

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Jesse Miller



Eliot Arts Magnet Academy
2184 North Lake Avenue
Altadena, California 91001

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June 8, 2022

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies 2

 Facility Condition Index (FCI) 3

 Immediate Needs..... 5

 Key Findings 6

 Plan Types..... 9

2. Building A..... 10

3. Building B..... 13

4. Building C..... 16

5. Building D..... 19

6. Building E..... 22

7. Building F..... 25

8. Building G..... 28

9. Building J 31

10. Site Summary..... 34

11. Property Space Use and Observed Areas 36

12. ADA Accessibility..... 37

13. Purpose and Scope 39

14. Opinions of Probable Costs 41

15. Certification..... 43

16. Appendices 44

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	8
Main Address	2184 North Lake Avenue, Altadena, California 91001
Site Developed	1931
Site Area	12.1 acres (estimated)
Parking Spaces	25 total spaces all in open lots; 2 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 8, 2022
Management Point of Contact	Kevin Fleming / DLR Group 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Don Cristobal
Assessment and Report Prepared By	Jarod Perkins
Reviewed By	James Bryant Technical Report Reviewer for Anselmo Martinez Program Manager anselmo.martinez@bureauveritas.com 800.733.0660 x7298031
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Eliot Arts Magnet Academy was originally built in 1931 with an Art Deco design. Buildings have been added to the campus throughout the years in addition to renovations. Most recently, the auditorium was renovated in 2013.

Architectural

Eliot Arts Magnet Academy was built with a combination of heavy timber and steel beam construction with some poured in place concrete walls over a concrete foundation. Additional buildings on campus include similar construction in addition to CMU walls. The main building (building A) finishes are dated except for the library and auditorium which were renovated around 2013. The exterior windows for building A appear to be original the building. These windows have gaps in the seals with paint peeling off the frame. Staff advised debris blows into the building during windy days.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Majority of the campus HVAC is supplied by a central plant with air cooled chillers on site against the gym exterior and boilers in the basement of building A. Building J's HVAC system is supplied by package units. Building F has a few old window ac units and an older furnace. Recommend updating building F HVAC system. Building C and D are supplied by newer wall mounted package heat pumps. The HVAC system overall appears to be well maintained with equipment replaced as needed. Majority of the electrical equipment was replaced or updated in 2002. Solar panels were added to the site in 2020. The fire suppression system is dated and in need of updating. Sprinklers were not found in classrooms or large areas. Recommend evaluating and updating the fire suppression system.

Site

The site consists of a well-maintained landscape with mature trees in front of the buildings. The parking lot was recently paved in asphalt with a newer adjacent concrete ramp and sidewalks. Majority of the campus has asphalt or concrete flatwork between the buildings. The asphalt on the southern side of the campus is unlevel with severe cracking. The east end of the campus contains a large track and football field. The grass on the field appears to be under watered. Otherwise, the overall landscaping 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

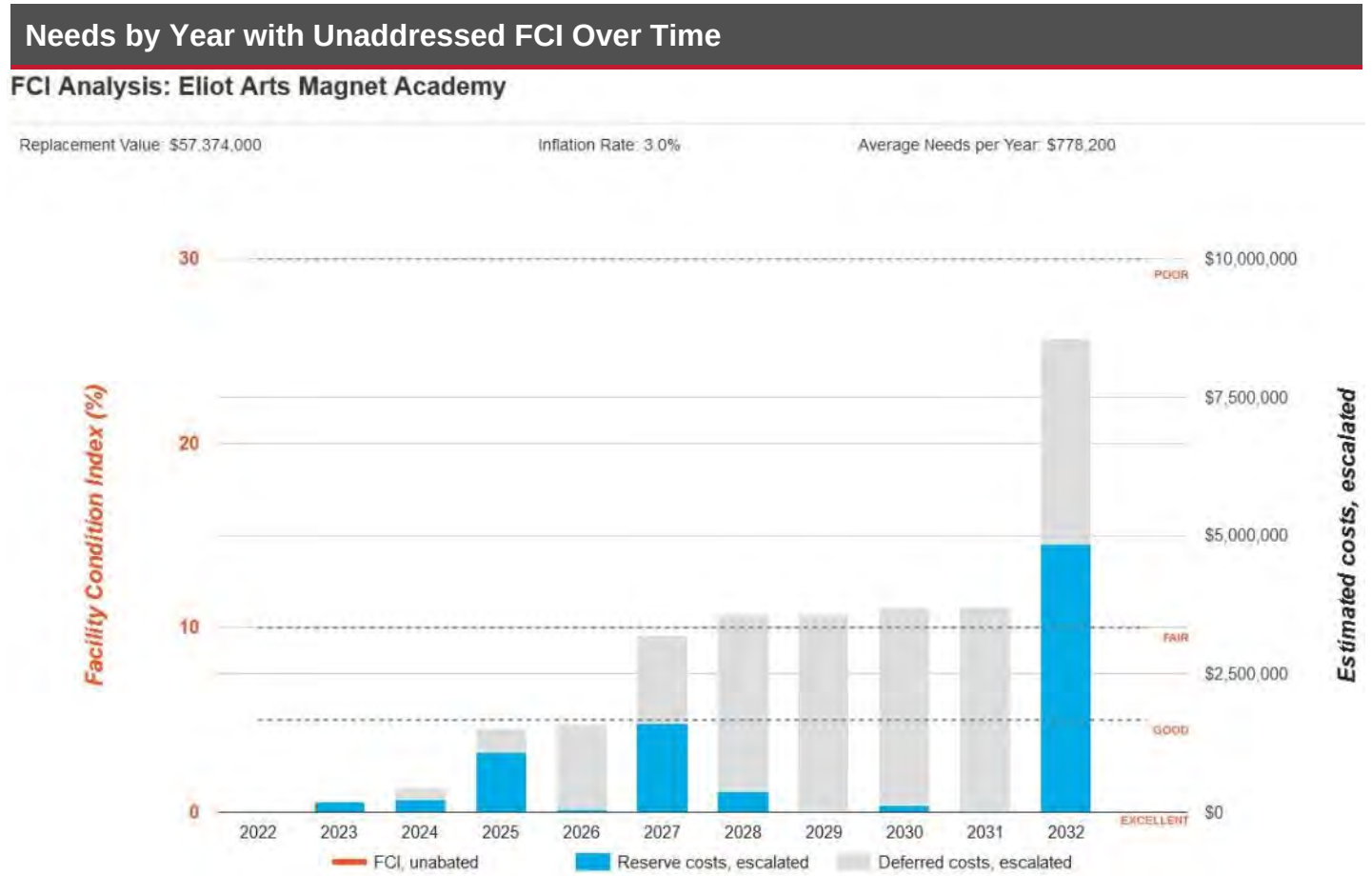
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
A (1931)	\$425	84,500	\$35,912,500	0.0%	1.7%	4.0%	8.7%
B (1959)	\$425	22,440	\$9,537,000	0.0%	1.8%	7.3%	16.2%
C (2005)	\$425	5,380	\$2,286,500	0.0%	0.3%	2.2%	12.6%
D (1968)	\$425	4,920	\$2,091,000	0.0%	0.4%	1.8%	7.2%
E (1941)	\$425	12,540	\$5,329,500	0.0%	1.6%	5.3%	13.4%
F (1949)	\$225	1,930	\$434,250	0.0%	16.9%	19.9%	24.5%
G (1948)	\$425	1,030	\$437,750	0.0%	9.2%	9.8%	14.0%
J (1997)	\$225	5,977	\$1,344,825	0.0%	3.2%	4.8%	21.8%

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
A	1	\$8,200
Site	1	\$300
Total	2	\$8,500

A

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3968699	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$8,200
Total (1 items)						\$8,200

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
3964360	Site	G2020	Parking Lots, Pavement, Concrete, Replace	Poor	Safety	\$300
Total (1 items)						\$300

Key Findings



Parking Lots in Poor condition.

Pavement, Concrete
Site Eliot Arts Magnet Academy Site

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

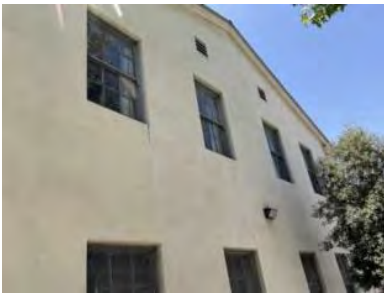
Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: \$300

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Sidewalk is lifting causing a trip hazard outside of D building. - AssetCALC ID: 3964360



Window in Poor condition.

Wood, 16-25 SF
A Eliot Arts Magnet Academy Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$219,300

\$\$\$\$

Paint is peeling off window frames. Staff advised debris blows in during windy days. - AssetCALC ID: 3964438



Parking Lots in Poor condition.

Pavement, Asphalt
Site Eliot Arts Magnet Academy Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2023**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$111,300

\$\$\$\$

Asphalt is not level and cracking throughout the south side of the campus. - AssetCALC ID: 3964680



Shower in Poor condition.

Ceramic Tile
B Eliot Arts Magnet Academy Locker Room boys

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$68,000

\$\$\$\$

Showers are leaking. Cracked tile throughout shower area. - AssetCALC ID: 3964451



Roof Hatch in Poor condition.

Metal
E Eliot Arts Magnet Academy Roof

Uniformat Code: B3060
Recommendation: **Replace in 2023**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Roof hatch is missing hardware. Difficult to open or close. - AssetCALC ID: 3964523



Suspended Ceilings in Poor condition.

Hard Tile, Replacement w/ ACT
A Eliot Arts Magnet Academy Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2023**

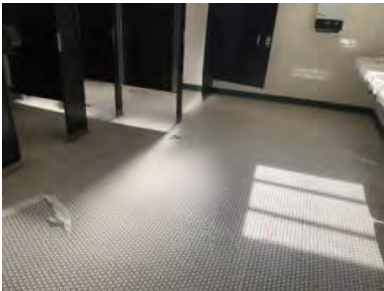
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

\$\$\$\$

Ceiling tiles have fallen throughout the building. - AssetCALC ID: 3964541



Flooring in Poor condition.

Ceramic Tile
A Eliot Arts Magnet Academy Restrooms

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Floor tiles missing. - AssetCALC ID: 3964658



Ceiling Finishes in Poor condition.

any flat surface
B Eliot Arts Magnet Academy Restrooms

Uniformat Code: C2050
Recommendation: **Prep & Paint in 2023**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Paint is peeling. - AssetCALC ID: 3964400

ADA Miscellaneous

Priority Score: 63.9

N/A

Level III Study, Includes Measurements
A Eliot Arts Magnet Academy Throughout

Plan Type: Accessibility

Cost Estimate: \$8,200

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2022**

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Some areas of the facility were identified as having moderate accessibility issues. - AssetCALC ID: 3968699



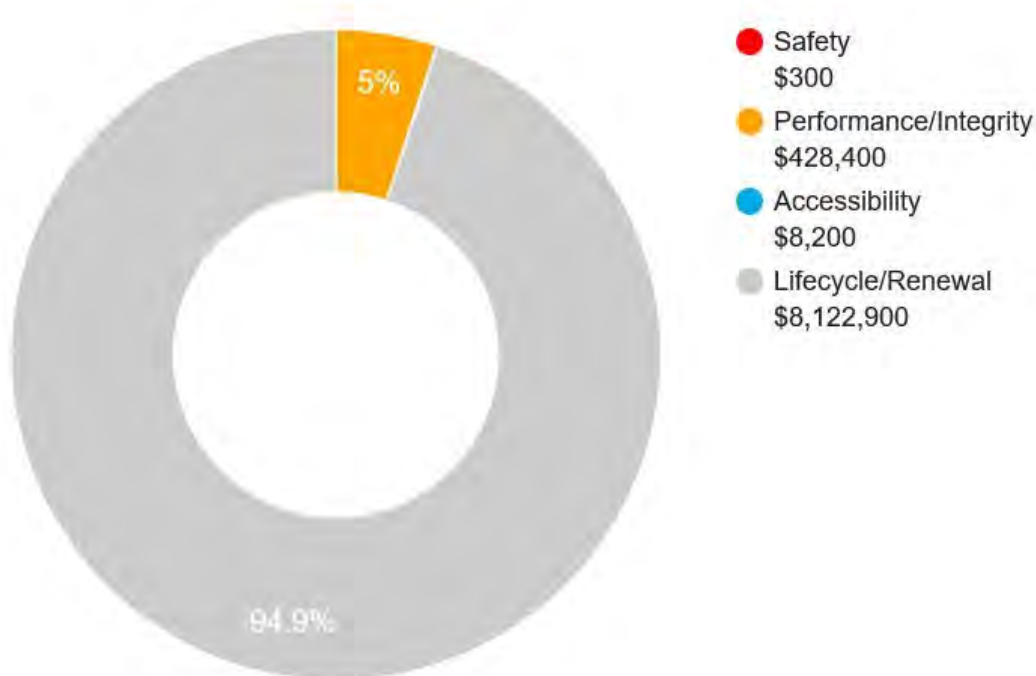
Plan Types

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: \$8,559,800

2. Building A



Building A: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	84,500 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
System	Description	Condition
Structure	Conventional wood frame structure with steel reinforcement over basement foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Wood	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, wood paneling, ceramic tile Floors: Carpet, VCT, wood, ceramic tile, sealed concrete Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors Wheelchair lifts serving Auditorium area	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handler feeding VAV Supplemental components: Ductless split-systems	Fair

Building A: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper 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	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Fire suppression system was found insufficient to current codes.	

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	-	\$232,697	-	\$3,508	-	\$236,205
Roofing	-	-	-	\$352,355	-	\$352,355
Interiors	-	\$8,404	\$919,107	\$385,907	\$1,367,205	\$2,680,623
Conveying	-	-	\$64,323	-	\$101,704	\$166,027
Plumbing	-	-	\$46,582	\$91,527	\$1,921,790	\$2,059,899
HVAC	-	-	\$1,664	\$10,596	\$2,727,417	\$2,739,677
Fire Protection	-	-	-	-	\$214,849	\$214,849
Electrical	-	-	\$11,098	\$111,121	\$1,290,294	\$1,412,513
Fire Alarm & Electronic Systems	-	-	-	\$191,179	\$16,752	\$207,931
Equipment & Furnishings	-	-	\$155,639	\$531,768	\$117,719	\$805,126
Site Development	-	-	-	-	\$26,441	\$26,441
Accessibility	\$8,160	-	-	-	-	\$8,160
TOTALS (3% inflation)	\$8,200	\$241,200	\$1,198,500	\$1,678,000	\$7,784,200	\$10,910,100

3. Building B



Building B: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	22,440 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: lath and plaster, ceramic tile Floors: VCT, wood, ceramic tile, sealed concrete Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Wheelchair lifts serving Locker Room	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers feeding VAV Supplemental components: Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building B: Systems Summary

Electrical	Source and Distribution: Main panel with copper. Fed from A 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	Fire suppression system was found insufficient to current codes.	

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	-	-	\$128,760	-	\$87,463	\$216,223
Roofing	-	-	\$23,081	\$422,511	-	\$445,592
Interiors	-	\$1,120	\$260,126	\$101,773	\$424,903	\$787,922
Conveying	-	-	-	\$24,857	\$28,816	\$53,673
Plumbing	-	\$70,040	\$117,054	\$36,260	\$550,685	\$774,039
HVAC	-	-	\$91,143	\$57,025	\$504,911	\$653,079
Fire Protection	-	-	-	-	\$57,055	\$57,055
Electrical	-	-	\$3,329	\$148,792	\$118,788	\$270,909
Fire Alarm & Electronic Systems	-	-	-	\$54,728	-	\$54,728
Equipment & Furnishings	-	-	-	-	\$19,526	\$19,526
Site Development	-	-	-	\$83,344	-	\$83,344
TOTALS (3% inflation)	-	\$71,200	\$623,500	\$929,300	\$1,792,200	\$3,416,200

4. Building C



Building C: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	5,360 SF	
Number of Stories	1	
<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	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile Floors: ceramic tile, sealed concrete 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	Non-Central System: Wall mounted package heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building C: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper Fed from A 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	Fire suppression system was found insufficient to current codes.	

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	-	-	\$16,800	-	\$80,152	\$96,952
Roofing	-	-	-	\$109,721	-	\$109,721
Interiors	-	-	\$25,537	-	\$75,244	\$100,781
Plumbing	-	-	\$1,765	\$18,130	\$67,199	\$87,094
HVAC	-	-	\$1,664	-	\$15,720	\$17,384
Fire Protection	-	-	-	-	\$13,627	\$13,627
Electrical	-	-	-	\$91,956	\$166,187	\$258,143
Fire Alarm & Electronic Systems	-	-	-	\$11,755	-	\$11,755
Equipment & Furnishings	-	-	\$5,349	\$4,824	\$8,335	\$18,508
TOTALS (3% inflation)	-	-	\$51,200	\$236,400	\$426,500	\$714,100

5. Building D



Building D: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	4,920 SF	
Number of Stories	1	
<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	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: sealed concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Wall mounted package heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building D: Systems Summary

Electrical	Source and Distribution: Main panel with copper. Fed from A 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	Fire suppression system was found insufficient to current codes.	

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	-	-	\$15,428	-	\$72,902	\$88,330
Roofing	-	-	-	\$100,714	-	\$100,714
Interiors	-	-	\$22,735	-	\$67,994	\$90,729
HVAC	-	-	-	-	\$49,516	\$49,516
Fire Protection	-	-	-	-	\$12,508	\$12,508
Electrical	-	-	-	\$1,142	\$55,805	\$56,947
Fire Alarm & Electronic Systems	-	-	-	\$10,790	-	\$10,790
Equipment & Furnishings	-	-	-	-	\$4,963	\$4,963
TOTALS (3% inflation)	-	-	\$38,200	\$112,700	\$263,700	\$414,600

6. Building E



Building E: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	12,540 SF	
Number of Stories	2	
<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	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster, ceramic tile Floors: VCT, ceramic tile, sealed concrete 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 sourced from building A Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers feeding VAV	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

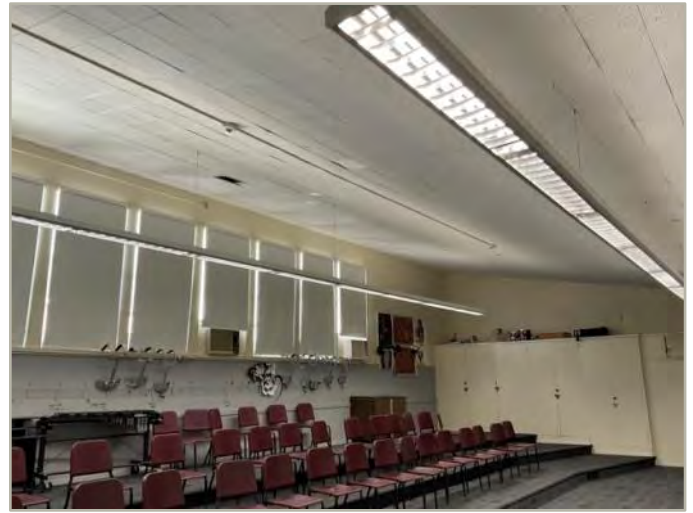
Building E: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper Fed from A 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	Fire suppression system was found insufficient to current codes.	

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	-	-	\$34,239	\$30,866	\$50,912	\$116,017
Roofing	-	\$1,456	\$140,557	-	-	\$142,013
Interiors	-	-	\$103,999	\$161,268	\$88,716	\$353,983
Plumbing	-	-	-	\$7,015	\$279,192	\$286,207
HVAC	-	-	-	\$80,419	\$282,157	\$362,576
Fire Protection	-	-	-	-	\$31,883	\$31,883
Electrical	-	-	-	\$124,974	\$152,830	\$277,804
Fire Alarm & Electronic Systems	-	-	-	\$27,503	-	\$27,503
TOTALS (3% inflation)	-	\$1,500	\$278,800	\$432,100	\$885,700	\$1,598,100

7. Building F



Building F: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	1,930 SF	
Number of Stories	1	
<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	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted lath and plaster Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	Fair
HVAC	Non-Central System: Furnace	Fair
Fire Suppression	Fire extinguishers only	Fair

Building F: Systems Summary

Electrical	Source and Distribution: Main panel with copper. Fed from A 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	Fire suppression system was found insufficient to current codes.	

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	-	-	\$24,796	\$1,753	\$10,317	\$36,866
Roofing	-	-	\$25,917	-	-	\$25,917
Interiors	-	-	\$29,491	-	\$28,842	\$58,333
HVAC	-	-	\$4,992	-	\$13,085	\$18,077
Electrical	-	-	\$1,091	\$14,160	\$10,947	\$26,198
Fire Alarm & Electronic Systems	-	-	-	\$4,231	-	\$4,231
TOTALS (3% inflation)	-	-	\$86,300	\$20,200	\$63,200	\$169,700

8. Building G



Building G: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	1931	
Building Size	1,030 SF	
Number of Stories	1	
<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: None	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted lath and plaster Floors: sealed concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnace	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Building G: Systems Summary

Electrical	Source and Distribution: Main panel with copper Fed from A 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	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Fire suppression system was found insufficient to current codes.	

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	-	-	\$1,512	\$5,572	\$11,211	\$18,295
Roofing	-	-	\$17,142	-	-	\$17,142
Interiors	-	-	\$8,883	-	\$6,180	\$15,063
Plumbing	-	-	-	\$1,900	\$49,719	\$51,619
HVAC	-	-	\$2,972	-	\$19,682	\$22,654
Fire Protection	-	-	-	\$3,508	-	\$3,508
Electrical	-	-	\$1,261	\$285	\$12,629	\$14,175
Fire Alarm & Electronic Systems	-	-	-	\$2,257	-	\$2,257
Equipment & Furnishings	-	-	\$11,294	\$4,824	\$15,178	\$31,296
TOTALS (3% inflation)	-	-	\$43,100	\$18,400	\$114,600	\$176,100

9. Building J



Building J: Systems Summary

Address	2184 North Lake Avenue, Altadena, California 91001	
Constructed/Renovated	2000's	
Building Size	5,980 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure with some masonry walls over concrete slab foundation	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Clerestory construction with asphalt shingles and metal Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, unfinished CMU, vinyl, ceramic tile Floors: Carpet, 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
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Building J: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper Fed from A 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	Fire sprinklers were not found in classroom.	

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	-	-	\$18,162	-	\$31,874	\$50,036
Roofing	-	-	-	\$37,485	-	\$37,485
Interiors	-	-	\$945	\$97,750	\$14,367	\$113,062
Plumbing	-	-	-	\$2,193	\$99,031	\$101,224
HVAC	-	-	\$42,796	-	\$47,002	\$89,798
Fire Protection	-	-	-	-	\$15,204	\$15,204
Electrical	-	-	\$2,471	\$78,504	\$70,311	\$151,286
Fire Alarm & Electronic Systems	-	-	-	\$13,115	-	\$13,115
TOTALS (3% inflation)	-	-	\$64,400	\$229,100	\$277,800	\$571,300

10. Site Summary



Site Information		
System	Description	Condition
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 fencing Playgrounds and sports fields and courts with bleachers, fencing, and site lights Furnished with park benches, 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 shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	The asphalt on the south side of the campus is unlevel with severe cracking. The grass field on the east side of the campus has multiple brown spots.	

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
HVAC	-	-	\$285,332	\$39,189	\$610,455	\$934,976
Electrical	-	-	-	-	\$950,914	\$950,914
Equipment & Furnishings	-	-	-	\$35,092	-	\$35,092
Special Construction & Demo	-	-	-	-	\$212,686	\$212,686
Site Development	-	-	\$11,888	\$1,044,657	\$101,443	\$1,157,988
Site Pavement	\$293	\$114,607	\$55,275	\$592,832	\$651,348	\$1,414,355
Site Utilities	-	-	\$19,022	-	\$24,819	\$43,841
TOTALS (3% inflation)	\$300	\$114,700	\$371,600	\$1,711,800	\$2,551,700	\$4,750,100

11. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

12. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1931 with additional buildings added and renovated in phases over time.

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

Campus: Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1931	No	No
Building A	1931	No	Yes
Building B	1931	No	No
Building C	1931	No	No
Building D	1931	No	No
Building E	1931	No	No
Building F	1931	No	No
Building G	1931	No	Yes
Building J	1931	No	No

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

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

13. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

14. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Eliot Arts Magnet Academy, 2184 North Lake Avenue, Altadena, California 91001, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

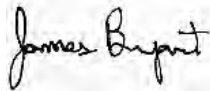
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Jarod Perkins,
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Reviewed by:



James Bryant,
Technical Report Reviewer for
Anselmo Martinez, RA
Program Manager
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16. 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 - ROOF STRUCTURE



6 - FACADE OVERVIEW

Photographic Overview



7 – ROOFING OVERVIEW



8 - ADDITIONAL ROOFING



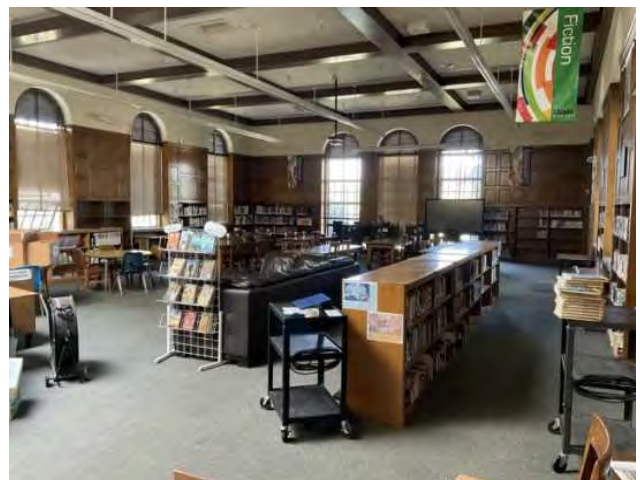
9 - FRONT OFFICE



10 - ART EXHIBIT



11 - AUDITORIUM



12 - LIBRARY

Photographic Overview



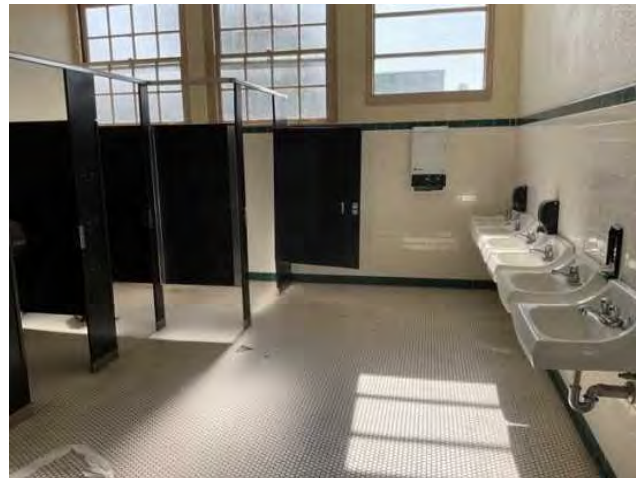
13 - SCIENCE CLASSROOM



14 - COMPUTER CLASSROOM



15 - CLASSROOM



16 - RESTROOM OVERVIEW



17 - LOCKERROOM



18 - GYM

Photographic Overview



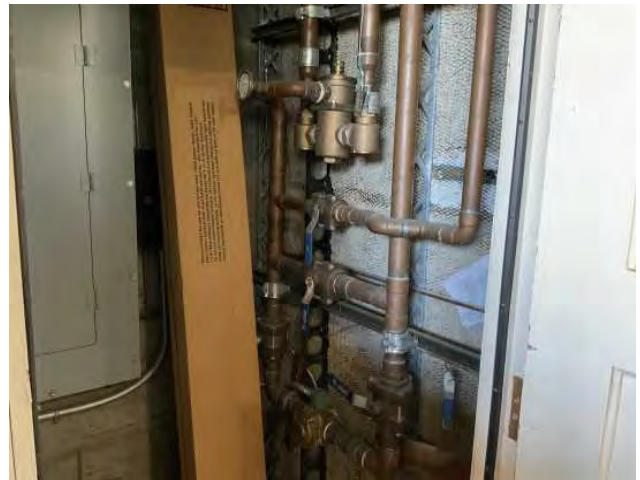
19 - CAFATERIA



20 - PASSENGER ELEVATOR



21 - GAS WATER HEATER



22 - PLUMBING SYSTEM



23 - CHILLERS



24 - BOILERS

Photographic Overview



25 - AIR HANDLERS



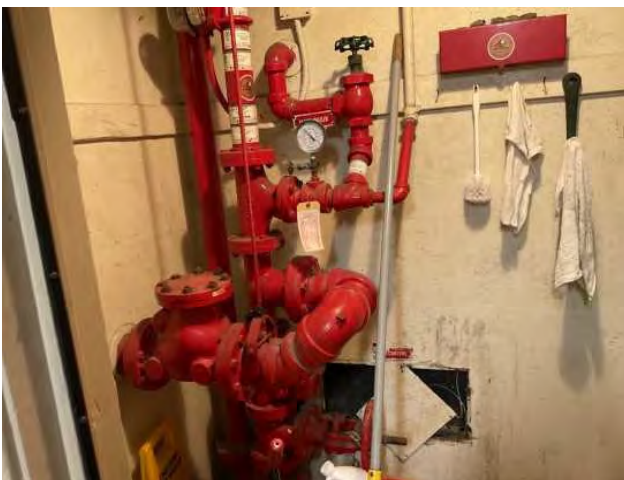
26 - MAIN ELECTRICAL EQUIPMENT



27 - LIGHTING SYSTEM



28 - FIRE ALARM PANEL



29 - FIRE SUPPRESSION SYSTEM



30 - FIRE EXTINGUISHER

Photographic Overview



31 - LANDSCAPING OVERVIEW



32 - PARKING LOT



33 - SOLAR PANELS



34 - TRACK AND FIELD



35 - BASEBALL FIELD



36 - SITE OVERVIEW

Appendix B:

Site Plan

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

154554.22R000-015.354

Source

Google

Project Name

Eliot Arts Magnet Academy

On-Site Date

June 8, 2022



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Eliot Arts Magnet Academy
Name of person completing form:	Unknown
Title / Association w/ property:	Unknown
Length of time associated w/ property:	Unknown
Date Completed:	6/08/2022
Phone Number:	Unknown
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: Eliot Arts Magnet Academy

BV Project Number: 154554.22R000 - 015.354

Abbreviated Accessibility Checklist				
Facility History & Interview				

Abbreviated Accessibility Checklist

Parking



Overview of accessible parking area

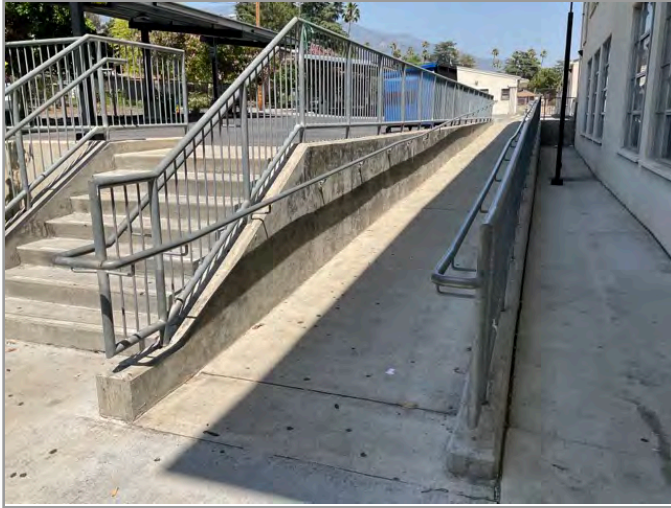


Close-up of stall

	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 ?		✗		Parking and access aisles has a slight slope.

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 ?	X			
8	Do ramps on an accessible route appear to have compliant handrails ?	X			

Abbreviated Accessibility Checklist

Building Entrances



Main entrance



Signage

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

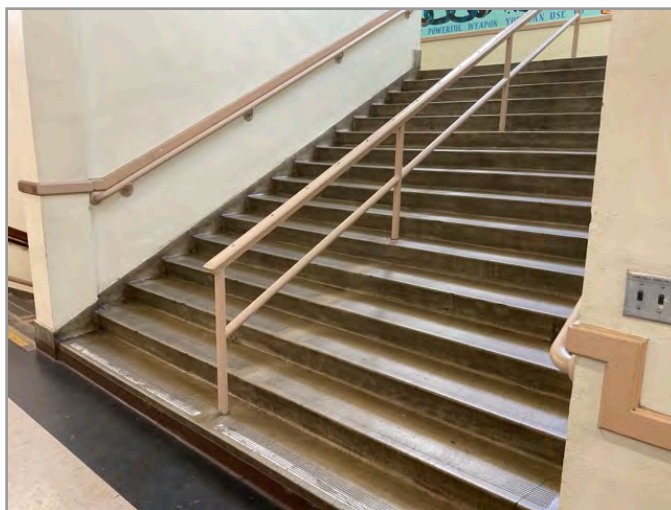
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



Accessible interior path (lift)



Stair rails

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

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

Abbreviated Accessibility Checklist

Elevators



Lobby looking at cabs



In-cab controls/emergency call panel

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

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

Abbreviated Accessibility Checklist

Public Restrooms



Toilet stall overview



Sink 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 ?		✗		Some restrooms are missing piping projection.
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

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 | Eliot Arts Magnet Academy / B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	14,800 SF	5	3964495
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	36	3	3964425
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	15	3964436
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	20,640 SF	10	3964401
B3010	Roof	Fair	Roofing, Modified Bitumen	1,830 SF	5	3964398
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	25	3964506
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	292	5	3964513
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	10	3964463
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	33,660 SF	6	3964402
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,800 SF	30	3964693
C2030	Gymnasium	Fair	Flooring, Wood, Strip	7,500 SF	15	3964640
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10,240 SF	5	3964529
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,500 SF	8	3964373
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,200 SF	20	3964643
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	22,440 SF	5	3964713
C2050	Restrooms	Poor	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	1	3964400
Conveying						
D1010	Locker Room	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	15	3964651
D1010	Locker Room	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	10	3964696
Plumbing						
D2010	Locker Room	Fair	Boiler, Gas, Domestic [No tag/plate found]	1	3	3964522
D2010	Restrooms	Fair	Urinal, Standard	4	5	3964374
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	22,440 SF	20	3964499
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	15	3964703
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	20	3964368
D2010	Locker Room boys	Poor	Shower, Ceramic Tile	1	1	3964451
D2010	Locker Room	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	5	3964418
D2010	Locker Room	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	10	3964493
D2010	Locker Room	Fair	Shower, Valve & Showerhead	49	3	3964668
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	3964432
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	10	3964600
D2010	Locker Room	Fair	Storage Tank, Domestic Water [No tag/plate found]	1	5	3964453
HVAC						
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [No tag/plate found]	1	5	3964634
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	6	10	3964604
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	22,440 SF	15	3964681

Component Condition Report Eliot Arts Magnet Academy / B						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	22,440 SF	20	3964595
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [No tag/plate found]	1	5	3964579
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [No tag/plate found]	1	3	3964366
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	22,440 SF	15	3964568
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,440 SF	20	3964630
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	12	5	3964639
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,440 SF	10	3964449
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	15	3964682
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	6	3964659
Fire Alarm & Electronic Systems						
D7050	Utility closet	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	8	3964597
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	22,440 SF	10	3964430
Equipment & Furnishings						
E2010	Gymnasium	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	96	15	3964403
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	3964399
Component Condition Report Eliot Arts Magnet Academy / C						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,440 SF	5	3964377
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	20	3964672
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	20	3964614
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	20	3964553
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,360 SF	10	3964660
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,110 SF	15	3964587
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,040 SF	4	3964712
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	20	3964655
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	5,360 SF	5	3964369
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	30	3964363
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	3964504
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,360 SF	20	3964572
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	20	3964358
D2010	Classrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3964548
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	20	3964610

Component Condition Report | Eliot Arts Magnet Academy / C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	10	3964475
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	3964479
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3964512
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3964469
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	3964632
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,360 SF	15	3964544
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V [HDPC]	1	20	3964407
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TC1]	1	10	3964533
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TC3]	1	10	3964473
D5020	Electrical room	Fair	Switchboard, 277/480 V [LDPC]	1	20	3964460
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TC2]	1	10	3964357
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,360 SF	20	3964557
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	6	3964570
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,360 SF	10	3964520
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,360 SF	10	3964521
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF [No tag/plate found]	1	10	3964547
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	3	3964588

Component Condition Report | Eliot Arts Magnet Academy / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,200 SF	4	3964690
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	10	20	3964517
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	11	20	3964426
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	20	3964379
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	4,920 SF	10	3964653
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	7	20	3964607
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,920 SF	15	3964446
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,380 SF	5	3964685
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,920 SF	3	3964456
HVAC						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3964542
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3964689

Component Condition Report | Eliot Arts Magnet Academy / D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3964678
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted [No tag/plate found]	1	20	3964423
D3050	Throughout building	Good	HVAC System, Ductwork, Low Density	4,920 SF	25	3964361
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,920 SF	15	3964445
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,920 SF	20	3964551
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,920 SF	20	3964573
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	15	3964474
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	6	3964560
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	15	3964687
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,920 SF	10	3964545
Equipment & Furnishings						
E1040	Utility closet	Fair	Ceramics Equipment, Kiln	1	12	3964388

Component Condition Report | Eliot Arts Magnet Academy / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,920 SF	6	3964484
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	24	3	3964392
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	3964676
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	7,960 SF	5	3964524
B3060	Roof	Poor	Roof Hatch, Metal	1	1	3964523
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	18	15	3964382
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	10,540 SF	5	3964593
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	150	10	3964576
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	12	3964424
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	18,330 SF	3	3964386
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	480 SF	10	3964501
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,140 SF	3	3964582
C2030	Throughout building	Fair	Flooring, Ceramic Tile	400 SF	5	3964371
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	6,000 SF	6	3964619
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	3	3964563
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,540 SF	20	3964485
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	3964455
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	15	3964466

Component Condition Report | Eliot Arts Magnet Academy / E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	2	10	3964442
HVAC						
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	12,540 SF	20	3964396
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,540 SF	15	3964656
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	10	10	3964370
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	12,540 SF	15	3964549
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V [LDPE]	1	20	3964437
D5020	Electrical room	Fair	Switchboard, 277/480 V [HDPE]	1	20	3964564
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TE1]	1	10	3964621
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TE2]	1	10	3964539
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	8	6	3964714
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	6	3964550
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	15	3964673
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,540 SF	10	3964611
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	12,540 SF	10	3964503

Component Condition Report | Eliot Arts Magnet Academy / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,090 SF	4	3964471
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	18	3	3964537
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	10	3964583
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,180 SF	3	3964404
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	25	3964397
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,930 SF	3	3964688
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,316 SF	4	3964657
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,930 SF	3	3964390
HVAC						
D3020	Utility closet	Fair	Furnace, Gas [No tag/plate found]	1	3	3964601
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,930 SF	15	3964464
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,930 SF	20	3964448
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	4	3964505
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,930 SF	10	3964472
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	10	3964378

Component Condition Report | Eliot Arts Magnet Academy / F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	2	5	3964585
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,930 SF	10	3964667

Component Condition Report | Eliot Arts Magnet Academy / G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,430 SF	6	3964450
B2020	Building exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	12	3964652
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	5	3964578
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	1,030 SF	3	3964478
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	25	3964429
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,030 SF	3	3964439
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,550 SF	3	3964527
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,030 SF	3	3964515
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	3964555
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	15	3964647
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	3964565
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	3964684
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,030 SF	20	3964552
HVAC						
D3020	Utility closet	Fair	Furnace, Gas [No tag/plate found]	1	3	3964413
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	1,030 SF	15	3964602
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	1,030 SF	20	3964468
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	10	3964458
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,030 SF	20	3964616
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,030 SF	12	3964654
D5040	Kitchen	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	1	6	3964592
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	5	3964395
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,030 SF	10	3964538
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	3	3964638
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF [No tag/plate found]	1	10	3964584

Component Condition Report | Eliot Arts Magnet Academy / J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,800 SF	5	3964372
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	4	20	3964663
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	30	3964497
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,670 SF	30	3964435
B3010	Roof	Fair	Roofing, Modified Bitumen	660 SF	10	3964615
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,010 SF	10	3964431
Interiors						
C1010	Throughout building	Good	Interior Wall, Concrete Block (CMU)	200 SF	40	3964375
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	3964612
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,680 SF	10	3964494
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	720 SF	30	3964410
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	5	3964599
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,270 SF	10	3964626
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,680 SF	6	3964637
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	25	3964598
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	6	3964511
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	20	3964591
D2010	Throughout building	Fair	Emergency Plumbing Fixtures, Eye Wash [No tag/plate found]	1	10	3964359
D2010	Mechanical room	Fair	Water Heater, Electric, Commercial (12 kW) [No tag/plate found]	1	11	3964623
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	20	3964534
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	20	3964518
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,980 SF	30	3964625
D2010	Restrooms	Fair	Urinal, Standard	4	15	3964617
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	20	20	3964644
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3964408
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3964701
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3964574
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,980 SF	20	3964454
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag/plate found]	1	3	3964412
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,980 SF	15	3964645
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TJ1]	1	10	3964532
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TJ2]	1	10	3964362
D5020	Electrical room	Fair	Switchboard, 277/480 V [HDPJ]	1	20	3964381

Component Condition Report | Eliot Arts Magnet Academy / J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,980 SF	30	3964571
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,980 SF	10	3964666
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	6	3964622
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	5	3964477
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,980 SF	10	3964707

Component Condition Report | Eliot Arts Magnet Academy / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	10	3964586
B2020	Building Exterior	Poor	Window, Wood, 16-25 SF	168	2	3964438
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	29	25	3964530
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	40,500 SF	10	3964434
B3010	Roof	Fair	Roofing, Built-Up	6,220 SF	10	3964367
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	105	25	3964575
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,000 SF	10	3964709
C1070	Throughout building	Poor	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,000 SF	1	3964541
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	50,000 SF	5	3964447
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	10	3964691
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	430	5	3964365
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,800 SF	12	3964490
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	112,150 SF	5	3964608
C2010	Auditorium	Good	Wall Finishes, Fabric	10,800 SF	12	3964558
C2010	Library	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	2,500 SF	10	3964662
C2030	Throughout building	Fair	Flooring, Wood, Strip	15,000 SF	20	3964698
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	9,000 SF	6	3964383
C2030	Restrooms	Poor	Flooring, Ceramic Tile	20 SF	1	3964658
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	32,300 SF	3	3964433
C2030	Auditorium	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,000 SF	6	3964699
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	25,000 SF	3	3964491
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	20	3964492
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,600 SF	4	3964671
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,500 SF	6	3964457
Conveying						
D1010	Hallway	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [No tag/plate found]	1	15	3964692
D1010	Hallway 2nd floor	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	5	3964631
D1010	Hallway	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	5	3964507

Component Condition Report | Eliot Arts Magnet Academy / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate [No tag/plate found]	1	5	3964708
Plumbing						
D2010	Library	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	3964620
D2010	Restrooms	Fair	Urinal, Standard	6	15	3964510
D2010	Throughout building	Fair	Toilet, Commercial Water Closet	20	15	3964700
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3964635
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	5	3964561
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	10	3964567
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	3964569
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	23	10	3964566
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	20	3964674
D2010	Auditorium	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	20	3964498
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH) [No tag/plate found]	1	3	3964697
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	10	3964489
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	3964411
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	84,500 SF	20	3964596
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH) [No tag/plate found]	1	3	3964710
D2030	Boiler room	Fair	Pump, Sump [No tag/plate found]	1	10	3964405
HVAC						
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank [No tag/plate found]	1	20	3964627
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B1]	1	14	3964416
D3020	Boiler room	Fair	Boiler, Gas, HVAC [B2]	1	14	3964711
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	30	3964618
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump [No tag/plate found]	1	8	3964613
D3030	Mechanical room basement	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON [No tag/plate found]	1	7	3964422
D3050	Mechanical room basement	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	21	3964421
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	84,500 SF	15	3964376
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	15	3964603
D3050	Throughout building	Fair	Variable Air Volume Unit, VAV Box	30	15	3964465
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	15	3964461
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water [No tag/plate found]	1	15	3964356
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	84,500 SF	20	3964665
D3050	Mechanical room basement	Fair	Air Handler, Interior AHU, Easy/Moderate Access [No tag/plate found]	1	21	3964642
D3060	Mechanical room basement	Fair	Exhaust Fan, Centrifugal, 12" Damper [No tag/plate found]	1	15	3964594
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [No tag/plate found]	1	3	3964715
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	84,500 SF	15	3964470
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V [HDP A2]	1	20	3964459
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TA6]	1	10	3964531

Component Condition Report | Eliot Arts Magnet Academy / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical room basement	Fair	Secondary Transformer, Dry, Stepdown [XMFR TAAV]	1	10	3964679
D5020	Electrical room	Fair	Switchboard, 120/208 V [LDPA3]	1	20	3964476
D5020	Auditorium electrical room	Fair	Secondary Transformer, Dry, Stepdown [XFMR TADR]	1	22	3964609
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TA5]	1	10	3964393
D5020	Mechanical room basement	Fair	Secondary Transformer, Dry, Stepdown [TA4]	1	10	3964677
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3964704
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3964606
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3964702
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	10	3964481
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [No tag/plate found]	1	12	3964589
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	84,500 SF	20	3964535
D5040	Throughout building	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,450 SF	2	4156735
D5040	Auditorium	Fair	Lighting Controls, Dimming Panel, Standard	1	10	3964427
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	7	15	3964509
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	35	6	3964648
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	76,050 SF	12	3964581
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	6	15	3964661
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	40	5	3964528
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	7,200 SF	12	3964384
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	84,500 SF	10	3964496
D7050	Mechanical room basement	Fair	Fire Alarm Panel, Multiplex [No tag/plate found]	1	10	3964441
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF [No tag/plate found]	1	3	3964508
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	6	3964580
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [No tag/plate found]	1	10	3964414
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3964694
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [No tag/plate found]	1	3	3964695
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet [No tag/plate found]	1	3	3964556
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door [No tag/plate found]	1	3	3964540
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3964488
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single [No tag/plate found]	1	3	3964605
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3964502
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3964420
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator [No tag/plate found]	1	10	3964675
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [No tag/plate found]	1	8	3964380
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3964636
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double [No tag/plate found]	1	6	3964364
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In [No tag/plate found]	1	10	3964706
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle [No tag/plate found]	1	3	3964406

Component Condition Report | Eliot Arts Magnet Academy / A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding [No tag/plate found]	1	5	3964559
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door [No tag/plate found]	1	3	3964641
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels [No tag/plate found]	1	6	3964519
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4) [No tag/plate found]	1	7	3964514
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [No tag/plate found]	1	5	3964389
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	3	3964385
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer [No tag/plate found]	1	8	3964462
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In [No tag/plate found]	1	5	3964415
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	10	3964624
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal and Wood Standard	710	10	3964394
Sitework						
G2060	Cafeteria	Good	Picnic Table, Wood/Composite	26	15	3964629
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	3968699

Component Condition Report | Eliot Arts Magnet Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Site HVAC Cage	Fair	Boiler Supplemental Components, Expansion Tank	2	20	3964577
D3030	Site HVAC Cage	Poor	Chiller, Air-Cooled [2]	1	2	3964646
D3030	Site	Fair	Chiller, Air-Cooled [No tag/plate found]	1	16	3964650
D3030	Site HVAC Cage	Fair	Chiller, Air-Cooled [No tag/plate found]	1	15	3964664
D3050	Site HVAC Cage	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	10	3964417
D3050	Site HVAC Cage	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	11	3964443
D3050	Site HVAC Cage	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [No tag/plate found]	1	9	3964428
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	4	13	3964536
D5020	Site HVAC Cage	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3964487
D5020	Site HVAC Cage	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3964543
D5020	Site HVAC Cage	Fair	Switchboard, 277/480 V [No tag/plate found]	1	20	3964633
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	200	10	3964440
Special Construction & Demo						
F1020	Site	Fair	Shed, Wood Framed , Basic/Minimal	150 SF	15	3964500
F1020	Site	Fair	Shade Structure, Metal-Framed, Standard	2,100 SF	20	3964486
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,220 SF	1	3964680
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	103,320 SF	3	3964562
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	103,320 SF	10	3964525
G2020	Site	Fair	Parking Lots, Pavement, Concrete	27,760 SF	20	3964686

Component Condition Report | Eliot Arts Magnet Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Concrete	30 SF	0	3964360
G2030		Poor	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Repair	200 LF	0	4156350
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	15	3964419
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	10	3964649
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	3964705
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	3964483
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	3964516
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	15	3964482
G2060	Site	Fair	Flagpole, Metal	1	20	3964683
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	15	3964590
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,940 LF	25	3964391
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	710 LF	15	3964526
G2060	Building Exterior	Fair	Retaining Wall, Concrete Cast-in-Place	3,100 SF	10	3964452
G2060	Site	Poor	Fences & Gates, Fence, any Painted Surface, Prep & Paint	1,700 SF	2	4156351
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	206,740 SF	10	3964444
G2080	Site	Fair	Irrigation System, Control Panel [No tag/plate found]	1	8	3964409
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	3	3964546
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type, w/ LED Replacement, Replace/Install	4	12	3964554

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
Eliot Arts Magnet Academy		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Eliot Arts Magnet Academy / A		\$8,160	\$8,405	\$276,589	\$364,334	\$8,817	\$825,294	\$182,658	\$13,782	\$18,193	\$0	\$1,464,433	\$0	\$685,992	\$86,359	\$456,187	\$1,540,309	\$239,540	\$0	\$254,684	\$0	\$4,344,822	\$10,778,558
Eliot Arts Magnet Academy / B		\$0	\$3,922	\$0	\$148,968	\$0	\$445,462	\$66,736	\$0	\$29,632	\$0	\$832,931	\$1,506	\$2,172	\$0	\$0	\$654,416	\$89,688	\$0	\$0	\$0	\$1,028,035	\$3,303,469
Eliot Arts Magnet Academy / C		\$0	\$0	\$0	\$7,014	\$14,768	\$29,338	\$1,715	\$0	\$0	\$0	\$234,680	\$0	\$0	\$0	\$19,847	\$77,092	\$2,305	\$0	\$8,335	\$0	\$314,997	\$710,091
Eliot Arts Magnet Academy / D		\$0	\$0	\$0	\$8,774	\$15,429	\$13,962	\$1,143	\$0	\$0	\$0	\$111,506	\$0	\$4,964	\$11,792	\$20,736	\$62,810	\$1,536	\$0	\$0	\$0	\$158,285	\$410,937
Eliot Arts Magnet Academy / E		\$0	\$1,457	\$0	\$82,634	\$0	\$196,168	\$73,271	\$0	\$0	\$0	\$358,790	\$0	\$2,327	\$65,037	\$0	\$138,110	\$46,092	\$0	\$0	\$0	\$625,003	\$1,588,890
Eliot Arts Magnet Academy / F		\$0	\$0	\$0	\$73,271	\$12,471	\$555	\$0	\$0	\$0	\$0	\$20,149	\$0	\$0	\$23,128	\$16,760	\$13,832	\$0	\$0	\$0	\$0	\$9,481	\$169,646
Eliot Arts Magnet Academy / G		\$0	\$0	\$0	\$40,297	\$0	\$2,775	\$5,859	\$0	\$0	\$0	\$12,494	\$0	\$10,913	\$21,362	\$0	\$30,952	\$7,874	\$0	\$0	\$0	\$43,516	\$176,043
Eliot Arts Magnet Academy / J		\$0	\$0	\$0	\$42,800	\$0	\$21,581	\$39,597	\$0	\$0	\$0	\$189,459	\$18,675	\$0	\$0	\$0	\$43,985	\$3,632	\$0	\$0	\$0	\$207,155	\$566,884
Eliot Arts Magnet Academy / Site		\$2,470	\$114,608	\$282,909	\$86,187	\$0	\$0	\$0	\$0	\$70,971	\$19,306	\$1,621,500	\$20,482	\$32,731	\$317,786	\$0	\$509,707	\$174,592	\$0	\$86,118	\$0	\$1,418,176	\$4,757,544
Grand Total		\$10,630	\$128,392	\$559,498	\$854,279	\$51,485	\$1,535,135	\$370,979	\$13,782	\$118,797	\$19,306	\$4,845,943	\$40,663	\$739,098	\$525,463	\$513,530	\$3,071,213	\$565,259	\$0	\$349,137	\$0	\$8,149,471	\$22,462,062

Eliot Arts Magnet Academy

Eliot Arts Magnet Academy / A

Format Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
B2020	Building Exterior	3964438	Window, Wood, 16-25 SF, Replace		30	28	2	168	EA	\$1,305.60	\$219,341			\$219,341																			\$219,341	
B2020	Kitchen	3964586	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace		20	10	10	2	EA	\$1,305.60	\$2,611											\$2,611											\$2,611	
B3010	Roof	3964434	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	10	10	40500	SF	\$4.13	\$167,443											\$167,443											\$167,443	
B3010	Roof	3964367	Roofing, Built-Up, Replace		25	15	10	6220	SF	\$15.23	\$94,743											\$94,743											\$94,743	
C1070	Throughout building	3964541	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	24	1	2000	SF	\$3.81	\$7,616		\$7,616																				\$7,616	
C1070	Throughout building	3964447	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	20	5	50000	SF	\$3.81	\$190,400					\$190,400																	\$190,400	
C1070	Throughout building	3964709	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	25000	SF	\$3.81	\$95,200											\$95,200											\$95,200	
C1090	Restrooms	3964691	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	11	EA	\$816.00	\$8,976											\$8,976											\$8,976	
C1090	Throughout building	3964365	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	15	5	430	EA	\$544.00	\$233,920					\$233,920																	\$233,920	
C2010	Restrooms	3964490	Wall Finishes, Ceramic Tile, Replace		40	28	12	1800	SF	\$19.58	\$35,251													\$35,251									\$35,251	
C2010	Library	3964662	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace		30	20	10	2500	SF	\$30.46	\$76,160											\$76,160											\$76,160	
C2010	Auditorium	3964558	Wall Finishes, Fabric, Replace		15	3	12	10800	SF	\$2.18	\$23,501													\$23,501									\$23,501	
C2010	Throughout building	3964608	Wall Finishes, any surface, Prep & Paint		10	5	5	112150	SF	\$1.63	\$183,029					\$183,029											\$183,029							\$366,058
C2030	Throughout building	3964433	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	7	3	32300	SF	\$1.63	\$52,714				\$52,714										\$52,714								\$105,427	
C2030	Auditorium	3964699	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	4	6	2000	SF	\$13.06	\$26,112							\$26,112										\$26,112						\$52,224
C2030	Restrooms	3964658	Flooring, Ceramic Tile, Replace		40	39	1	20	SF	\$27.20	\$544		\$544																				\$544	
C2030	Restrooms	3964492	Flooring, Ceramic Tile, Replace		40	20	20	1200	SF	\$19.58	\$23,501																				\$23,501		\$23,501	
C2030	Throughout building	3964698	Flooring, Wood, Strip, Replace		30	10	20	15000	SF	\$16.32	\$244,800																				\$244,800		\$244,800	
C2030	Throughout building	3964491	Flooring, Vinyl Tile (VCT), Replace		15	12	3	25000	SF	\$5.44	\$136,000				\$136,000															\$136,000			\$272,000	
C2030	Classrooms	3964383	Flooring, Carpet, Commercial Standard, Replace		10	4	6	9000	SF	\$8.16	\$73,440							\$73,440									\$73,440						\$146,880	
C2050	Throughout building	3964671	Ceiling Finishes, any flat surface, Prep & Paint		10	6	4	3600	SF	\$2.18	\$7,834					\$7,834										\$7,834							\$15,667	
C2050	Throughout building	3964457	Ceiling Finishes, any flat surface, Prep & Paint		10	4	6	9500	SF	\$2.18	\$20,672							\$20,672										\$20,672						\$41,344
D1010	Hallway	3964692	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	15	15	1	EA	\$65,280.00	\$65,280																\$65,280							\$65,280
D1010	Hallway 2nd floor	3964631	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	20	5	1	EA	\$18,496.00	\$18,496						\$18,496																\$18,496	
D1010	Hallway	3964507	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	20	5	1	EA	\$18,496.00	\$18,496						\$18,496																	\$18,496
D1010	Auditorium	3964708	Vertical Lift, Wheelchair, 5' Rise, Renovate		25	20	5	1	EA	\$18,496.00	\$18,496						\$18,496																	\$18,496
D2010	Boiler room	3964697	Water Heater, Gas, Commercial (200 MBH), Replace		20	17	3	1	EA	\$18,060.80	\$18,061				\$18,061																		\$18,061	
D2010	Utility closet	3964710	Water Heater, Gas, Commercial (125 MBH), Replace		20	17	3	1	EA	\$13,491.20	\$13,491				\$13,491																		\$13,491	
D2010	Throughout building	3964596	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace		40	20	20	84500	SF	\$11.97	\$1,011,296																				\$1,011,296		\$1,011,296	
D2010	Hallway	3964561	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	10	5	8	EA	\$1,305.60	\$10,445					\$10,445															\$10,445		\$20,890	
D2010	Hallway	3964567	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	5	10	3	EA	\$1,632.00	\$4,896											\$4,896											\$4,896	
D2010	Utility closet	3964569	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	25	10	1	EA	\$1,523.20	\$1,523												\$1,523										\$1,523	
D2010	Restrooms	3964566	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	20	10	23	EA	\$1,849.60	\$42,541												\$42,541										\$42,541	
D2010	Utility closet	3964489	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	25	10	3	EA	\$1,523.20	\$4,570												\$4,570										\$4,570	
D2010	Restrooms	3964510	Urinal, Standard, Replace		30	15	15	6	EA	\$1,196.80	\$7,181																\$7,181						\$7,181	
D2010	Throughout building	3964700	Toilet, Commercial Water Closet, Replace		30	15	15	20	EA	\$1,414.40	\$28,288																\$28,288						\$28,288	
D2010	Throughout building	3964411	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	2	EA	\$1,305.60	\$2,611																	\$2,611						\$2,611
D2010	Library	3964620	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	10	20	1	EA	\$1,849.60	\$1,850																				\$1,850		\$1,850	
D2010	Kitchen	3964635	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	10	20	1	EA	\$2,284.80	\$2,285																				\$2,285		\$2,285	
D2010	Kitchen	3964674	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace		30	10	20	1	EA	\$2,284.80	\$2,285																				\$2,285		\$2,285	
D2010	Auditorium	3964498	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	15	20	2	EA	\$1,523.20	\$3,046																				\$3,046		\$3,046	

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	
D2030	Boiler room		3964405	Pump, Sump, Replace	25	15	10	1	EA	\$14,579.20	\$14,579											\$14,579										\$14,579		
D3020	Boiler room		3964416	Boiler, Gas, HVAC, Replace	30	16	14	1	EA	\$146,880.00	\$146,880														\$146,880							\$146,880		
D3020	Boiler room		3964711	Boiler, Gas, HVAC, Replace	30	16	14	1	EA	\$146,880.00	\$146,880														\$146,880							\$146,880		
D3020	Boiler room		3964627	Boiler Supplemental Components, Expansion Tank, Replace	40	20	20	1	EA	\$2,937.60	\$2,938																			\$2,938		\$2,938		
D3030	Mechanical room basement		3964422	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	8	7	1	EA	\$5,004.80	\$5,005								\$5,005													\$5,005		
D3030	Building exterior		3964613	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$4,352.00	\$4,352									\$4,352												\$4,352		
D3050	Boiler room		3964603	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$8,268.80	\$8,269																\$8,269						\$8,269	
D3050	Boiler room		3964461	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$8,268.80	\$8,269																\$8,269						\$8,269	
D3050	Boiler room		3964356	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$8,268.80	\$8,269																\$8,269						\$8,269	
D3050	Throughout building		3964665	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	84500	SF	\$8.70	\$735,488																				\$735,488		\$735,488	
D3050	Throughout building		3964376	HVAC System, Ductwork, Medium Density, Replace	30	15	15	84500	SF	\$4.35	\$367,744																\$367,744						\$367,744	
D3050	Throughout building		3964465	Variable Air Volume Unit, VAV Box, Replace	25	10	15	30	EA	\$5,984.00	\$179,520																\$179,520						\$179,520	
D3060	Roof		3964715	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,523.20	\$1,523				\$1,523																		\$1,523	
D3060	Mechanical room basement		3964594	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,523.20	\$1,523																\$1,523						\$1,523	
D4010	Throughout building		3964470	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	84500	SF	\$1.16	\$98,372																\$98,372						\$98,372	
D5020	Electrical room		3964531	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$32,640.00	\$32,640												\$32,640										\$32,640	
D5020	Mechanical room basement		3964679	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$6,528.00	\$6,528												\$6,528										\$6,528	
D5020	Electrical room		3964393	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,289.60	\$7,290												\$7,290										\$7,290	
D5020	Mechanical room basement		3964677	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$10,880.00	\$10,880												\$10,880										\$10,880	
D5020	Electrical room		3964459	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$54,400.00	\$54,400																				\$54,400		\$54,400	
D5020	Electrical room		3964476	Switchboard, 120/208 V, Replace	40	20	20	1	EA	\$54,400.00	\$54,400																				\$54,400		\$54,400	
D5030	Throughout building		3964535	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	84500	SF	\$2.72	\$229,840																				\$229,840		\$229,840	
D5030	Boiler room		3964481	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$15,993.60	\$15,994											\$15,994											\$15,994	
D5030	Boiler room		3964704	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$9,574.40	\$9,574													\$9,574									\$9,574	
D5030	Boiler room		3964606	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$9,574.40	\$9,574													\$9,574									\$9,574	
D5030	Boiler room		3964702	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$9,574.40	\$9,574													\$9,574									\$9,574	
D5030	Boiler room		3964589	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$9,574.40	\$9,574													\$9,574									\$9,574	
D5040	Auditorium		3964427	Lighting Controls, Dimming Panel, Standard, Replace	20	10	10	1	EA	\$1,914.88	\$1,915											\$1,915											\$1,915	
D5040	Throughout building		4156735	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	8450	SF	\$4.90	\$41,371			\$41,371																			\$41,371	
D5040	Throughout building		3964528	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	40	EA	\$239.36	\$9,574						\$9,574										\$9,574						\$19,149	
D5040	Throughout building		3964648	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	35	EA	\$239.36	\$8,378							\$8,378										\$8,378						\$16,755
D5040	Throughout building		3964581	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	76050	SF	\$4.90	\$372,341												\$372,341										\$372,341	
D5040	Building exterior		3964509	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	7	EA	\$304.64	\$2,132																\$2,132						\$2,132	
D5040	Building exterior		3964661	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	6	EA	\$272.00	\$1,632																\$1,632						\$1,632	
D6030	Auditorium		3964384	Sound System, Theater/Auditorium/Church, Replace	20	8	12	7200	SF	\$1.63	\$11,750													\$11,750									\$11,750	
D7050	Throughout building		3964496	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	84500	SF	\$1.63	\$137,904											\$137,904											\$137,904	
D7050	Mechanical room basement		3964441	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,352.00	\$4,352											\$4,352											\$4,352	
E1030	Kitchen		3964508	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,896.00	\$4,896				\$4,896															\$4,896			\$9,792	
E1030	Kitchen		3964695	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$32,640.00	\$32,640				\$32,640																		\$32,640	
E1030	Kitchen		3964556	Foodservice Equipment, Tilting Skillet, Replace	20	17	3	1	EA	\$26,656.00	\$26,656				\$26,656																		\$26,656	
E1030	Kitchen		3964540	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699	
E1030	Kitchen		3964605	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$6,092.80	\$6,093				\$6,093									\$6,093									\$12,186	
E1030	Kitchen		3964406	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$32,640.00	\$32,640				\$32,640																		\$32,640	
E1030	Kitchen		3964641	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	12	3	1	EA	\$1,849.60	\$1,850				\$1,850															\$1,850			\$3,699	
E1030	Kitchen		3964385	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$5,004.80	\$5,005				\$5,005															\$5,005			\$10,010	
E1030	Kitchen		3964694	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938						\$2,938												\$2,938				\$5,875	
E1030	Kitchen		3964502	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,004.80	\$5,005						\$5,005												\$5,005				\$10,010	
E1030	Kitchen		3964420	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938						\$2,938													\$2,938			\$5,875	
E1030	Kitchen		3964636	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938						\$2,938													\$2,938			\$5,875	
E1030	Kitchen		3964559	Foodservice Equipment, Ice maker, Freestanding, Replace	15	10	5	1	EA	\$7,289.60	\$7,290						\$7,290													\$7,290			\$14,579	
E1030	Kitchen		3964389	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,937.60	\$2,938						\$2,938												\$2,938				\$5,875	
E1030	Kitchen		3964415	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$5,004.80	\$5,005						\$5,005													\$5,005			\$10,010	
E1030	Kitchen		3964580	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,849.60	\$1,850							\$1,850															\$1,850	
E1030	Kitchen		3964488	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$10,336.00	\$10,336							\$10,336										\$10,336					\$20,672	
E1030	Kitchen		3964364	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	\$10,336.00	\$10,336							\$10,336										\$10,336					\$20,672	
E1030	Kitchen		3964519	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,849.60	\$1,850							\$1,850															\$1,850	
E1030	Kitchen		3964514	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	8	7	1	EA	\$6,201.60	\$6,202								\$6,202											</				

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
E1070	Auditorium	3964624	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	1000	SF	\$16.32	\$16,320											\$16,320											\$16,320
E2010	Auditorium	3964394	Fixed Seating, Auditorium/Theater, Metal and Wood Standard, Replace	20	10	10	710	EA	\$380.80	\$270,368											\$270,368											\$270,368
G2060	Cafeteria	3964629	Picnic Table, Wood/Composite, Replace	20	5	15	26	EA	\$652.80	\$16,973																\$16,973						\$16,973
Y1090	Throughout	3968699	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$8,160.00	\$8,160	\$8,160																					\$8,160
Totals, Unescalated											\$8,160	\$8,160	\$260,712	\$333,418	\$7,834	\$711,906	\$152,973	\$11,206	\$14,362	\$0	\$1,089,676	\$0	\$481,141	\$58,806	\$301,594	\$988,666	\$149,274	\$0	\$149,600	\$0	\$2,405,622	\$7,133,108
Totals, Escalated (3.0% inflation, compounded annually)											\$8,160	\$8,405	\$276,589	\$364,334	\$8,817	\$825,294	\$182,658	\$13,782	\$18,193	\$0	\$1,464,433	\$0	\$685,992	\$86,359	\$456,187	\$1,540,309	\$239,540	\$0	\$254,684	\$0	\$4,344,822	\$10,778,558

Eliot Arts Magnet Academy / B

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	3964495	Exterior Walls, any painted surface, Prep & Paint	10	5	5	14800	SF	\$3.26	\$48,307					\$48,307											\$48,307						\$96,614
B2020	Building Exterior	3964425	Window, Steel, 16-25 SF, Replace	30	27	3	36	EA	\$1,849.60	\$66,586				\$66,586																		\$66,586
B2050	Building Exterior	3964436	Exterior Door, Steel, Standard, Replace	40	25	15	12	EA	\$652.80	\$7,834															\$7,834							\$7,834
B3010	Roof	3964398	Roofing, Modified Bitumen, Replace	20	15	5	1830	SF	\$10.88	\$19,910					\$19,910																	\$19,910
B3010	Roof	3964401	Roofing, Built-Up, Replace	25	15	10	20640	SF	\$15.23	\$314,388										\$314,388												\$314,388
C1090	Restrooms	3964463	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	11	EA	\$816.00	\$8,976										\$8,976												\$8,976
C1090	Locker Room	3964513	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	292	EA	\$544.00	\$158,848					\$158,848																	\$158,848
C2010	Throughout building	3964402	Wall Finishes, any surface, Prep & Paint	10	4	6	33660	SF	\$1.63	\$54,933						\$54,933									\$54,933							\$109,866
C2030	Throughout building	3964529	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	10240	SF	\$1.63	\$16,712						\$16,712									\$16,712							\$33,423
C2030	Throughout building	3964643	Flooring, Ceramic Tile, Replace	40	20	20	1200	SF	\$19.58	\$23,501																			\$23,501			\$23,501
C2030	Gymnasium	3964640	Flooring, Wood, Strip, Replace	30	15	15	7500	SF	\$16.32	\$122,400															\$122,400							\$122,400
C2030	Throughout building	3964373	Flooring, Vinyl Tile (VCT), Replace	15	7	8	3500	SF	\$5.44	\$19,040									\$19,040													\$19,040
C2050	Restrooms	3964400	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	500	SF	\$2.18	\$1,088		\$1,088									\$1,088											\$2,176
C2050	Throughout building	3964713	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	22440	SF	\$2.18	\$48,829					\$48,829										\$48,829							\$97,659
D1010	Locker Room	3964696	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$18,496.00	\$18,496										\$18,496												\$18,496
D1010	Locker Room	3964651	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	10	15	1	EA	\$18,496.00	\$18,496															\$18,496							\$18,496
D2010	Locker Room	3964453	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	\$2,611.20	\$2,611						\$2,611																\$2,611
D2010	Locker Room	3964522	Boiler, Gas, Domestic, Replace	25	22	3	1	EA	\$24,480.00	\$24,480				\$24,480																		\$24,480
D2010	Locker Room	3964493	Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$13,491.20	\$13,491										\$13,491												\$13,491
D2010	Utility closet	3964600	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	\$13,491.20	\$13,491										\$13,491												\$13,491
D2010	Throughout building	3964499	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	22440	SF	\$11.97	\$268,562																				\$268,562		\$268,562
D2010	Locker Room boys	3964451	Shower, Ceramic Tile, Replace	30	29	1	1	EA	\$2,720.00	\$2,720		\$2,720																				\$2,720
D2010	Locker Room	3964668	Shower, Valve & Showerhead, Replace	30	27	3	49	EA	\$870.40	\$42,650				\$42,650																		\$42,650
D2010	Restrooms	3964374	Urinal, Standard, Replace	30	25	5	4	EA	\$1,196.80	\$4,787						\$4,787																\$4,787
D2010	Locker Room	3964418	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	4	EA	\$1,305.60	\$5,222						\$5,222													\$5,222			\$10,445
D2010	Utility closet	3964432	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	23	12	1	EA	\$1,523.20	\$1,523											\$1,523											\$1,523
D2010	Restrooms	3964703	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	9	EA	\$1,849.60	\$16,646															\$16,646							\$16,646
D2010	Restrooms	3964368	Toilet, Commercial Water Closet, Replace	30	10	20	11	EA	\$1,414.40	\$15,558																			\$15,558			\$15,558
D3050	Throughout building	3964595	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	22440	SF	\$8.70	\$195,318																			\$195,318			\$195,318
D3050	Roof	3964634	Make-Up Air Unit, MUA or MAU, Replace	20	15	5	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080
D3050	Roof	3964579	Make-Up Air Unit, MUA or MAU, Replace	20	15	5	1	EA	\$38,080.00	\$38,080						\$38,080																\$38,080
D3050	Throughout building	3964604	Variable Air Volume Unit, VAV Box, Replace	25	15	10	6	EA	\$7,072.00	\$42,432										\$42,432												\$42,432
D3050	Throughout building	3964681	HVAC System, Ductwork, Medium Density, Replace	30	15	15	22440	SF	\$4.35	\$97,659															\$97,659							\$97,659
D3060	Roof	3964366	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	\$2,611.20	\$2,611				\$2,611																		\$2,611
D4010	Throughout building	3964568	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	22440	SF	\$1.16	\$26,124															\$26,124							\$26,124
D5030	Throughout building	3964630	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	22440	SF	\$2.72	\$61,037																			\$61,037			\$61,037
D5040	Throughout building	3964639	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	12	EA	\$239.36	\$2,872						\$2,872									\$2,872							\$5,745
D5040	Throughout building	3964659	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	4	EA	\$239.36	\$957							\$957									\$957						\$1,915
D5040	Throughout building	3964449	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	22440	SF	\$4.90	\$109,866										\$109,866												\$109,866
D5040	Building exterior	3964682	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	6	EA	\$272.00	\$1,632															\$1,632							\$1,632
D7050	Utility closet	3964597	Fire Alarm Panel, Multiplex, Replace	15	7	8	1	EA	\$4,352.00	\$4,352									\$4,352													\$4,352
D7050	Throughout building	3964430	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	22440	SF	\$1.63	\$36,622											\$36,622											\$36,622
E2010	Gymnasium	3964403	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	10	15	96	EA	\$130.56	\$12,534															\$12,534							\$12,534
G2050	Gymnasium	3964399	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$10,336.00	\$62,016											\$62,016											\$62,016
Totals, Unescalated											\$0	\$3,808	\$0	\$136,326	\$0	\$384,260	\$55,891	\$0	\$23,392	\$0	\$619,779	\$1,088	\$1,523	\$0	\$0	\$420,045	\$55,891	\$0	\$0	\$0	\$569,198	\$2,271,201
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$3,922	\$0	\$148,968	\$0	\$445,462	\$66,736	\$0	\$29,632	\$0	\$832,931	\$1,506	\$2,172	\$0	\$0	\$654,416	\$89,688	\$0	\$0	\$0	\$1,028,035	\$3,303,469

Eliot Arts Magnet Academy / C

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
B2010	Building Exterior	3964377	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4440	SF	\$3.26	\$14,492						\$14,492									\$14,492							\$28,984
B2020	Building Exterior	3964672	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	10	20	10	EA	\$1,360.00	\$13,600																					\$13,600	\$13,600
B2020	Building Exterior	3964614	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	10	20	12	EA	\$1,033.60	\$12,403																					\$12,403	\$12,403
B2050	Building Exterior	3964553	Exterior Door, Steel, Standard, Replace	40	20	20	9	EA	\$652.80	\$5,875																					\$5,875	\$5,875

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		3964660	Roofing, Built-Up, Replace	25	15	10	5360	SF	\$15.23	\$81,644											\$81,644											\$81,644										
C1070	Throughout building		3964587	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	5110	SF	\$3.81	\$19,459																\$19,459							\$19,459									
C2010	Restrooms		3964655	Wall Finishes, Ceramic Tile, Replace	40	20	20	300	SF	\$19.58	\$5,875																					\$5,875		\$5,875									
C2010	Throughout building		3964712	Wall Finishes, any surface, Prep & Paint	10	6	4	8040	SF	\$1.63	\$13,121					\$13,121																		\$13,121									
C2030	Throughout building		3964369	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	5360	SF	\$1.63	\$8,748						\$8,748																	\$8,748									
C2050	Throughout building		3964504	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	250	SF	\$2.18	\$544						\$544																		\$544								
D2010	Utility closet		3964475	Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$13,491.20	\$13,491											\$13,491													\$13,491								
D2010	Throughout building		3964572	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	5360	SF	\$5.44	\$29,158																					\$29,158			\$29,158								
D2010	Utility closet		3964479	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,523.20	\$1,523						\$1,523																		\$1,523								
D2010	Restrooms		3964358	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	2	EA	\$1,849.60	\$3,699																								\$3,699		\$3,699						
D2010	Classrooms		3964548	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	15	20	1	EA	\$1,523.20	\$1,523																								\$1,523		\$1,523						
D2010	Restrooms		3964610	Toilet, Commercial Water Closet, Replace	30	10	20	2	EA	\$1,414.40	\$2,829																								\$2,829		\$2,829						
D3030	Building exterior		3964512	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$4,352.00	\$4,352																								\$4,352		\$4,352						
D3030	Building exterior		3964469	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	1	EA	\$4,352.00	\$4,352																								\$4,352		\$4,352						
D3060	Building exterior		3964632	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,523.20	\$1,523					\$1,523																				\$1,523							
D4010	Throughout building		3964544	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	5360	SF	\$1.16	\$6,240																	\$6,240								\$6,240							
D5020	Electrical room		3964533	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$21,760.00	\$21,760												\$21,760													\$21,760							
D5020	Electrical room		3964473	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$10,880.00	\$10,880												\$10,880													\$10,880							
D5020	Electrical room		3964357	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$8,268.80	\$8,269												\$8,269													\$8,269							
D5020	Electrical room		3964407	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$38,080.00	\$38,080																								\$38,080		\$38,080						
D5020	Electrical room		3964460	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$38,080.00	\$38,080																									\$38,080		\$38,080					
D5030	Throughout building		3964557	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5360	SF	\$2.72	\$14,579																									\$14,579		\$14,579					
D5040	Throughout building		3964570	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	6	EA	\$239.36	\$1,436							\$1,436											\$1,436								\$1,436						
D5040	Throughout building		3964520	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5360	SF	\$4.90	\$26,243												\$26,243														\$26,243						
D7050	Throughout building		3964521	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5360	SF	\$1.63	\$8,748												\$8,748														\$8,748						
E1030	Kitchen		3964588	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,896.00	\$4,896					\$4,896																				\$4,896							
E1030	Kitchen		3964547	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	5	10	1	EA	\$3,590.40	\$3,590												\$3,590														\$3,590						
Totals, Unescalated												\$0	\$0	\$0	\$6,419	\$13,121	\$25,307	\$1,436	\$0	\$0	\$0	\$174,624	\$0	\$0	\$0	\$13,121	\$49,482	\$1,436	\$0	\$4,896	\$0	\$174,406							\$464,250				
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$7,014	\$14,768	\$29,338	\$1,715	\$0	\$0	\$0	\$234,680	\$0	\$0	\$0	\$19,847	\$77,092	\$2,305	\$0	\$8,335	\$0	\$314,997											\$710,091

Eliot Arts Magnet Academy / D

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate				
B2010	Building Exterior	3964690	Exterior Walls, any painted surface, Prep & Paint		10	6	4	4200	SF	\$3.26	\$13,709					\$13,709										\$13,709							\$27,418				
B2020	Building Exterior	3964517	Window, Aluminum Double-Glazed, 28-40 SF, Replace		30	10	20	10	EA	\$1,360.00	\$13,600																				\$13,600		\$13,600				
B2020	Building Exterior	3964426	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	10	20	11	EA	\$1,033.60	\$11,370																				\$11,370		\$11,370				
B2050	Building Exterior	3964379	Exterior Door, Steel, Standard, Replace		40	20	20	6	EA	\$652.80	\$3,917																				\$3,917		\$3,917				
B3010	Roof	3964653	Roofing, Built-Up, Replace		25	15	10	4920	SF	\$15.23	\$74,941											\$74,941											\$74,941				
C1030	Throughout building	3964607	Interior Door, Steel, Standard, Replace		40	20	20	7	EA	\$652.80	\$4,570																				\$4,570		\$4,570				
C1070	Throughout building	3964446	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	10	15	4920	SF	\$3.81	\$18,735																\$18,735							\$18,735			
C2010	Throughout building	3964685	Wall Finishes, any surface, Prep & Paint		10	5	5	7380	SF	\$1.63	\$12,044						\$12,044										\$12,044							\$24,088			
C2030	Throughout building	3964456	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	7	3	4920	SF	\$1.63	\$8,029				\$8,029										\$8,029									\$16,059			
D3030	Building exterior	3964542	Heat Pump, Packaged & Wall-Mounted, Replace		20	0	20	1	EA	\$6,854.40	\$6,854																				\$6,854		\$6,854				
D3030	Building exterior	3964689	Heat Pump, Packaged & Wall-Mounted, Replace		20	0	20	1	EA	\$6,854.40	\$6,854																				\$6,854		\$6,854				
D3030	Building exterior	3964678	Heat Pump, Packaged & Wall-Mounted, Replace		20	0	20	1	EA	\$6,854.40	\$6,854																				\$6,854		\$6,854				
D3030	Building exterior	3964423	Heat Pump, Packaged & Wall-Mounted, Replace		20	0	20	1	EA	\$6,854.40	\$6,854																				\$6,854		\$6,854				
D4010	Throughout building	3964445	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace		25	10	15	4920	SF	\$1.16	\$5,728																\$5,728							\$5,728			
D5030	Throughout building	3964551	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	4920	SF	\$2.72	\$13,382																				\$13,382		\$13,382				
D5030	Throughout building	3964573	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace		40	20	20	4920	SF	\$2.72	\$13,382																				\$13,382		\$13,382				
D5040	Throughout building	3964560	Emergency & Exit Lighting, Exit Sign, LED, Replace		10	4	6	4	EA	\$239.36	\$957							\$957										\$957						\$1,915			
D5040	Building exterior	3964474	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	5	15	8	EA	\$272.00	\$2,176																\$2,176							\$2,176			
D5040	Building exterior	3964687	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace		20	5	15	6	EA	\$272.00	\$1,632																\$1,632							\$1,632			
D7050	Throughout building	3964545	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install		20	10	10	4920	SF	\$1.63	\$8,029											\$8,029												\$8,029			
E1040	Utility closet	3964388	Ceramics Equipment, Kiln, Replace		20	8	12	1	EA	\$3,481.60	\$3,482												\$3,482											\$3,482			
Totals, Unescalated												\$0	\$0	\$0	\$8,029	\$13,709	\$12,044	\$957	\$0	\$0	\$0	\$82,971	\$0	\$3,482	\$8,029	\$13,709	\$40,315	\$957	\$0	\$0	\$0	\$87,638					\$271,842
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$8,774	\$15,429	\$13,962	\$1,143	\$0	\$0	\$0	\$111,506	\$0	\$4,964	\$11,792	\$20,736	\$62,810	\$1,536	\$0	\$0	\$0	\$158,285					\$410,937

Eliot Arts

		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	
B3060	Roof	3964523	Roof Hatch, Metal, Replace	30	29	1	1	EA	\$1,414.40	\$1,414		\$1,414																			\$1,414		
C1030	Throughout building	3964382	Interior Door, Wood, Solid-Core, Replace	40	25	15	18	EA	\$761.60	\$13,709																\$13,709						\$13,709	
C1070	Throughout building	3964593	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	20	5	10540	SF	\$3.81	\$40,136						\$40,136																\$40,136	
C1090	Restrooms	3964424	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	2	EA	\$816.00	\$1,632												\$1,632										\$1,632	
C1090	Hallway	3964576	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	150	EA	\$544.00	\$81,600											\$81,600											\$81,600	
C2010	Restrooms	3964501	Wall Finishes, Ceramic Tile, Replace	40	30	10	480	SF	\$19.58	\$9,400											\$9,400											\$9,400	
C2010	Throughout building	3964386	Wall Finishes, any surface, Prep & Paint	10	7	3	18330	SF	\$1.63	\$29,915					\$29,915										\$29,915							\$29,915	
C2030	Throughout building	3964582	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	6140	SF	\$1.63	\$10,020				\$10,020											\$10,020							\$10,020	
C2030	Throughout building	3964371	Flooring, Ceramic Tile, Replace	40	35	5	400	SF	\$19.58	\$7,834						\$7,834																\$7,834	
C2030	Throughout building	3964619	Flooring, Vinyl Tile (VCT), Replace	15	9	6	6000	SF	\$5.44	\$32,640							\$32,640															\$32,640	
C2050	Throughout building	3964563	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	2000	SF	\$2.18	\$4,352				\$4,352											\$4,352							\$4,352	
D2010	Throughout building	3964485	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	12540	SF	\$11.97	\$150,079																				\$150,079		\$150,079	
D2010	Restrooms	3964455	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	\$1,414.40	\$2,829											\$2,829											\$2,829	
D2010	Restrooms	3964442	Urinal, Standard, Replace	30	20	10	2	EA	\$1,196.80	\$2,394											\$2,394											\$2,394	
D2010	Classrooms	3964466	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	4	EA	\$1,305.60	\$5,222																\$5,222							\$5,222
D3050	Throughout building	3964396	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	12540	SF	\$8.70	\$109,148																					\$109,148		\$109,148
D3050	Throughout building	3964370	Variable Air Volume Unit, VAV Box, Replace	25	15	10	10	EA	\$5,984.00	\$59,840											\$59,840											\$59,840	
D3050	Throughout building	3964656	HVAC System, Ductwork, Medium Density, Replace	30	15	15	12540	SF	\$4.35	\$54,574																\$54,574						\$54,574	
D4010	Throughout building	3964549	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	12540	SF	\$1.16	\$14,599																\$14,599						\$14,599	
D5020	Electrical room	3964621	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$21,760.00	\$21,760											\$21,760											\$21,760	
D5020	Electrical room	3964539	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,289.60	\$7,290											\$7,290											\$7,290	
D5020	Electrical room	3964437	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$43,520.00	\$43,520																					\$43,520	\$43,520	
D5020	Electrical room	3964564	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$38,080.00	\$38,080																					\$38,080	\$38,080	
D5040	Throughout building	3964714	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	4	6	8	EA	\$239.36	\$1,915							\$1,915										\$1,915					\$1,915	
D5040	Throughout building	3964550	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	4	EA	\$239.36	\$957							\$957											\$957				\$957	
D5040	Throughout building	3964611	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	12540	SF	\$4.90	\$61,396											\$61,396											\$61,396	
D5040	Building exterior	3964673	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	2	EA	\$272.00	\$544																\$544						\$544	
D7050	Throughout building	3964503	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	12540	SF	\$1.63	\$20,465											\$20,465											\$20,465	
Totals, Unescalated											\$0	\$1,414	\$0	\$75,621	\$0	\$169,217	\$61,363	\$0	\$0	\$0	\$266,973	\$0	\$1,632	\$44,287	\$0	\$88,648	\$28,723	\$0	\$0	\$0	\$346,049	\$1,083,928	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$1,457	\$0	\$82,634	\$0	\$196,168	\$73,271	\$0	\$0	\$0	\$358,790	\$0	\$2,327	\$65,037	\$0	\$138,110	\$46,092	\$0	\$0	\$0	\$625,003	\$1,588,890	

Eliot Arts Magnet Academy / F

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	3964471	Exterior Walls, any painted surface, Prep & Paint	10	6	4	2090	SF	\$3.26	\$6,822					\$6,822										\$6,822							\$13,644	
B2020	Building Exterior	3964537	Window, Wood, up to 15 SF, Replace	30	27	3	18	EA	\$870.40	\$15,667				\$15,667																		\$15,667	
B2050	Building Exterior	3964583	Exterior Door, Steel, Standard, Replace	40	30	10	2	EA	\$652.80	\$1,306											\$1,306											\$1,306	
B3010	Roof	3964404	Roofing, Modified Bitumen, Replace	20	17	3	2180	SF	\$10.88	\$23,718				\$23,718																		\$23,718	
C1070	Throughout building	3964688	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	1930	SF	\$3.81	\$7,349				\$7,349																		\$7,349	
C2010	Throughout building	3964657	Wall Finishes, any surface, Prep & Paint	10	6	4	2316	SF	\$1.63	\$3,780					\$3,780										\$3,780							\$3,780	
C2030	Throughout building	3964390	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1930	SF	\$8.16	\$15,749				\$15,749										\$15,749								\$15,749	
D3020	Utility closet	3964601	Furnace, Gas, Replace	20	17	3	1	EA	\$4,569.60	\$4,570				\$4,570																		\$4,570	
D3050	Throughout building	3964464	HVAC System, Ductwork, Medium Density, Replace	30	15	15	1930	SF	\$4.35	\$8,399																\$8,399						\$8,399	
D5030	Throughout building	3964448	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	1930	SF	\$2.72	\$5,250																					\$5,250	\$5,250	
D5040	Throughout building	3964505	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	2	EA	\$239.36	\$479					\$479										\$479							\$479	
D5040	Throughout building	3964585	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	2	EA	\$239.36	\$479						\$479										\$479						\$479	
D5040	Throughout building	3964472	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1930	SF	\$4.90	\$9,449											\$9,449											\$9,449	
D5040	Building exterior	3964378	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	\$272.00	\$1,088											\$1,088											\$1,088	
D7050	Throughout building	3964667	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	1930	SF	\$1.63	\$3,150											\$3,150											\$3,150	
Totals, Unescalated											\$0	\$0	\$0	\$67,053	\$11,080	\$479	\$0	\$0	\$0	\$0	\$14,993	\$0	\$0	\$15,749	\$11,080	\$8,878	\$0	\$0	\$0	\$0	\$5,250		\$134,562
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$73,271	\$12,471	\$555	\$0	\$0	\$0	\$0	\$20,149	\$0	\$0	\$23,128	\$16,760	\$13,832	\$0	\$0	\$0	\$0	\$9,481		\$169,646

Eliot Arts Magnet Academy / G

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	3964450	Exterior Walls, any painted surface, Prep & Paint	10	4	6	1430	SF	\$3.26	\$4,668							\$4,668										\$4,668					\$9,335
B2020	Building exterior	3964652	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	8	12	2	EA	\$1,305.60	\$2,611													\$2,611									\$2,611
B2050	Building Exterior	3964578	Exterior Door, Steel, Standard, Replace	40	35	5	2	EA	\$652.80	\$1,306						\$1,306																\$1,306
B3010	Roof	3964478	Roofing, Built-Up, Replace	25	22	3	1030	SF	\$15.23	\$15,689				\$15,689																		\$15,689
C1070	Throughout building	3964439	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	1030	SF	\$3.81	\$3,922				\$3,922																		\$3,922
C2010	Throughout building	3964527	Wall Finishes, any surface, Prep & Paint	10	7	3	1550	SF	\$1.63	\$2,530				\$2,530										\$2,530								\$2,530
C2030	Throughout building	3964515	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1030	SF	\$1.63	\$1,681				\$1,681										\$1,681								\$1,681
D2010	Utility closet	3964647	Water Heater, Electric, Commercial (12 kW), Replace	20	5	15	1	EA	\$13,491.20	\$13,491															\$13,491							\$13,491
D2010	Throughout building	3964552	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	1030	SF	\$11.97	\$12,327																				\$12,327		\$12,327

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
D5020	Site HVAC Cage	3964487	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$130,560.00	\$130,560																					\$130,560	\$130,560
D5020	Site HVAC Cage	3964543	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$130,560.00	\$130,560																					\$130,560	\$130,560
D5020	Site HVAC Cage	3964633	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$130,560.00	\$130,560																					\$130,560	\$130,560
E2010	Site	3964440	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	15	10	200	EA	\$130.56	\$26,112											\$26,112										\$26,112	
F1020	Site	3964500	Shed, Wood Framed , Basic/Minimal, Replace	30	15	15	150	SF	\$27.20	\$4,080																\$4,080						\$4,080
F1020	Site	3964486	Shade Structure, Metal-Framed, Standard, Replace	30	10	20	2100	SF	\$54.40	\$114,240																				\$114,240	\$114,240	
G2020	Site	3964360	Parking Lots, Pavement, Concrete, Replace	50	50	0	30	SF	\$9.79	\$294	\$294																					\$294
G2020	Site	3964680	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	29220	SF	\$3.81	\$111,270		\$111,270																				\$111,270
G2020	Site	3964562	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	103320	SF	\$0.49	\$50,585				\$50,585					\$50,585					\$50,585					\$50,585			\$202,342
G2020	Site	3964525	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	103320	SF	\$3.81	\$393,443											\$393,443											\$393,443
G2020	Site	3964686	Parking Lots, Pavement, Concrete, Replace	50	30	20	27760	SF	\$9.79	\$271,826																				\$271,826		\$271,826
G2030	Site	4156350	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Repair	0	0	0	200	LF	\$10.88	\$2,176	\$2,176																					\$2,176
G2050	Site	3964705	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,440.00	\$5,440				\$5,440																		\$5,440
G2050	Site	3964516	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,440.00	\$5,440				\$5,440																		\$5,440
G2050	Site	3964649	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	10	EA	\$10,336.00	\$103,360											\$103,360											\$103,360
G2050	Site	3964483	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,440.00	\$5,440											\$5,440											\$5,440
G2050	Site	3964419	Sports Apparatus, Football, Goal Post, Replace	25	10	15	2	EA	\$5,440.00	\$10,880																\$10,880						\$10,880
G2060	Site	4156351	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	8	2	1700	SF	\$3.26	\$5,549			\$5,549									\$5,549										\$11,098
G2060	Site	3964590	Park Bench, Metal Powder-Coated, Replace	20	5	15	6	EA	\$761.60	\$4,570																\$4,570						\$4,570
G2060	Site	3964526	Fences & Gates, Fence, Chain Link 8', Replace	40	25	15	710	LF	\$27.20	\$19,312																\$19,312						\$19,312
G2060	Site	3964482	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	5	15	1	EA	\$27,200.00	\$27,200																\$27,200						\$27,200
G2060	Site	3964683	Flagpole, Metal, Replace	30	10	20	1	EA	\$2,720.00	\$2,720																				\$2,720		\$2,720
G2060	Building Exterior	3964452	Retaining Wall, Concrete Cast-in-Place, Replace	50	40	10	3100	SF	\$141.44	\$438,464											\$438,464											\$438,464
G2080	Site	3964409	Irrigation System, Control Panel, Replace	15	7	8	1	EA	\$5,440.00	\$5,440									\$5,440													\$5,440
G2080	Site	3964444	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	206740	SF	\$1.09	\$224,933											\$224,933											\$224,933
G4050	Site	3964546	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	4	EA	\$4,352.00	\$17,408				\$17,408																		\$17,408
G4050	Site	3964554	Pole Light Fixture w/ Lamps, any type, w/ LED Replacement, Replace/Install	20	8	12	4	EA	\$4,352.00	\$17,408												\$17,408										\$17,408
Totals, Unescalated											\$2,470	\$111,270	\$266,669	\$78,873	\$0	\$0	\$0	\$0	\$56,025	\$14,797	\$1,206,548	\$14,797	\$22,957	\$216,397	\$0	\$327,162	\$108,800	\$0	\$50,585	\$0	\$785,210	\$3,262,559
Totals, Escalated (3.0% inflation, compounded annually)											\$2,470	\$114,608	\$282,909	\$86,187	\$0	\$0	\$0	\$0	\$70,971	\$19,306	\$1,621,500	\$20,482	\$32,731	\$317,786	\$0	\$509,707	\$174,592	\$0	\$86,118	\$0	\$1,418,176	\$4,757,544

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	3964692	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Eliot Arts Magnet Academy / A	Hallway	Inaccessible	Inaccessible	Inaccessible			
2	3964651	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Eliot Arts Magnet Academy / B	Locker Room	National Wheel-O-Vator Company	No tag/plate found	No tag/plate found		1006569	
3	3964696	D1010	Vertical Lift	Wheelchair, 5' Rise		Eliot Arts Magnet Academy / B	Locker Room	National Wheel-O-Vator Company	No tag/plate found	No tag/plate found		1006616	
4	3964631	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Eliot Arts Magnet Academy / A	Hallway 2nd floor	National Wheel-O-Vator Company	No tag/plate found	No tag/plate found		1006670	
5	3964507	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Eliot Arts Magnet Academy / A	Hallway	No tag/plate found	No tag/plate found	No tag/plate found		1006598	
6	3964708	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LBS	Eliot Arts Magnet Academy / A	Auditorium	National Wheel-O-Vator Company	BC42	69901	2002	1006543	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3964453	D2010	Storage Tank	Domestic Water	150 GAL	Eliot Arts Magnet Academy / B	Locker Room	Roy E. Hanson	145343	36 1363		1006552	
2	3964522	D2010	Boiler	Gas, Domestic	260 MBH	Eliot Arts Magnet Academy / B	Locker Room	Laars Heating Systems	No tag/plate found	No tag/plate found		1006675	
3	3964647	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	Eliot Arts Magnet Academy / G	Utility closet	Bradford White	M230R6DS-1NCWW	595394 DA8641820		1006643	
4	3964623	D2010	Water Heater	Electric, Commercial (12 kW)	19 GAL	Eliot Arts Magnet Academy / J	Mechanical room	American Standard Inc.	CE-20-AS 120V - 1500W	H13-024309	2013	1006661	
5	3964600	D2010	Water Heater	Electric, Commercial (12 kW)	30 GAL	Eliot Arts Magnet Academy / B	Utility closet	A. O. Smith	Inaccessible	Inaccessible		1005468	
6	3964493	D2010	Water Heater	Gas, Commercial (125 MBH)	85 GAL	Eliot Arts Magnet Academy / B	Locker Room	A. O. Smith	BTN 310A 100	LL02-2072643-100		1006617	
7	3964475	D2010	Water Heater	Gas, Commercial (125 MBH)	48 GAL	Eliot Arts Magnet Academy / C	Utility closet	Bradford White	ULG250H553N	TC43066259		1006645	
8	3964710	D2010	Water Heater	Gas, Commercial (125 MBH)	38.9 GAL	Eliot Arts Magnet Academy / A	Utility closet	A. O. Smith	FSCH 40 224E	L93-1640587-R99	1991	1006658	
9	3964697	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Eliot Arts Magnet Academy / A	Boiler room	A. O. Smith	BTN 200 100	MJ02-1944948	2002	1006593	
10	3964405	D2030	Pump	Sump	20 HP	Eliot Arts Magnet Academy / A	Boiler room	Zoeller	No tag/plate found	No tag/plate found		1006548	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3964416	D3020	Boiler [B1]	Gas, HVAC	2600 MBH	Eliot Arts Magnet Academy / A	Boiler room	Ajax Boiler, Inc.	WLPG 4000	61000	2006	1006567	
2	3964711	D3020	Boiler [B2]	Gas, HVAC	2600 MBH	Eliot Arts Magnet Academy / A	Boiler room	Ajax Boiler, Inc.	WLPG 4000	61001	2006	1006566	
3	3964601	D3020	Furnace	Gas	84 MBH	Eliot Arts Magnet Academy / F	Utility closet	Hayes	SEC	105-5321		1006558	
4	3964413	D3020	Furnace	Gas	30 MBH	Eliot Arts Magnet Academy / G	Utility closet	Custom Aire	No tag/plate found	No tag/plate found		1006676	
5	3964577	D3020	Boiler Supplemental Components	Expansion Tank	30 GAL	Eliot Arts Magnet Academy / Site	Site HVAC Cage						2
6	3964618	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Eliot Arts Magnet Academy / A	Boiler room					1006575	
7	3964627	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Eliot Arts Magnet Academy / A	Boiler room	Wessels Company	BD	64642		1006577	
8	3964646	D3030	Chiller [2]	Air-Cooled	170 TON	Eliot Arts Magnet Academy / Site	Site HVAC Cage	York	YCASE170EC45FADEXXX	RFLM003343	2002	1006605	
9	3964650	D3030	Chiller	Air-Cooled	66 TON	Eliot Arts Magnet Academy / Site	Site	York	YCAL0066EE46XEBBXTXA:	2EAM020524	2013	1006615	
10	3964664	D3030	Chiller	Air-Cooled	170 TON	Eliot Arts Magnet Academy / Site	Site HVAC Cage	York	ASP160FC15H1AS1EAAEN-R134A	AG 12-085	2012	1006606	
11	3964542	D3030	Heat Pump	Packaged & Wall-Mounted	5 TON	Eliot Arts Magnet Academy / D	Building exterior	Bard Manufacturing Company	W60-09ZP4XXE	422J213884517-02	2022	1006619	
12	3964512	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Eliot Arts Magnet Academy / C	Building exterior	Bard Manufacturing Company	H24HB-A04MP4XXX	441C213848067-02	2022	1006674	
13	3964689	D3030	Heat Pump	Packaged & Wall-Mounted	5 TON	Eliot Arts Magnet Academy / D	Building exterior	Bard Manufacturing Company	W60-09ZP4XXE	422J213884515-02	2022	1006611	
14	3964678	D3030	Heat Pump	Packaged & Wall-Mounted	5 TON	Eliot Arts Magnet Academy / D	Building exterior	Bard Manufacturing Company	W60-09ZP4XXE	422J213884514-02	2022	1006620	

15	3964423	D3030	Heat Pump	Packaged & Wall-Mounted	5 TON	Eliot Arts Magnet Academy / D	Building exterior	Bard Manufacturing Company	W60-09ZP4XXE	422J213884516-02	2022	1006621	
16	3964469	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Eliot Arts Magnet Academy / C	Building exterior	Bard Manufacturing Company	H24HB-A04MP4XXX	441C213848072-02	2022	1006622	
17	3964613	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Eliot Arts Magnet Academy / A	Building exterior	Carrier	ZI24ABB360A0052010	S2315E21740	2015	1005466	
18	3964422	D3030	Split System	Fan Coil Unit, DX, 3.5 to 5 TON	5 TON	Eliot Arts Magnet Academy / A	Mechanical room basement	Carrier	ZIFX4DNF061L00ACAA	S4214A86367	2014	1006527	
19	3964417	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Eliot Arts Magnet Academy / Site	Site HVAC Cage	Leeson	GB02	HD20PIE		1006667	
20	3964443	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Eliot Arts Magnet Academy / Site	Site HVAC Cage	Leeson	C256T34FB120	6150053.60	2008	1006668	
21	3964428	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Eliot Arts Magnet Academy / Site	Site HVAC Cage	Leeson	C2181121.9920	G150035.60	2006	1006669	
22	3964603	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Eliot Arts Magnet Academy / A	Boiler room	Bell & Gossett	2.5AB	CN4559-01 J20		1006576	
23	3964461	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Eliot Arts Magnet Academy / A	Boiler room	Bell & Gossett	2.5AB	CN4559-02 J20		1006580	
24	3964356	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Eliot Arts Magnet Academy / A	Boiler room	Bell & Gossett	2.5AB	CN4559-03 J20		1006588	
25	3964421	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4500 CFM	Eliot Arts Magnet Academy / A	Mechanical room basement	Alliance	No tag/plate found	No tag/plate found	2013	1006542	
26	3964642	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4500 CFM	Eliot Arts Magnet Academy / A	Mechanical room basement	Alliance	4NN-45-MB PF-AS-MB-FF-CW-AS PF	13501	2013	100654	
27	3964634	D3050	Make-Up Air Unit	MUA or MAU	2000 CFM	Eliot Arts Magnet Academy / B	Roof	Reznor	No tag/plate found	No tag/plate found		1006635	
28	3964579	D3050	Make-Up Air Unit	MUA or MAU	2000 CFM	Eliot Arts Magnet Academy / B	Roof	Reznor	No tag/plate found	No tag/plate found		1005445	
29	3964408	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Eliot Arts Magnet Academy / J	Roof	Carrier	50HJQ006---611--	1303G20425	2003	1006662	
30	3964701	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Eliot Arts Magnet Academy / J	Roof	Carrier	50HJQ006---611--	1303G40220	2003	1006594	
31	3964574	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Eliot Arts Magnet Academy / J	Roof	Carrier	50HJQ006---611--	1203G40221	2003	1006550	
32	3964412	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Eliot Arts Magnet Academy / J	Roof	Carrier	50HJQ006---611--	1303G40223	2003	1006557	
33	3964604	D3050	Variable Air Volume Unit	VAV Box	1000 CFM	Eliot Arts Magnet Academy / B	Throughout building					6	
34	3964465	D3050	Variable Air Volume Unit	VAV Box	800 CFM	Eliot Arts Magnet Academy / A	Throughout building					30	
35	3964370	D3050	Variable Air Volume Unit	VAV Box	800 CFM	Eliot Arts Magnet Academy / E	Throughout building					10	
36	3964594	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	Eliot Arts Magnet Academy / A	Mechanical room basement	No tag/plate found	No tag/plate found	No tag/plate found		1006592	
37	3964366	D3060	Exhaust Fan	Centrifugal, 16" Damper	1500 CFM	Eliot Arts Magnet Academy / B	Roof	Loren Cook Company	220 CPFB	38S6934480100007010602		1006607	
38	3964715	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	800 CFM	Eliot Arts Magnet Academy / A	Roof	No tag/plate found	No tag/plate found	No tag/plate found		1006614	
39	3964632	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	800 CFM	Eliot Arts Magnet Academy / C	Building exterior	Cook	Inaccessible	Inaccessible			
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3964458	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Eliot Arts Magnet Academy / G	Kitchen						6
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3964677	D5020	Secondary Transformer [TA4]	Dry, Stepdown	75 KVA	Eliot Arts Magnet Academy / A	Mechanical room basement	Cutler-Hammer	V48M28T75CU	J02G00167	2002	1006590	
2	3964393	D5020	Secondary Transformer [TA5]	Dry, Stepdown	30 KVA	Eliot Arts Magnet Academy / A	Electrical room	Cutler-Hammer	N48M28T30CU	J02F05481	2002	1006544	
3	3964531	D5020	Secondary Transformer [TA6]	Dry, Stepdown	300 KVA	Eliot Arts Magnet Academy / A	Electrical room	Cutler-Hammer	V48M28T33CU	J02F06094	2002	1006562	
4	3964533	D5020	Secondary Transformer [TC1]	Dry, Stepdown	150 KVA	Eliot Arts Magnet Academy / C	Electrical room	Cutler-Hammer	V48M28T49CU	J02E01528	2002	1006610	
5	3964357	D5020	Secondary Transformer [TC2]	Dry, Stepdown	45 KVA	Eliot Arts Magnet Academy / C	Electrical room	Cutler-Hammer	V48M28T45K	J03000507	2002	1006612	
6	3964473	D5020	Secondary Transformer [TC3]	Dry, Stepdown	75 KVA	Eliot Arts Magnet Academy / C	Electrical room	Cutler-Hammer	V48M28T75CU	J03B05836	2002	1006623	

7	3964621	D5020	Secondary Transformer [TE1]	Dry, Stepdown	150 KVA	Eliot Arts Magnet Academy / E	Electrical room	Cutler-Hammer	V48M28T49CU	J02F00140	2002	1006597
8	3964539	D5020	Secondary Transformer [TE2]	Dry, Stepdown	30 KVA	Eliot Arts Magnet Academy / E	Electrical room	Cutler-Hammer	N48M28T30CU	J02E06415	2002	1006657
9	3964532	D5020	Secondary Transformer [TJ1]	Dry, Stepdown	75 KVA	Eliot Arts Magnet Academy / J	Electrical room	Cutler-Hammer	N48M28T75CU	J02F06249	2002	1006559
10	3964362	D5020	Secondary Transformer [TJ2]	Dry, Stepdown	112.5 KVA	Eliot Arts Magnet Academy / J	Electrical room	Cutler-Hammer	N48M28T12CU	J02F00830	2002	1006561
11	3964609	D5020	Secondary Transformer [XFMR TADR]	Dry, Stepdown	112.5 KVA	Eliot Arts Magnet Academy / A	Auditorium electrical room	MGM Transformer Company	AC370-L0511	14-10-14-87101A	2014	1006660
12	3964679	D5020	Secondary Transformer [XMFR TAAV]	Dry, Stepdown	75 KVA	Eliot Arts Magnet Academy / A	Mechanical room basement	Onyx Power, INC.	U6K20-1542-001 -05182	No tag/plate found	2002	1006523
13	3964459	D5020	Switchboard [HDP A2]	120/208 V	800 AMP	Eliot Arts Magnet Academy / A	Electrical room	Cutler-Hammer	BX3673	SLA08291 069	2002	1006549
14	3964407	D5020	Switchboard [HDPC]	277/480 V	400 AMP	Eliot Arts Magnet Academy / C	Electrical room	Cutler-Hammer	8805C34G02	SLA08291 058	2002	1006599
15	3964564	D5020	Switchboard [HDPE]	277/480 V	400 AMP	Eliot Arts Magnet Academy / E	Electrical room	Cutler-Hammer	YS 2072	SLAG8291 059	2002	1006551
16	3964381	D5020	Switchboard [HDPJ]	277/480 V	300 AMP	Eliot Arts Magnet Academy / J	Electrical room	Cutler-Hammer	DEDZ SA	SLAG8291 056	2002	1006560
17	3964476	D5020	Switchboard [LDPA3]	120/208 V	800 AMP	Eliot Arts Magnet Academy / A	Electrical room	Cutler-Hammer	BX3673	SLA08291 068	2002	1006584
18	3964460	D5020	Switchboard [LDPC]	277/480 V	400 AMP	Eliot Arts Magnet Academy / C	Electrical room	Cutler-Hammer	8805037GQ2	SLA08291 061	2002	1006602
19	3964437	D5020	Switchboard [LDPE]	277/480 V	400 AMP	Eliot Arts Magnet Academy / E	Electrical room	Cutler-Hammer	YS 2072	SLAG8291 062	2002	1006659
20	3964487	D5020	Switchboard	277/480 V	3000 AMP	Eliot Arts Magnet Academy / Site	Site HVAC Cage	Cutler-Hammer	070	SLA08391	2002	1006586
21	3964543	D5020	Switchboard	277/480 V	3000 AMP	Eliot Arts Magnet Academy / Site	Site HVAC Cage	Cutler-Hammer	070	SLA08291	2002	1006501
22	3964633	D5020	Switchboard	277/480 V	3000 AMP	Eliot Arts Magnet Academy / Site	Site HVAC Cage	Cutler-Hammer	070	SLA08291	2002	1006503
23	3964704	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Eliot Arts Magnet Academy / A	Boiler room	ABB	ACH550-UH-023A-4	2173302029		1006596
24	3964606	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Eliot Arts Magnet Academy / A	Boiler room	ABB	ACH550-VDR-023A-4	2132101674		1006563
25	3964702	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Eliot Arts Magnet Academy / A	Boiler room	ABB	ACH550-UH-023A-4	2173302069		1006595
26	3964481	D5030	Variable Frequency Drive	VFD, by HP of Motor	30 HP	Eliot Arts Magnet Academy / A	Boiler room	ABB	ACH550-VDR-045A-4	2132101684		1006591
27	3964589	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Eliot Arts Magnet Academy / A	Boiler room	ABB	ACH550-UH-023A-4	2173302020		1006564
28	3964639	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Eliot Arts Magnet Academy / B	Throughout building					12
29	3964505	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Eliot Arts Magnet Academy / F	Throughout building					2
30	3964714	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Eliot Arts Magnet Academy / E	Throughout building					8
31	3964592	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Eliot Arts Magnet Academy / G	Kitchen					
32	3964528	D5040	Emergency & Exit Lighting	Emergency Light Pack, 2 Light w/ Battery		Eliot Arts Magnet Academy / A	Throughout building					40
33	3964570	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / C	Throughout building					6
34	3964560	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / D	Throughout building					4
35	3964622	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / J	Throughout building					4
36	3964550	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / E	Throughout building					4
37	3964648	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / A	Throughout building					35
38	3964585	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / F	Throughout building					2
39	3964659	D5040	Emergency & Exit Lighting	Exit Sign, LED		Eliot Arts Magnet Academy / B	Throughout building					4
40	3964474	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Eliot Arts Magnet Academy / D	Building exterior					8

41	3964509	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Eliot Arts Magnet Academy / A	Building exterior						7
42	3964673	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Eliot Arts Magnet Academy / E	Building exterior						2
43	3964682	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Eliot Arts Magnet Academy / B	Building exterior						6
44	3964378	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Eliot Arts Magnet Academy / F	Building exterior						4
45	3964661	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Eliot Arts Magnet Academy / A	Building exterior						6
46	3964395	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Eliot Arts Magnet Academy / G	Building exterior						4
47	3964687	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	100 W	Eliot Arts Magnet Academy / D	Building exterior						6
48	3964477	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	250 W	Eliot Arts Magnet Academy / J	Building exterior						7
D70 Electronic Safety & Security													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3964597	D7050	Fire Alarm Panel	Multiplex		Eliot Arts Magnet Academy / B	Utility closet	Notifier	AFP-40P	No tag/plate found		1006618	
2	3964441	D7050	Fire Alarm Panel	Multiplex		Eliot Arts Magnet Academy / A	Mechanical room basement	Honeywell	No tag/plate found	No tag/plate found		1006525	
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3964488	E1030	Foodservice Equipment	Convection Oven, Double		Eliot Arts Magnet Academy / A	Kitchen	Blodgett	ZEPHAIRE-200-G-ES	040218CH029B		1006604	
2	3964638	E1030	Foodservice Equipment	Convection Oven, Double		Eliot Arts Magnet Academy / G	Kitchen	Garland	No tag/plate found	No tag/plate found		1006677	
3	3964364	E1030	Foodservice Equipment	Convection Oven, Double		Eliot Arts Magnet Academy / A	Kitchen	Montague	No tag/plate found	No tag/plate found		1005081	
4	3964605	E1030	Foodservice Equipment	Convection Oven, Single		Eliot Arts Magnet Academy / A	Kitchen	Wolf	No tag/plate found	No tag/plate found		1006524	
5	3964547	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Eliot Arts Magnet Academy / C	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1006508	
6	3964584	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Eliot Arts Magnet Academy / G	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1006568	
7	3964508	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Eliot Arts Magnet Academy / A	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1006639	
8	3964588	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Eliot Arts Magnet Academy / C	Kitchen	No tag/plate found	No tag/plate found	No tag/plate found		1006540	
9	3964580	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Eliot Arts Magnet Academy / A	Kitchen	Duke Manufacturing	S6SP	No tag/plate found		1006581	
10	3964519	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Eliot Arts Magnet Academy / A	Kitchen	Duke Manufacturing	S6SP	No tag/plate found		1006585	
11	3964514	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Eliot Arts Magnet Academy / A	Kitchen	FWE	TS-1826-15	07179741		1006587	
12	3964559	E1030	Foodservice Equipment	Icemaker, Freestanding		Eliot Arts Magnet Academy / A	Kitchen	Scotsman	B530S	15111320010485		1006603	
13	3964694	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	G.A.Systems	MC602	105		1006582	
14	3964420	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	Traulsen	Inaccessible	Inaccessible		1006583	
15	3964636	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	True Manufacturing Co	TG1RRI89-1S	3943386		1006533	
16	3964389	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	Traulsen	AIF132HUT-FHS	T29742A13		1006574	
17	3964502	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	Utility Refrigerator	F-60-SS-2S-D	3127		1006578	
18	3964385	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	Koch	M2	96		1006573	
19	3964415	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible		1006638	
20	3964706	E1030	Foodservice Equipment	Refrigerator, 3-Door Reach-In		Eliot Arts Magnet Academy / A	Kitchen	Koch	M3	No tag/plate found		1006624	
21	3964540	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Eliot Arts Magnet Academy / A	Kitchen	Duke Manufacturing	No tag/plate found	No tag/plate found		1006579	
22	3964641	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Eliot Arts Magnet Academy / A	Kitchen	Kale Wave	UC-65	1340u		1006565	

23	3964695	E1030	Foodservice Equipment	Steam Kettle	Eliot Arts Magnet Academy / A	Kitchen	Groen	HH-40	27100	1975	1006600
24	3964406	E1030	Foodservice Equipment	Steam Kettle	Eliot Arts Magnet Academy / A	Kitchen	Groen	HH-40	270C	1973	1006625
25	3964556	E1030	Foodservice Equipment	Tilting Skillet	Eliot Arts Magnet Academy / A	Kitchen	Groen	NHFP-3	N15155H0F	1991	1006601
26	3964380	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Eliot Arts Magnet Academy / A	Kitchen	LRC	SLE24-75	157489 - 0407		1006571
27	3964462	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer	Eliot Arts Magnet Academy / A	Kitchen	LRC	Inaccessible	157089 0406		1006570
28	3964675	E1030	Foodservice Equipment	Walk-In, Combination Freezer/Refrigerator	Eliot Arts Magnet Academy / A	Kitchen	Thermalrite	No tag/plate found	No tag/plate found		1006572
29	3964414	E1030	Foodservice Equipment	Walk-In, Freezer	Eliot Arts Magnet Academy / A	Kitchen	Nor-Lake	No tag/plate found	No tag/plate found		1006541
30	3964388	E1040	Ceramics Equipment	Kiln	Eliot Arts Magnet Academy / D	Utility closet					1006644