Fire Alarm Panel, Multiplex [P3 A16]	1	10	3834217

Component Condition Report | Norma Coombs Elementary / J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	30,060 SF	1	3834090
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	40	1	3834159
B2050	Building Exterior	Poor	Exterior Door, Wood, Solid-Core	4	1	3833982
Roofing						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	3,840 SF	0	3835778
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,340 SF	1	3834084
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	5,010 SF	1	3834186
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	3,340 SF	2	3834043
HVAC						
D3030	Throughout building	Poor	Air Conditioner, Window/Thru-Wall, Residential	4	0	3834218
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	1	3	3834215
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,340 SF	3	3834123
D5040	N	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,340 SF	3	3834222
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,340 SF	3	3834096

Component Condition Report | Norma Coombs Elementary / ADMN

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	4,080 SF	28	3833967
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	62	25	3834015
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,030 SF	10	3833943
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	8	35	3833973
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	4,150 SF	20	3834220
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	30	3833956
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	6,225 SF	8	3834185
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,850 SF	10	3834174
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,000 SF	8	3834027
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	30	3834033

Component Condition Report | Norma Coombs Elementary / ADMN

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	20	3833996
D2010	Restrooms	Good	Urinal, Standard	3	25	3833952
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	20	3834008
D2010	Mechanical room	Good	Water Heater, Electric, Residential [No tag/plate found]	1	10	3833993
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Floor	1	25	3834055
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	20	3834208
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,150 SF	20	3833986
D3050	Mechanical room	Fair	Variable Air Volume Unit, VAV Box	1	15	3833951
D3050	Mechanical room	Fair	Variable Air Volume Unit, VAV Box	1	15	3834115
D3050		Fair	HVAC System, Hydronic Piping, 4-Pipe	4,150 SF	32	3943563
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	5	5	3834011
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown [Transf-T4]	1	25	3834060
D5020	Electrical room	Good	Switchboard, 120/208 V [DB1]	1	35	3833989
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,150 SF	15	3833978
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,150 SF	10	3834136
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,150 SF	15	3834219
D7050	Mechanical room	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	10	3833950
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	50 LF	30	3834038
E2010	Throughout building	Good	Casework, Cabinetry Economy	90 LF	15	3834094

Component Condition Report | Norma Coombs Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	15	1	3833969
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	1	1	3834002
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	15	10	3834155
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	6,900 SF	20	3834095
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	10	3834009

Component Condition Report | Norma Coombs Elementary / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,720 SF	15	3833987
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,580 SF	6	3833941
C2030	Restrooms	Fair	Flooring, Ceramic Tile	220 SF	5	3834157
C2030	Throughout building	Fair	Flooring, Wood, Strip	5,500 SF	20	3834126
Plumbing						
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,720 SF	2	3834221
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	3834163
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	12	3833945
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	15	3833992
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	3834200
HVAC						
D3030	Room B	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3834184
D3030	Room D	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834204
D3030	Room 2	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834023
D3030	Room 4	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834175
D3030	Room A	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3834030
D3030	Room 1	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834196
D3030	Room C	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3833959
D3030	Room 3	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834049
Fire Protection						
D4030	Building exterior	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	3834029
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,720 SF	10	3834171
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,720 SF	15	3834195
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,720 SF	10	3834199
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	16 LF	20	3834026
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	10	3834068

Component Condition Report | Norma Coombs Elementary / I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	2	3	3834128
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	4	15	3960803
Roofing						

Component Condition Report Norma Coombs Elementary / I						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Modified Bitumen	1,100 SF	3	3960832
Interiors						
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,000 SF	1	3834148
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	5	3834073
C2010	Building Exterior	Fair	Wall Finishes, any surface, Prep & Paint	1,200 SF	5	3833972
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	20 SF	3	3834071
C2030	Restrooms	Fair	Flooring, Ceramic Tile	20 SF	3	3961594
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	480 SF	3	3834131
C2030	Throughout building	Fair	Flooring, Wood, Strip	500 SF	3	3834097
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	3	3833988
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	3	3833957
D2010	Restrooms	Fair	Urinal, Standard	2	5	3833968
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,000 SF	10	3834211
HVAC						
D3030	Utility closet	Poor	Air Conditioner, Window/Thru-Wall, Residential	1	1	3834032
Fire Protection						
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	3834000
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,000 SF	10	3834091
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	10	3834144
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	8 LF	5	3833962
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	8 LF	5	3834166
Component Condition Report Norma Coombs Elementary / B						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	15	12	3834017
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	6,180 SF	20	3834207
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,300 SF	15	3834161
C1090	Restrooms	Fair	Toilet Partitions, Metal	20	3	3834064
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,950 SF	5	3834129

Component Condition Report | Norma Coombs Elementary / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	8	3834100
C2030	Throughout building	Fair	Flooring, Wood, Strip	4,600 SF	20	3834121
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	10	3834145
Plumbing						
D2010	Restrooms	Poor	Urinal, Standard	2	1	3833946
D2010	Restrooms	Fair	Urinal, Standard	4	5	3834067
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,300 SF	2	3834076
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	16	15	3834075
D2010	B	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	3834050
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	16	5	3834132
HVAC						
D3030	Room 6	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834005
D3030	Room 5	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3834105
D3030	Room 6	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3834154
D3030	Room 7	Fair	Packaged Terminal Air Conditioner, PTAC	2	3	3833954
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	5	3834109
Fire Protection						
D4030	Building exterior	Fair	Fire Extinguisher, Wet Chemical/CO2	2	5	3834065
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,330 SF	20	3834216
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,300 SF	15	3834146
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,300 SF	10	3834153

Component Condition Report | Norma Coombs Elementary / G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	35	3833976
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,350 SF	10	3834104
Interiors						
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	3,550 SF	20	3834045
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,325 SF	8	3833970
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	3,550 SF	8	3834173
Plumbing						

Component Condition Report | Norma Coombs Elementary / G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	4	25	3834127
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	5	3834099
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	3,550 SF	25	3833948
D3050		Fair	HVAC System, Hydronic Piping, 4-Pipe	3,550 SF	30	3943824
D3050		Fair	Variable Air Volume Unit, VAV Box, 401 to 800 CFM	12	10	3961597
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Wet Chemical/CO2	1	8	3834108
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,550 SF	35	3834190
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,550 SF	15	3834143
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,550 SF	15	3834206
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Cabinetry Economy	160 LF	18	3834022
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	80 LF	35	3833998

Component Condition Report | Norma Coombs Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,290 SF	10	3834133
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	10	3833936
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	70,520 SF	4	3834039
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	70,520 SF	15	3834156
G2020	Site	Good	Parking Lots, Pavement, Concrete	24,620 SF	35	3834180
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	3834069
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	11,880 SF	15	3834037
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3834028
G2050	Site	Good	Play Structure, Multipurpose, Small	1	15	3834080
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	3834034
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	3834025
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3834021
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	15	3834092

Component Condition Report | Norma Coombs Elementary / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3834103
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	15	10	3834101
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,560 LF	20	3833942
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	4,720 SF	10	3834082
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	16	12	3834111
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	12	10	3834003
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	27	18	3834040
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	3834158
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	1,000 LF	30	3834077
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	53,400 SF	10	3835933
G2080	Site	NA	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	3834170
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	15	3834116

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/8/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Norma Coombs Elementary	\$0	\$0	\$0	\$169,559	\$0	\$0	\$0	\$0	\$0	\$0	\$30,706	\$0	\$14,737	\$0	\$0	\$0	\$28,773	\$0	\$6,668	\$457,876	\$0	\$708,318
Norma Coombs Elementary / A	\$0	\$14,344	\$72,626	\$66,578	\$0	\$5,751	\$16,720	\$0	\$0	\$0	\$71,033	\$0	\$5,274	\$0	\$0	\$86,042	\$22,470	\$0	\$101,133	\$0	\$301,163	\$763,134
Norma Coombs Elementary / B	\$0	\$2,465	\$67,293	\$55,164	\$0	\$49,348	\$0	\$0	\$19,847	\$0	\$27,416	\$0	\$25,595	\$0	\$0	\$139,208	\$0	\$0	\$54,456	\$0	\$283,213	\$724,005
Norma Coombs Elementary / C	\$12,403	\$39	\$142,920	\$60,752	\$0	\$250,871	\$17,597	\$0	\$0	\$0	\$13,203	\$0	\$42,023	\$0	\$0	\$334,776	\$23,648	\$0	\$116,821	\$0	\$318,927	\$1,333,982
Norma Coombs Elementary / D	\$326	\$0	\$125,237	\$68,123	\$0	\$116,039	\$7,892	\$0	\$0	\$0	\$34,361	\$0	\$16,133	\$0	\$0	\$191,034	\$10,606	\$0	\$46,677	\$0	\$85,480	\$701,909
Norma Coombs Elementary / E	\$16,864	\$12,551	\$0	\$208,828	\$0	\$33,866	\$0	\$0	\$0	\$0	\$101,510	\$0	\$0	\$15,498	\$0	\$53,988	\$0	\$0	\$0	\$0	\$0	\$443,106
Norma Coombs Elementary / F	\$0	\$0	\$0	\$66,578	\$0	\$93,569	\$116,402	\$13,782	\$33,491	\$0	\$308,707	\$0	\$0	\$0	\$0	\$88,525	\$142,816	\$2,309	\$0	\$0	\$243,882	\$1,110,062
Norma Coombs Elementary / G	\$0	\$0	\$0	\$0	\$0	\$2,901	\$0	\$0	\$48,118	\$0	\$120,674	\$0	\$0	\$0	\$0	\$36,105	\$0	\$0	\$116,530	\$0	\$28,935	\$353,263
Norma Coombs Elementary / H	\$0	\$0	\$0	\$48,685	\$0	\$171,460	\$0	\$0	\$0	\$0	\$37,344	\$0	\$0	\$35,231	\$0	\$141,064	\$0	\$0	\$0	\$0	\$35,312	\$469,095
Norma Coombs Elementary / I	\$0	\$4,483	\$0	\$39,447	\$0	\$12,777	\$0	\$0	\$0	\$0	\$26,319	\$753	\$0	\$0	\$0	\$8,136	\$0	\$0	\$6,224	\$0	\$0	\$98,139
Norma Coombs Elementary / J	\$18,052	\$161,579	\$28,914	\$34,109	\$0	\$0	\$0	\$0	\$0	\$0	\$2,924	\$147,133	\$38,858	\$479	\$0	\$0	\$0	\$0	\$0	\$0	\$32,604	\$464,654
Norma Coombs Elementary / ADMN	\$0	\$0	\$0	\$0	\$0	\$1,892	\$0	\$0	\$33,543	\$0	\$60,262	\$0	\$0	\$0	\$0	\$103,314	\$0	\$0	\$45,079	\$0	\$113,825	\$357,916
Norma Coombs Elementary / ADMN / Site	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Norma Coombs Elementary / Site	\$1,632	\$0	\$0	\$0	\$38,860	\$0	\$0	\$0	\$0	\$45,049	\$1,122,882	\$0	\$14,892	\$0	\$52,225	\$1,174,174	\$0	\$0	\$7,502	\$60,543	\$76,637	\$2,594,395
Grand Total	\$49,278	\$195,462	\$436,991	\$817,823	\$38,860	\$738,473	\$158,611	\$13,782	\$134,999	\$45,049	\$1,957,343	\$147,886	\$157,512	\$51,208	\$52,225	\$2,356,366	\$228,314	\$2,309	\$501,088	\$518,418	\$1,519,979	\$10,121,977

Norma Coombs Elementary

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate				
B3010		Walkway cover		3834087	Roofing, Built-Up, Replace	25	22	3	9930	SF	\$15.23	\$151,254					\$151,254																		\$151,254				
D1010		Building exterior outside of Room 10		3833953	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$18,496.00	\$18,496												\$18,496												\$18,496			
D2010		Site		3833964	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	12	3	1	EA	\$3,916.80	\$3,917					\$3,917																\$3,917			\$7,834			
D3030		Site		3834085	Chiller, Air-Cooled, Replace	25	6	19	1	EA	\$130,560.00	\$130,560																						\$130,560			\$130,560		
D3030		Site		3834169	Chiller, Air-Cooled, Replace	25	6	19	1	EA	\$130,560.00	\$130,560																						\$130,560			\$130,560		
D3030		Site		3833999	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$4,352.00	\$4,352												\$4,352												\$4,352			
D5040		Building exterior		3833961	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	38	EA	\$272.00	\$10,336														\$10,336										\$10,336			
D5040		Site		3834142	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	36	EA	\$304.64	\$10,967																				\$10,967				\$10,967			
E1040		K101		3834088	Ceramics Equipment, Kiln, Replace	20	4	16	2	EA	\$3,481.60	\$6,963																					\$6,963				\$6,963		
Totals, Unescalated															\$0	\$0	\$0	\$155,171	\$0	\$0	\$0	\$0	\$0	\$0	\$22,848	\$0	\$10,336	\$0	\$0	\$0	\$17,930	\$0	\$3,917	\$261,120	\$0				\$471,322
Totals, Escalated (3.0% inflation, compounded annually)															\$0	\$0	\$0	\$169,559	\$0	\$0	\$0	\$0	\$0	\$0	\$30,706	\$0	\$14,737	\$0	\$0	\$0	\$28,773	\$0	\$6,668	\$457,876	\$0				\$708,318

Norma Coombs Elementary / A

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	Building Exterior	3833969	Window, Wood, up to 15 SF, Replace		30	29	1	15	EA	\$870.40	\$13,056		\$13,056																					\$13,056	
B2020	Building Exterior	3834002	Window, Wood, up to 15 SF, Replace		30	29	1	1	EA	\$870.40	\$870		\$870																						\$870
B2050	Building Exterior	3834155	Exterior Door, Wood, Solid-Core, Replace		25	15	10	15	EA	\$761.60	\$11,424											\$11,424												\$11,424	
B3010	Roof	3834095	Roofing, Modified Bitumen, Replace		20	0	20	6900	SF	\$10.88	\$75,072																					\$75,072		\$75,072	
C1030	Throughout building	3834009	Interior Door, Wood, Solid-Core, Replace		40	30	10	3	EA	\$761.60	\$2,285											\$2,285												\$2,285	
C1070	Throughout building	3833987	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	10	15	5720	SF	\$3.81	\$21,782																	\$21,782						\$21,782	
C2010	Throughout building	3833941	Wall Finishes, any surface, Prep & Paint		10	4	6	8580	SF	\$1.63	\$14,003								\$14,003										\$14,003					\$28,005	
C2030	Restrooms	3834157	Flooring, Ceramic Tile, Replace		40	35	5	220	SF	\$19.58	\$4,308							\$4,308																\$4,308	
C2030	Throughout building	3834126	Flooring, Wood, Strip, Replace		30	10	20	5500	SF	\$16.32	\$89,760																					\$89,760		\$89,760	
D2010	Throughout building	3834221	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	38	2	5720	SF	\$11.97	\$68,457			\$68,457																				\$68,457	
D2010	Utility closet	3834200	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	32	3	1	EA	\$1,523.20	\$1,523				\$1,523																			\$1,523	
D2010	Restrooms	3834163	Toilet, Commercial Water Closet, Replace		30	20	10	2	EA	\$1,414.40	\$2,829											\$2,829												\$2,829	
D2010	Restrooms	3833945	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	18	12	2	EA	\$1,849.60	\$3,699														\$3,699									\$3,699	
D2010	Throughout building	3833992	Sink/Lavatory, Vanity Top, Enameled Steel, Replace		30	15	15	4	EA	\$1,196.80	\$4,787																	\$4,787						\$4,787	
D3030	Room B	3834184	Packaged Terminal Air Conditioner, PTAC, Replace		15	12	3	1	EA	\$4,569.60	\$4,570				\$4,570																	\$4,570		\$9,139	
D3030	Room D	3834204	Packaged Terminal Air Conditioner, PTAC, Replace		15	12	3	2	EA	\$4,569.60	\$9,139				\$9,139																	\$9,139		\$18,278	
D3030	Room 2	3834023	Packaged Terminal Air Conditioner, PTAC, Replace		15	12	3	2	EA	\$4,569.60	\$9,139				\$9,139																	\$9,139		\$18,278	
D3030	Room 4	3834175	Packaged Terminal Air Conditioner, PTAC, Replace		15	12	3	2	EA	\$4,569.60	\$9,139				\$9,139																	\$9,139		\$18,278	
D3030	Room A	3834030	Packaged Terminal Air Conditioner, PTAC, Replace		15	12	3	1	EA	\$4,569.60	\$4,570				\$4,570																	\$4,570		\$9,139	

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate						
D3030		Room 1		3834196	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139															\$9,139			\$18,278						
D3030		Room C		3833959	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA		\$4,569.60	\$4,570				\$4,570															\$4,570			\$9,139						
D3030		Room 3		3834049	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139															\$9,139			\$18,278						
D4030		Building exterior		3834029	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA		\$326.40	\$653						\$653											\$653					\$1,306						
D5030		Throughout building		3834171	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5720	SF		\$2.72	\$15,558											\$15,558											\$15,558						
D5040		Throughout building		3834195	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5720	SF		\$4.90	\$28,005																	\$28,005					\$28,005						
D7050		Throughout building		3834199	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5720	SF		\$1.63	\$9,335											\$9,335											\$9,335						
E2010		Throughout building		3834068	Casework, Cabinetry Economy, Replace	20	10	10	60	LF		\$190.40	\$11,424											\$11,424											\$11,424						
E2010		Throughout building		3834026	Casework, Countertop, Solid Surface, Replace	40	20	20	16	LF		\$119.68	\$1,915																						\$1,915		\$1,915				
Totals, Unescalated															\$0	\$13,926	\$68,457	\$60,928	\$0	\$4,961	\$14,003	\$0	\$0	\$0	\$52,855	\$0	\$3,699	\$0	\$0	\$55,227	\$14,003	\$0	\$59,405	\$0	\$166,747				\$514,211		
Totals, Escalated (3.0% inflation, compounded annually)															\$0	\$14,344	\$72,626	\$66,578	\$0	\$5,751	\$16,720	\$0	\$0	\$0	\$71,033	\$0	\$5,274	\$0	\$0	\$86,042	\$22,470	\$0	\$101,133	\$0	\$301,163						\$763,134

Norma Coombs Elementary / B																																					
Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B2050		Building Exterior		3834017	Exterior Door, Wood, Solid-Core, Replace	25	13	12	15	EA		\$761.60	\$11,424													\$11,424									\$11,424		
B3010		Roof		3834207	Roofing, Modified Bitumen, Replace	20	0	20	6180	SF		\$10.88	\$67,238																				\$67,238		\$67,238		
C1070		Throughout building		3834161	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	10	15	5300	SF		\$3.81	\$20,182																\$20,182						\$20,182		
C1090		Restrooms		3834064	Toilet Partitions, Metal, Replace	20	17	3	20	EA		\$924.80	\$18,496				\$18,496																		\$18,496		
C2010		Restrooms		3834100	Wall Finishes, Ceramic Tile, Replace	40	32	8	800	SF		\$19.58	\$15,667									\$15,667													\$15,667		
C2010		Throughout building		3834129	Wall Finishes, any surface, Prep & Paint	10	5	5	7950	SF		\$1.63	\$12,974						\$12,974										\$12,974						\$25,949		
C2030		Restrooms		3834145	Flooring, Ceramic Tile, Replace	40	30	10	600	SF		\$19.58	\$11,750											\$11,750											\$11,750		
C2030		Throughout building		3834121	Flooring, Wood, Strip, Replace	30	10	20	4600	SF		\$16.32	\$75,072																					\$75,072		\$75,072	
D2010		Throughout building		3834076	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	5300	SF		\$11.97	\$63,430			\$63,430																				\$63,430	
D2010		Restrooms		3833946	Urinal, Standard, Replace	30	29	1	2	EA		\$1,196.80	\$2,394		\$2,394																					\$2,394	
D2010		Restrooms		3834067	Urinal, Standard, Replace	30	25	5	4	EA		\$1,196.80	\$4,787						\$4,787																	\$4,787	
D2010		Restrooms		3834132	Toilet, Commercial Water Closet, Replace	30	25	5	16	EA		\$1,414.40	\$22,630						\$22,630																	\$22,630	
D2010		B		3834050	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	4	EA		\$1,632.00	\$6,528													\$6,528										\$6,528	
D2010		Restrooms		3834075	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	16	EA		\$1,849.60	\$29,594																\$29,594							\$29,594	
D3030		Room 6		3834005	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139																\$9,139			\$18,278	
D3030		Room 5		3834105	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA		\$4,569.60	\$4,570				\$4,570																\$4,570			\$9,139	
D3030		Room 6		3834154	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139																\$9,139			\$18,278	
D3030		Room 7		3833954	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139																\$9,139			\$18,278	
D3060		Roof		3834109	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA		\$1,523.20	\$1,523						\$1,523																	\$1,523	
D4030		Building exterior		3834065	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA		\$326.40	\$653																\$653								\$1,306
D5030		Throughout building		3834216	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5330	SF		\$2.72	\$14,498																					\$14,498			\$14,498
D5040		Throughout building		3834146	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	5300	SF		\$4.90	\$25,949																	\$25,949							\$25,949
D7050		Throughout building		3834153	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5300	SF		\$1.63	\$8,650												\$8,650												\$8,650
Totals, Unescalated														\$0	\$2,394	\$63,430	\$50,483	\$0	\$42,568	\$0	\$0	\$0	\$15,667	\$0	\$20,400	\$0	\$17,952	\$0	\$0	\$89,352	\$0	\$0	\$31,987	\$0	\$156,808	\$491,042	
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$2,465	\$67,293	\$55,164	\$0	\$49,348	\$0	\$0	\$0	\$19,847	\$0	\$27,416	\$0	\$25,595	\$0	\$0	\$139,208	\$0	\$0	\$54,456	\$0	\$283,213	\$724,005	

Norma Coombs Elementary / C																																				
Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010		Building Exterior		3834178	Exterior Walls, any painted surface, Prep & Paint	10	5	5	60200	SF		\$3.26	\$196,493						\$196,493										\$196,493							\$392,986
B2020		Building Exterior		3833938	Window, Wood, 16-25 SF, Replace	30	28	2	48	EA		\$1,305.60	\$62,669			\$62,669																				\$62,669
B2050		Building Exterior		3834014	Exterior Door, Wood, Solid-Core, Replace	25	22	3	13	EA		\$761.60	\$9,901				\$9,901																			\$9,901
B3010		Roof		3833974	Roofing, Modified Bitumen, Replace	20	0	20	7500	SF		\$10.88	\$81,600																					\$81,600		\$81,600
C1070		Room 12		3834010	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	10	SF		\$3.81	\$38		\$38																				\$38	
C1070		Throughout building		3834138	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	6020	SF		\$3.81	\$22,924																			\$22,924			\$22,924	
C2010		Restrooms		3834179	Wall Finishes, Ceramic Tile, Replace	40	35	5	800	SF		\$19.58	\$15,667						\$15,667																	\$15,667
C2010		Throughout building		3833994	Wall Finishes, any surface, Prep & Paint	10	4	6	9030	SF		\$1.63	\$14,737							\$14,737										\$14,737						\$29,474
C2030		Restrooms		3833981	Flooring, Ceramic Tile, Replace	40	35	5	200	SF		\$19.58	\$3,917						\$3,917																	\$3,917
C2030		Throughout building		3834062	Flooring, Wood, Strip, Replace	30	10	20	5820	SF		\$16.32	\$94,982																					\$94,982		\$94,982
D2010		C		3943767	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	6020	SF		\$11.97	\$72,047			\$72,047																				\$72,047
D2010		Restrooms		3834192	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA		\$1,849.60	\$3,699																\$3,699							\$3,699
D2010		Restrooms		3834110	Toilet, Child-Sized, Replace	30	15	15	2	EA		\$979.20	\$1,958																\$1,958							\$1,958
D3030		Building C		4163076	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	15	0	3	EA		\$4,134.40	\$12,403	\$12,403															\$12,403							\$12,403

Unifor	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D3030			Room 14		3834214	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139															\$9,139			\$18,278
D3030			Room 11		3834122	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA		\$4,569.60	\$4,570				\$4,570															\$4,570			\$9,139
D3030			Room 13		3834134	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139															\$9,139			\$18,278
D3030			Room 12		3834070	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA		\$4,569.60	\$4,570				\$4,570															\$4,570			\$9,139
D3030			Room 16		3834212	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139															\$9,139			\$18,278
D3030			Room 16		3834130	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139															\$9,139			\$18,278
D4030			Building exterior		3834165	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA		\$163.20	\$326						\$326											\$326					\$653
D5040			Throughout building		3833979	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	6020	SF		\$4.90	\$29,474												\$29,474										\$29,474
D7050			Throughout building		3834035	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	6020	SF		\$1.63	\$9,825											\$9,825											\$9,825
Totals, Unescalated															\$12,403	\$38	\$134,716	\$55,597	\$0	\$216,403	\$14,737	\$0	\$0	\$0	\$9,825	\$0	\$29,474	\$0	\$0	\$214,880	\$14,737	\$0	\$68,620	\$0	\$176,582	\$948,012
Totals, Escalated (3.0% inflation, compounded annually)															\$12,403	\$39	\$142,920	\$60,752	\$0	\$250,871	\$17,597	\$0	\$0	\$0	\$13,203	\$0	\$42,023	\$0	\$0	\$334,776	\$23,648	\$0	\$116,821	\$0	\$318,927	\$1,333,982

Norma Coombs Elementary / D

Unifor	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2010			Building Exterior		3834120	Exterior Walls, Stucco, Replace	50	48	2	1220	SF		\$21.76	\$26,547			\$26,547																			\$26,547	
B2010			Building Exterior		3834004	Exterior Walls, any painted surface, Prep & Paint	10	5	5	27000	SF		\$3.26	\$88,128						\$88,128										\$88,128							\$176,256
B2020			Building Exterior		3834036	Window, Wood, up to 15 SF, Replace	30	28	2	8	EA		\$870.40	\$6,963			\$6,963																			\$6,963	
B2020			Building Exterior		3834020	Window, Wood, 16-25 SF, Replace	30	28	2	40	EA		\$1,305.60	\$52,224			\$52,224																			\$52,224	
B2050			Building Exterior		3834058	Exterior Door, Wood, Solid-Core, Replace	25	10	15	9	EA		\$761.60	\$6,854																\$6,854						\$6,854	
B3010			Roof		3834203	Roofing, Modified Bitumen, Replace	20	17	3	3210	SF		\$10.88	\$34,925				\$34,925																		\$34,925	
C1070			Throughout building		3834147	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	2400	SF		\$3.81	\$9,139																\$9,139						\$9,139	
C1090			Restrooms		3834205	Toilet Partitions, Metal, Replace	20	15	5	8	EA		\$924.80	\$7,398						\$7,398																\$7,398	
C2010			Restrooms		3834053	Wall Finishes, Ceramic Tile, Replace	40	30	10	600	SF		\$19.58	\$11,750										\$11,750												\$11,750	
C2010			Throughout building		3833965	Wall Finishes, any surface, Prep & Paint	10	4	6	4050	SF		\$1.63	\$6,610							\$6,610									\$6,610						\$13,219	
C2030			Restrooms		3833977	Flooring, Ceramic Tile, Replace	40	20	20	400	SF		\$19.58	\$7,834																				\$7,834		\$7,834	
C2030			Throughout building		3834181	Flooring, Wood, Strip, Replace	30	10	20	2400	SF		\$16.32	\$39,168																				\$39,168		\$39,168	
C2050			Restrooms		3833937	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	400	SF		\$2.18	\$870						\$870										\$870						\$1,741	
D2010			D		3943780	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	2700	SF		\$11.97	\$32,314			\$32,314																			\$32,314	
D2010			Restrooms		3834210	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	2	EA		\$1,849.60	\$3,699						\$3,699																\$3,699	
D2010			Restrooms		3834113	Urinal, Standard, Replace	30	20	10	2	EA		\$1,196.80	\$2,394											\$2,394											\$2,394	
D2010			Restrooms		3834106	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	6	EA		\$1,849.60	\$11,098											\$11,098											\$11,098	
D2010			Restrooms		3834183	Toilet, Commercial Water Closet, Replace	30	18	12	8	EA		\$1,414.40	\$11,315													\$11,315									\$11,315	
D3030			Room 10		3833944	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139																\$9,139		\$18,278	
D3030			Room 9		3834098	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139																\$9,139		\$18,278	
D3030			Room 1		3834078	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	2	EA		\$4,569.60	\$9,139				\$9,139																\$9,139		\$18,278	
D4030			Building exterior		3834052	Fire Extinguisher, Wet Chemical/CO2, Replace	10	10	0	1	EA		\$326.40	\$326	\$326										\$326									\$326		\$979	
D5040			Throughout building		3834074	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	2700	SF		\$4.90	\$13,219																\$13,219						\$13,219	
D7050			Throughout building		3834152	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	5	15	2700	SF		\$1.63	\$4,406																\$4,406						\$4,406	
Totals, Unescalated															\$326	\$0	\$118,048	\$62,342	\$0	\$100,096	\$6,610	\$0	\$0	\$0	\$25,568	\$0	\$11,315	\$0	\$0	\$122,618	\$6,610	\$0	\$27,418	\$0	\$47,328	\$528,278	
Totals, Escalated (3.0% inflation, compounded annually)															\$326	\$0	\$125,237	\$68,123	\$0	\$116,039	\$7,892	\$0	\$0	\$0	\$34,361	\$0	\$16,133	\$0	\$0	\$191,034	\$10,606	\$0	\$46,677	\$0	\$85,480	\$701,909	

Norma Coombs Elementary / E

Unifor	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010			Building Exterior		3834089	Exterior Walls, any painted surface, Prep & Paint	10	5	5	6250	SF		\$3.26	\$20,400						\$20,400									\$20,400							\$40,800
B2020			Building Exterior		3834086	Window, Wood, up to 15 SF, Replace	30	29	1	14	EA		\$870.40	\$12,186		\$12,186																				\$12,186
B2050			Building Exterior		3834140	Exterior Door, Wood, Solid-Core, Replace	25	20	5	10	EA		\$761.60	\$7,616						\$7,616																\$7,616
B3010			Roof		3834149	Roofing, Modified Bitumen, Replace	20	17	3	3600	SF		\$10.88	\$39,168				\$39,168																		\$39,168
C1070			Auditorium		3833990	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	2100	SF		\$3.81	\$7,997				\$7,997																		\$7,997
C2010			Auditorium		3833983	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	27	3	2000	SF		\$30.46	\$60,928				\$60,928																		\$60,928
C2010			Auditorium		3834007	Wall Finishes, Acoustical Tile (ACT), Standard, Replace	25	22	3	2400	SF		\$8.70	\$20,890				\$20,890																		\$20,890
C2030			Auditorium		3834063	Flooring, Wood, Strip, Replace	30	27	3	2200	SF		\$16.32	\$35,904				\$35,904																		\$35,904
C2030			Auditorium		3834057	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1000	SF		\$8.16	\$8,160				\$8,160										\$8,160								\$16,320
C2050			Auditorium		3834114	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1100	SF		\$2.18	\$2,394				\$2,394										\$2,394								\$4,787
D3030			Roof		3834141	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	3	EA		\$4,352.00	\$13,056	\$13,056															\$13,056						\$26,112
D4010			Throughout building		3834150	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	3200	SF		\$1.16	\$3,725												\$3,725										\$3,725
D5030			Auditorium		3834107	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	3200	SF		\$2.72	\$8,704												\$8,704										\$8,704

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
C2030	Throughout building	3834097	Flooring, Wood, Strip, Replace	30	27	3	500	SF	\$16.32	\$8,160				\$8,160																		\$8,160
C2030	Restrooms	3834131	Flooring, Vinyl Sheetting, Replace	15	12	3	480	SF	\$7.62	\$3,656				\$3,656																\$3,656		\$7,311
D2010	Throughout building	3834211	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	1000	SF	\$11.97	\$11,968										\$11,968												\$11,968
D2010	Restrooms	3833988	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	3	EA	\$1,849.60	\$5,549				\$5,549																		\$5,549
D2010	Restrooms	3833957	Toilet, Commercial Water Closet, Replace	30	27	3	3	EA	\$1,414.40	\$4,243				\$4,243																		\$4,243
D2010	Restrooms	3833968	Urinal, Standard, Replace	30	25	5	2	EA	\$1,196.80	\$2,394						\$2,394																\$2,394
D3030	Utility closet	3834032	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	9	1	1	EA	\$544.00	\$544		\$544									\$544											\$1,088
D4030	Throughout building	3834000	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	\$326.40	\$653						\$653																\$653
D5030	Throughout building	3834091	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	1000	SF	\$2.72	\$2,720										\$2,720												\$2,720
D5040	Throughout building	3834144	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$4.90	\$4,896										\$4,896												\$4,896
E2010	Throughout building	3833962	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	8	LF	\$326.40	\$2,611						\$2,611																\$2,611
E2010	Throughout building	3834166	Casework, Countertop, Solid Surface, Replace	40	35	5	8	LF	\$119.68	\$957						\$957																\$957
Totals, Unescalated											\$0	\$4,352	\$0	\$36,100	\$0	\$11,021	\$0	\$0	\$0	\$0	\$19,584	\$544	\$0	\$0	\$0	\$5,222	\$0	\$0	\$3,656	\$0	\$0	\$80,479
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$4,483	\$0	\$39,447	\$0	\$12,777	\$0	\$0	\$0	\$0	\$26,319	\$753	\$0	\$0	\$0	\$8,136	\$0	\$0	\$6,224	\$0	\$0	\$98,139

Norma Coombs Elementary / J																																
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	3834090	Exterior Walls, any painted surface, Prep & Paint	10	9	1	30060	SF	\$3.26	\$98,116		\$98,116										\$98,116										\$196,232
B2020	Building Exterior	3834159	Window, Wood, up to 15 SF, Replace	30	29	1	40	EA	\$870.40	\$34,816		\$34,816																				\$34,816
B2050	Building Exterior	3833982	Exterior Door, Wood, Solid-Core, Replace	25	24	1	4	EA	\$761.60	\$3,046		\$3,046																				\$3,046
B3010	Roof	3835778	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	20	0	3840	SF	\$4.13	\$15,876	\$15,876																			\$15,876		\$31,752
C1070	Throughout building	3834084	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	3340	SF	\$3.81	\$12,719		\$12,719																				\$12,719
C2010	Throughout building	3834186	Wall Finishes, any surface, Prep & Paint	10	9	1	5010	SF	\$1.63	\$8,176		\$8,176									\$8,176											\$16,353
C2030	Throughout building	3834043	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3340	SF	\$8.16	\$27,254			\$27,254									\$27,254										\$54,509
D3030	Throughout building	3834218	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	10	0	4	EA	\$544.00	\$2,176	\$2,176										\$2,176									\$2,176		\$6,528
D4030	Throughout building	3834215	Fire Extinguisher, Wet Chemical/CO2, Replace	10	7	3	1	EA	\$326.40	\$326				\$326									\$326									\$653
D5030	Throughout building	3834123	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	3340	SF	\$2.72	\$9,085				\$9,085																		\$9,085
D5040	N	3834222	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	3340	SF	\$4.90	\$16,353				\$16,353																		\$16,353
D7050	Throughout building	3834096	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	17	3	3340	SF	\$1.63	\$5,451				\$5,451																		\$5,451
Totals, Unescalated											\$18,052	\$156,873	\$27,254	\$31,215	\$0	\$0	\$0	\$0	\$0	\$0	\$2,176	\$106,292	\$27,254	\$326	\$0	\$0	\$0	\$0	\$0	\$0	\$18,052	\$387,496
Totals, Escalated (3.0% inflation, compounded annually)											\$18,052	\$161,579	\$28,914	\$34,109	\$0	\$0	\$0	\$0	\$0	\$0	\$2,924	\$147,133	\$38,858	\$479	\$0	\$0	\$0	\$0	\$0	\$0	\$32,604	\$464,654

Norma Coombs Elementary / ADMN																																		
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	
B3010	Roof	3833943	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	10	10	5030	SF	\$4.13	\$20,796											\$20,796											\$20,796	
C1070	Throughout building	3834220	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	5	20	4150	SF	\$3.81	\$15,803																				\$15,803		\$15,803	
C2010	Throughout building	3834185	Wall Finishes, any surface, Prep & Paint		10	2	8	6225	SF	\$1.63	\$10,159									\$10,159										\$10,159			\$20,318	
C2030	Throughout building	3834174	Flooring, Vinyl Tile (VCT), Replace		15	5	10	1850	SF	\$5.44	\$10,064											\$10,064											\$10,064	
C2030	Throughout building	3834027	Flooring, Carpet, Commercial Standard, Replace		10	2	8	2000	SF	\$8.16	\$16,320									\$16,320										\$16,320			\$32,640	
D2010	Mechanical room	3833993	Water Heater, Electric, Residential, Replace		15	5	10	1	EA	\$598.40	\$598											\$598											\$598	
D2010	Restrooms	3833996	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	10	20	6	EA	\$1,632.00	\$9,792																				\$9,792		\$9,792	
D2010	Restrooms	3834008	Toilet, Commercial Water Closet, Replace		30	10	20	12	EA	\$1,414.40	\$16,973																				\$16,973		\$16,973	
D2010	Throughout building	3834208	Sink/Lavatory, Vanity Top, Enameled Steel, Replace		30	10	20	2	EA	\$1,196.80	\$2,394																				\$2,394		\$2,394	
D3050	Mechanical room	3833951	Variable Air Volume Unit, VAV Box, Replace		25	10	15	1	EA	\$10,227.20	\$10,227																\$10,227							\$10,227
D3050	Mechanical room	3834115	Variable Air Volume Unit, VAV Box, Replace		25	10	15	1	EA	\$10,227.20	\$10,227																\$10,227							\$10,227
D3050	Throughout building	3833986	HVAC System, Ductwork, Medium Density, Replace		30	10	20	4150	SF	\$4.35	\$18,061																				\$18,061		\$18,061	
D4030	Throughout building	3834011	Fire Extinguisher, Wet Chemical/CO2, Replace		10	5	5	5	EA	\$326.40	\$1,632						\$1,632										\$1,632							\$3,264
D5040	Throughout building	3833978	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	5	15	4150	SF	\$4.90	\$20,318																\$20,318							\$20,318
D7030	Throughout building	3834136	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	5	10	4150	SF	\$2.18	\$9,030											\$9,030												\$9,030
D7050	Mechanical room	3833950	Fire Alarm Panel, Multiplex, Replace		15	5	10	1	EA	\$4,352.00	\$4,352											\$4,352												\$4,352
D7050	Throughout building	3834219	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	5	15	4150	SF	\$1.63	\$6,773																\$6,773							\$6,773
E2010	Throughout building	3834094	Casework, Cabinetry Economy, Replace		20	5	15	90	LF	\$190.40	\$17,136																\$17,136							\$17,136
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$1,632	\$0	\$0	\$26,479	\$0	\$44,841	\$0	\$0	\$0	\$0	\$66,314	\$0	\$0	\$26,479	\$0	\$63,022	\$228,767	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$1,892	\$0	\$0	\$33,543	\$0	\$60,262	\$0	\$0	\$0	\$0	\$103,314	\$0	\$0	\$45,079	\$0	\$113,825	\$357,916	

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
F1020	Site	3834133	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	20	10	1290	SF	\$27.20	\$35,088												\$35,088											\$35,088
F1020	Site	3833936	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	20	10	300	SF	\$27.20	\$8,160												\$8,160											\$8,160
G2020	Site	3834039	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	1	4	70520	SF	\$0.49	\$34,527					\$34,527						\$34,527					\$34,527				\$34,527			\$138,106
G2020	Site	3834156	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	10	15	70520	SF	\$3.81	\$268,540																\$268,540							\$268,540
G2050	Site	3834028	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	10	15	1	EA	\$10,336.00	\$10,336																\$10,336							\$10,336
G2050	Site	3834092	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	10	15	1	EA	\$10,336.00	\$10,336																\$10,336							\$10,336
G2050	Site	3834021	Play Structure, Multipurpose, Small, Replace		20	10	10	1	EA	\$10,880.00	\$10,880												\$10,880											\$10,880
G2050	Site	3834103	Play Structure, Multipurpose, Small, Replace		20	10	10	1	EA	\$10,880.00	\$10,880												\$10,880											\$10,880
G2050	Site	3834069	Play Structure, Multipurpose, Medium, Replace		20	5	15	1	EA	\$21,760.00	\$21,760																\$21,760							\$21,760
G2050	Site	3834037	Playfield Surfaces, Rubber, Small Areas, Replace		20	5	15	11880	SF	\$28.29	\$336,061																\$336,061							\$336,061
G2050	Site	3834080	Play Structure, Multipurpose, Small, Replace		20	5	15	1	EA	\$10,880.00	\$10,880																\$10,880							\$10,880
G2050	Site	3834034	Play Structure, Multipurpose, Medium, Replace		20	5	15	1	EA	\$21,760.00	\$21,760																\$21,760							\$21,760
G2050	Site	3834025	Play Structure, Multipurpose, Medium, Replace		20	5	15	1	EA	\$21,760.00	\$21,760																\$21,760							\$21,760
G2060	Site	3834101	Picnic Table, Wood/Composite/Fiberglass, Replace		20	10	10	15	EA	\$652.80	\$9,792												\$9,792											\$9,792
G2060	Site	3834003	Picnic Table, Wood/Composite/Fiberglass, Replace		20	10	10	12	EA	\$652.80	\$7,834												\$7,834											\$7,834
G2060	Cafeteria	3834111	Picnic Table, Wood/Composite/Fiberglass, Replace		20	8	12	16	EA	\$652.80	\$10,445													\$10,445										\$10,445
G2060	Site	3833942	Fences & Gates, Fence, Chain Link 8', Replace		40	20	20	1560	LF	\$27.20	\$42,432																					\$42,432		\$42,432
G2060	Site	3834158	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install		20	10	10	1	EA	\$27,200.00	\$27,200												\$27,200											\$27,200
G2060	Building exterior	3834040	Signage, Property, Building-Mounted Individual Letters, Replace/Install		20	2	18	27	EA	\$163.20	\$4,406																				\$4,406			\$4,406
G2060	Site	3834082	Retaining Wall, Concrete Cast-in-Place, Replace		50	40	10	4720	SF	\$141.44	\$667,597												\$667,597											\$667,597
G2080	Site	3835933	Irrigation System, Pop-Up Spray Heads, Commercial, Replace		20	10	10	53400	SF	\$1.09	\$58,099												\$58,099											\$58,099
G2080	Site	3834170	Landscaping, Mature Trees, Removal/Trimming, Repair		0	0	0	1	EA	\$1,632.00	\$1,632	\$1,632																						\$1,632
G4050	Site	3834116	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	5	15	12	EA	\$4,352.00	\$52,224																\$52,224							\$52,224
Totals, Unescalated												\$1,632	\$0	\$0	\$0	\$34,527	\$0	\$0	\$0	\$0	\$0	\$34,527	\$835,530	\$0	\$10,445	\$0	\$34,527	\$753,658	\$0	\$0	\$4,406	\$34,527	\$42,432	\$1,786,209
Totals, Escalated (3.0% inflation, compounded annually)												\$1,632	\$0	\$0	\$0	\$38,860	\$0	\$0	\$0	\$0	\$0	\$45,049	\$1,122,882	\$0	\$14,892	\$0	\$52,225	\$1,174,174	\$0	\$0	\$7,502	\$60,543	\$76,637	\$2,594,395

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	3833935	D1010	Passenger Elevator	Hydraulic, 2 Floors	1000 LB	Norma Coombs Elementary / F	Building exterior	No tag/plate found	No tag/plate found	No tag/plate found			
2	3833953	D1010	Vertical Lift	Wheelchair, 5' Rise	495 LBS	Norma Coombs Elementary	Building exterior outside of Room 10	Garaventa	Express II	No tag/plate found		1005235	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3833993	D2010	Water Heater	Electric, Residential	19 GAL	Norma Coombs Elementary / ADMN	Mechanical room	A. O. Smith	DEL-20 102	1743108032118	2017	1005294	
2	3834083	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Norma Coombs Elementary / F	Mechanical room	Bradford White	D100L199E3N	DB8844182		1005303	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3834117	D3020	Boiler	Gas, HVAC	1640 MBH	Norma Coombs Elementary	Site	Parker Boiler Co.	No tag/plate found	63669	2018	1005274	
2	3834019	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Norma Coombs Elementary	Site	Illegible	Illegible	Illegible		19038718	2
3	3834085	D3030	Chiller	Air-Cooled	100 TON	Norma Coombs Elementary	Site	Airstack	ASP100FC15H1AS1CAAEN-R134A	Inaccessible	2016	1005299	
4	3834169	D3030	Chiller	Air-Cooled	100 TON	Norma Coombs Elementary	Site	Airstack	ASP100FC15H1AS1CAAEN-R134A	AH 06-165	2016	1005298	
5	3834218	D3030	Air Conditioner	Window/Thru-Wall, Residential	1	Norma Coombs Elementary / J	Throughout building						4
6	3834032	D3030	Air Conditioner	Window/Thru-Wall, Residential		Norma Coombs Elementary / I	Utility closet						
7	3834188	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Norma Coombs Elementary / H	Building exterior	Marvair	Illegible	Illegible		1005302	
8	3834201	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Norma Coombs Elementary / H	Building exterior	Marvair	AVP60HPAA10HB	AL34998		1005284	
9	3834044	D3030	Heat Pump	Packaged & Wall-Mounted, 4.5 to 5 TON	5 TON	Norma Coombs Elementary / H	Building exterior	Marvair	AVP60HPA10HB	AL35002		1005273	
10	3834005	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / B	Room 6					1005253	2
11	3834214	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / C	Room 14					1005241	2
12	3834122	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / C	Room 11					1005234	
13	3834134	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / C	Room 13					1005240	2
14	3834184	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room B					1005251	
15	3834204	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room D					1005245	2
16	3834070	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / C	Room 12					1005239	
17	3834023	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room 2					1005232	2
18	3833944	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / D	Room 10					1005236	2
19	3834175	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room 4					1005249	2
20	3834030	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room A					1005252	
21	3834105	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / B	Room 5					1005244	
22	3834212	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / C	Room 16					1005242	2
23	3834196	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room 1					1005280	2
24	3833959	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room C					1005250	
25	3834154	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / B	Room 6					1005254	2
26	3834049	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / A	Room 3					1005285	2

27	3834098	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / D	Room 9					1005233	2
28	3833954	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / B	Room 7					1005255	2
29	3834130	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / C	Room 16					1005243	2
30	3834078	D3030	Packaged Terminal Air Conditioner	PTAC	2 TON	Norma Coombs Elementary / D	Room 1					1005287	2
31	3834141	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Norma Coombs Elementary / E	Roof	Inaccessible	Inaccessible	Inaccessible			3
32	4163076	D3030	Split System	Fan Coil Unit, DX, 3 TON	Inaccessible	Norma Coombs Elementary / C	Building C		Inaccessible	Inaccessible			3
33	3834099	D3030	Split System	Condensing Unit/Heat Pump	0.75 TON	Norma Coombs Elementary / G	Roof	ACD	0CD09KCH23S-0	63229992014		1005238	
34	3833999	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Norma Coombs Elementary	Site	Wilsenergy	24AHA436A0060010	341394-4010	2017	1005267	
35	3833980	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Norma Coombs Elementary / F	Building exterior	Fujitsu	A0U36CLX	013560	2013	1005304	
36	3834191	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Norma Coombs Elementary / F	Mechanical room	Baldor Reliance	EJMM3314T	Illegible		1005300	
37	3834209	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Norma Coombs Elementary / F	Mechanical room	Baldor Reliance	EJMM3219T	F 1804111394		1005297	
38	3834046	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Norma Coombs Elementary / F	Mechanical room	Baldor Reliance	EJMM3314T	F 1804125950		1005296	
39	3961597	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM	800	Norma Coombs Elementary / G							12
40	3961596	D3050	Variable Air Volume Unit	VAV Box, 401 to 800 CFM	800	Norma Coombs Elementary / F							10
41	3833951	D3050	Variable Air Volume Unit	VAV Box	1400 CFM	Norma Coombs Elementary / ADMN	Mechanical room						
42	3834115	D3050	Variable Air Volume Unit	VAV Box	1400 CFM	Norma Coombs Elementary / ADMN	Mechanical room						
43	3834109	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Norma Coombs Elementary / B	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1005237	
44	3834016	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Norma Coombs Elementary / F	Kitchen	Dayton	6E825	No tag/plate found		1005261	
45	3834194	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Norma Coombs Elementary / F	Kitchen	Leading Edge	No tag/plate found	No tag/plate found		1005268	
46	3834160	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Norma Coombs Elementary / F	Kitchen	Leading Edge	No tag/plate found	No tag/plate found		1005269	
47	3834031	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Norma Coombs Elementary / F	Kitchen	Leading Edge	No tag/plate found	No tag/plate found		1005270	
48	3834125	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Norma Coombs Elementary / F	Kitchen	Leading Edge	No tag/plate found	No tag/plate found		1005262	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3834165	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Norma Coombs Elementary / C	Building exterior						2
2	3834108	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / G	Throughout building						
3	3834052	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / D	Building exterior						
4	3834065	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / B	Building exterior						2
5	3834151	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / H	Throughout building						3
6	3834011	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / ADMN	Throughout building						5
7	3834215	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / J	Throughout building						
8	3834029	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / A	Building exterior						2
9	3834172	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / F	Throughout building						3
10	3834000	D4030	Fire Extinguisher	Wet Chemical/CO2		Norma Coombs Elementary / I	Throughout building						2
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	3833960	D5020	Secondary Transformer [T1]	Dry, Stepdown	500 KVA	Norma Coombs Elementary / F	Mechanical room	Square D	500T68HCU	No tag/plate found		1005295
2	3834060	D5020	Secondary Transformer [Transf-T4]	Dry, Stepdown	112.5 KVA	Norma Coombs Elementary / ADMN	Electrical room	Square D	NVE8084703	2111417148A	2017	1005289
3	3833989	D5020	Switchboard [DB1]	120/208 V	400 AMP	Norma Coombs Elementary / ADMN	Electrical room	Square D	12402902210040001	17481	2017	1005301
4	3834124	D5020	Switchboard [DBA]	277/480 V	1600 AMP	Norma Coombs Elementary / F	Mechanical room	Square D	No tag/plate found	No tag/plate found		1005292
5	3833985	D5020	Switchboard	120/208 V	400 AMP	Norma Coombs Elementary / F	Mechanical room	Westinghouse	No tag/plate found	No tag/plate found		1005293
6	3834167	D5030	Variable Frequency Drive [VFD1]	VFD, by HP of Motor	7.5 HP	Norma Coombs Elementary / F	Mechanical room	AAB	ACH550-VCR-012A-4+F267	ACX550-U0-015A-4		1005291
7	3834079	D5030	Variable Frequency Drive [VFD2]	VFD, by HP of Motor	7.5 HP	Norma Coombs Elementary / F	Mechanical room	AAB	ACH550-VCR-012A-4+F267	2164803538		1005288
8	3834042	D5030	Variable Frequency Drive [VFD3]	VFD, by HP of Motor	7.5 HP	Norma Coombs Elementary / F	Mechanical room	AAB	ACH550-VCR-012A-4+F267	5175000524		1005279
9	3834182	D5040	Emergency & Exit Lighting	Exit Sign, LED		Norma Coombs Elementary / E	Auditorium					5
10	3834142	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Norma Coombs Elementary	Site					36
11	3833961	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Norma Coombs Elementary	Building exterior					38

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3833950	D7050	Fire Alarm Panel	Multiplex		Norma Coombs Elementary / ADMN	Mechanical room	Honeywell	No tag/plate found	No tag/plate found	2017	1005290	
2	3834217	D7050	Fire Alarm Panel [P3 A16]	Multiplex		Norma Coombs Elementary / H	P3	Honeywell	First command	No tag/plate found		1005305	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3833963	E1030	Foodservice Equipment	Convection Oven, Double		Norma Coombs Elementary / F	Kitchen	Blodgett	No tag/plate found	No tag/plate found		1005246	
2	3834189	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Norma Coombs Elementary / F	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1005265	
3	3834164	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Norma Coombs Elementary / F	Kitchen	Duke	No tag/plate found	No tag/plate found		1005271	
4	3833991	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Norma Coombs Elementary / F	Kitchen	FWE	UHS-12	133739105		1005259	
5	3834177	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Norma Coombs Elementary / F	Kitchen	InSinkErator	MS-2	RL 311164		1005266	
6	3834137	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Norma Coombs Elementary / F	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible		1005247	
7	3834024	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Norma Coombs Elementary / F	Kitchen	Beverage-Air Corporation	SMF58	No tag/plate found		1005264	
8	3833984	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Norma Coombs Elementary / F	Kitchen	True Manufacturing Co	No tag/plate found	No tag/plate found		1005256	
9	3833955	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Norma Coombs Elementary / F	Kitchen	Beverage-Air Corporation	No tag/plate found	No tag/plate found		1005248	
10	3833949	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Norma Coombs Elementary / F	Kitchen	True Manufacturing Co	TG1RRI89-1S	3943391		1005276	
11	3834061	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Norma Coombs Elementary / F	Kitchen	Traulsen	RHT 232WREEHS	T149700F98		1005260	
12	3834088	E1040	Ceramics Equipment	Kiln		Norma Coombs Elementary	K101					1005275	2