

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Rose City High (Continuation HS)  
351 South Hudson Avenue  
Pasadena, California 91101

## **PREPARED BY:**

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May 31, 2022

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information               |                                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | School Campus                                                                                                                                                                                             |
| Number of Buildings               | Three (Plus Shared Building)                                                                                                                                                                              |
| Main Address                      | 351 South Hudson Avenue, Pasadena, California 91101                                                                                                                                                       |
| Site Developed                    | 1925 (Campus added 1999)                                                                                                                                                                                  |
| Site Area                         | 4.41 acres (estimated)                                                                                                                                                                                    |
| Parking Spaces                    | 224 total spaces all in open lots; 10 of which are accessible                                                                                                                                             |
| Outside Occupants / Leased Spaces | None (BUT Rose City HS is an outside occupant to the adjacent district building)                                                                                                                          |
| Date(s) of Visit                  | May 31, 2022                                                                                                                                                                                              |
| Management Point of Contact       | Kevin Fleming / DLR Group<br>951.682.0470<br><a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a>                                                                                           |
| On-site Point of Contact (POC)    | Kristine Vukovic                                                                                                                                                                                          |
| Assessment and Report Prepared By | Dirk Dykstra                                                                                                                                                                                              |
| Reviewed By                       | James Bryant, Technical Report Reviewer for<br>Anselmo Martinez<br>Program Manager<br><a href="mailto:anselmo.martinez@bureauveritas.com">anselmo.martinez@bureauveritas.com</a><br>800.733.0660 x7298031 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                                                  |

## Campus Findings and Deficiencies

### Historical Summary

Rose City High resides on the site of the Pasadena USD district offices, which were constructed in 1925. A portion the school occupies the original Administration Building and relocatable classrooms were added in 1999 when the school was opened. This report assesses the relocatable classrooms and those portions of the Administration Building that are occupied by Rose City High.

### Architectural

The main Administration Building consists of masonry and concrete with a stucco finish and wood windows and wood and steel exterior doors on top of a concrete foundation. The relocatable buildings are pre-fabricated portable classroom buildings with aluminum windows and steel exterior doors; they are grouped into three clusters directly south and west of the district office buildings.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The main Administration Building is heated by a gas boiler and radiators and cooled by through the wall air conditioning units in the classrooms and a wall mounted package unit in the computer lab. The relocatable buildings are heated and cooled by packaged wall-mounted heat pumps. Electrical is fed from a switchboard in the main building and between the B and C building clusters. The A cluster hosts the restrooms, but there is no domestic hot water. The clusters are not sprinkled, and their fire alarms appear to be networked into the alarm system for the district office buildings.

### Site

Rose City High resides on the district office site, which has minimal assets in scope. Parking lots and other flatwork are largely well-maintained, and the site is well-lit. The access drive on the south edge of the property exhibits significant alligator cracking.

### Recommended Additional Studies

No additional studies recommended at this time for the Rose City HS buildings.

## 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

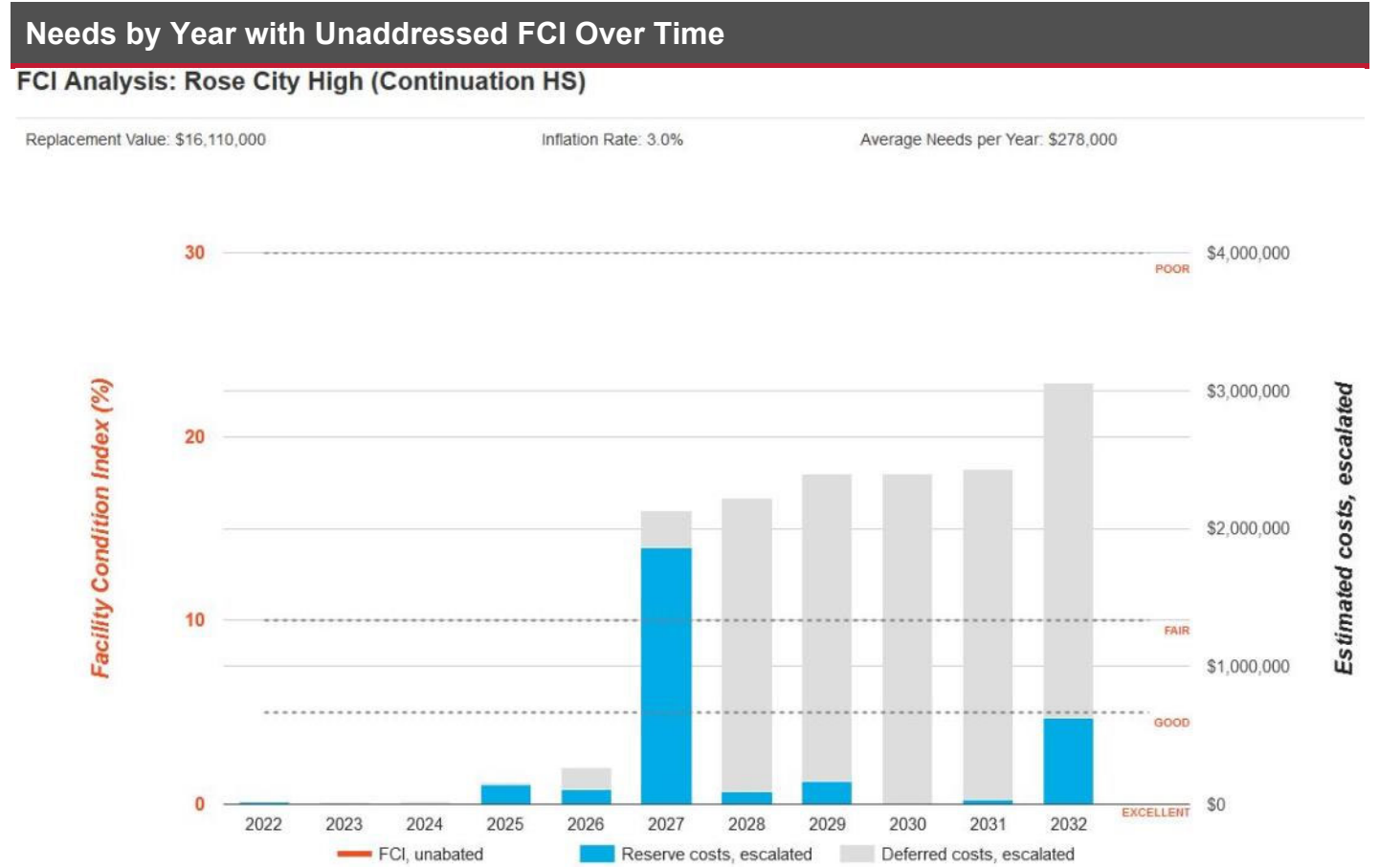
|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| <b>0 – 5%</b>        | In new or well-maintained condition, with little or no visual evidence of wear or deficiencies. |
| <b>5 – 10%</b>       | Subjected to wear but is still in a serviceable and functioning condition.                      |
| <b>10 – 30%</b>      | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.         |
| <b>30% and above</b> | 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 - Cafeteria, 2, 4, 6 (1925)  | \$375   | 5,100    | \$1,912,500       | 0.0%    | 1.4%   | 9.3%   | 13.5%   |
| Administration Building (1925) | \$506   | 20,500   | \$10,373,000      | 0.1%    | 0.7%   | 15.2%  | 19.0%   |
| B - 8, 10, 12, 14 (1925)       | \$375   | 5,100    | \$1,912,500       | 0.0%    | 1.6%   | 8.8%   | 10.3%   |
| C - 11, 13, 15, 17 (1925)      | \$375   | 5,100    | \$1,912,500       | 0.0%    | 1.4%   | 4.7%   | 10.0%   |

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      |
|-------------------------|-------------|-----------------|
| Administration Building | 4           | \$13,300        |
| <b>Total</b>            | <b>4</b>    | <b>\$13,300</b> |

### Administration Building

| ID                     | <u>Location</u><br><u>Description</u> | <u>UF Code</u> | <u>Description</u>                                                                        | <u>Condition</u> | <u>Plan Type</u>      | <u>Cost</u>     |
|------------------------|---------------------------------------|----------------|-------------------------------------------------------------------------------------------|------------------|-----------------------|-----------------|
| 3898894                | 136 Custodian Office                  | C2030          | Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace                                | Poor             | Performance/Integrity | \$3,100         |
| 3898916                | 129 A                                 | D3030          | Air Conditioner, Window/Thru-Wall, Replace                                                | Poor             | Performance/Integrity | \$2,400         |
| 3898872                | 130 Clinic                            | D3030          | Air Conditioner, Window/Thru-Wall, Replace                                                | Failed           | Performance/Integrity | \$2,400         |
| 3898932                | Throughout building                   | P2030          | Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | NA               | Environmental         | \$5,400         |
| <b>Total (4 items)</b> |                                       |                |                                                                                           |                  |                       | <b>\$13,300</b> |

## Key Findings



### Air Conditioner in Failed condition.

Window/Thru-Wall  
Administration Building Rose City High  
(Continuation HS) 130 Clinic

Uniformat Code: D3030  
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Does not function - AssetCALC ID: 3898872



### Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement  
Administration Building Rose City High  
(Continuation HS) 136 Custodian Office

Uniformat Code: C2030  
Recommendation: **Replace in 2022**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,100

\$\$\$\$

Broken and missing tiles in 136. VCT is indicative of ACM. - AssetCALC ID: 3898894



### Air Conditioner in Poor condition.

Window/Thru-Wall  
Administration Building Rose City High  
(Continuation HS) 129 A

Uniformat Code: D3030  
Recommendation: **Replace in 2022**

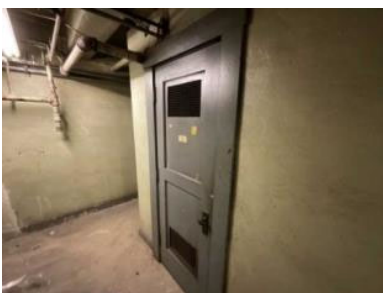
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Exceedingly aged, several settings DNF - AssetCALC ID: 3898916



### Recommended Follow-up Study: Environmental, Asbestos (ACM) & Lead Base Paint (LBP)

Environmental, Asbestos (ACM) & Lead Base  
Paint (LBP)  
Administration Building Rose City High

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2022**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$5,400

\$\$\$\$

Allowance for LBP and ACM abatement plan development study. - AssetCALC ID: 3898932

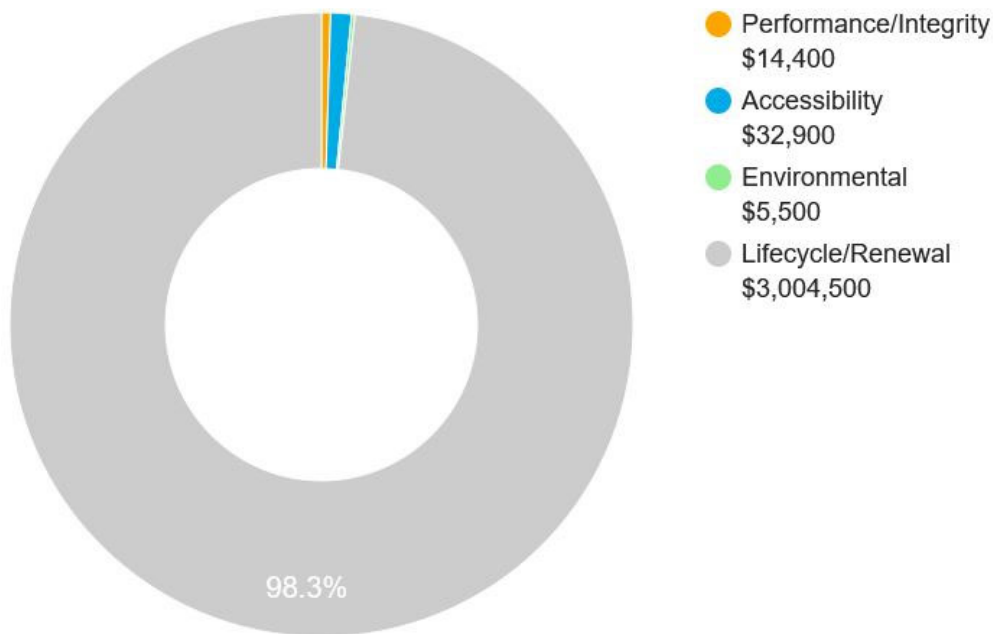
## Plan Types

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

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$3,057,300**

## 2. Administration Building



### Administration Building: Systems Summary

| <b>Address</b>               | 351 South Hudson Avenue, Pasadena, California 91101                                                                                                                  |                  |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1925                                                                                                                                                                 |                  |
| <b>Building Size</b>         | 20,500 SF                                                                                                                                                            |                  |
| <b>Number of Stories</b>     | 2                                                                                                                                                                    |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                   | <i>Condition</i> |
| <b>Structure</b>             | Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system                                                 | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Stucco<br>Windows: Aluminum                                                                                                                     | Fair             |
| <b>Roof</b>                  | Primary: Gable construction with clay tile shingles<br>Secondary: Flat construction with built-up finish                                                             | Fair             |
| <b>Interiors</b>             | Walls: Painted lath and plaster<br>Floors: Carpet, ceramic, VCT, wood strip, and sealed concrete<br>Ceilings: Painted exposed wood structure                         | Fair             |
| <b>Elevators</b>             | Passenger: None                                                                                                                                                      | Fair             |
| <b>Plumbing</b>              | Distribution: Main switchboard with copper wiring<br>Hot Water: Electric water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Boilers with radiators, though the wall air conditions, wall mounted package unit, and a hydronic two-pipe system.                                                   | Fair             |
| <b>Fire Suppression</b>      | Wet-pipe sprinkler system and fire extinguishers                                                                                                                     | Fair             |

### Administration Building: Systems Summary

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

### Administration Building: Systems Expenditure Forecast

| System                          | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade                          | -               | -                      | \$698,501             | \$26,319              | \$76,278                | \$801,098          |
| Roofing                         | -               | -                      | \$105,948             | -                     | -                       | \$105,948          |
| Interiors                       | \$3,133         | -                      | \$215,702             | \$182,406             | \$365,661               | \$766,902          |
| Plumbing                        | -               | -                      | \$15,920              | \$41,714              | \$59,329                | \$116,963          |
| HVAC                            | \$4,786         | \$3,347                | \$79,065              | \$14,550              | \$146,706               | \$248,454          |
| Fire Protection                 | -               | -                      | \$1,891               | -                     | \$54,665                | \$56,556           |
| Electrical                      | -               | -                      | \$271,223             | \$124,139             | \$1,759                 | \$397,121          |
| Fire Alarm & Electronic Systems | -               | -                      | \$171,943             | -                     | \$80,567                | \$252,510          |
| Equipment & Furnishings         | -               | \$1,731                | -                     | -                     | \$2,326                 | \$4,057            |
| Follow-up Studies               | \$5,440         | -                      | -                     | -                     | -                       | \$5,440            |
| <b>TOTALS (3% inflation)</b>    | <b>\$13,400</b> | <b>\$5,100</b>         | <b>\$1,560,200</b>    | <b>\$389,200</b>      | <b>\$787,300</b>        | <b>\$2,755,200</b> |

### 3. Cluster A (Cafeteria, 2, 4, 6)



#### Cluster A: Systems Summary

| <b>Address</b>               | 351 South Hudson Avenue, Pasadena, California 91101                                                                                |                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1999                                                                                                                               |                  |
| <b>Building Size</b>         | 5,100 SF                                                                                                                           |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                  |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                 | <i>Condition</i> |
| <b>Structure</b>             | Pre-engineered wood structure                                                                                                      | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Wood siding<br>Windows: Aluminum                                                                              | Fair             |
| <b>Roof</b>                  | Flat construction with metal finish                                                                                                | Fair             |
| <b>Interiors</b>             | Walls: Painted vinyl<br>Floors: Carpet, VCT<br>Ceilings: ACT                                                                       | Fair             |
| <b>Elevators</b>             | None                                                                                                                               | --               |
| <b>Plumbing</b>              | Distribution: Copper supply and PVC waste and venting<br>Hot Water: None<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |
| <b>HVAC</b>                  | Non-Central System: Wall-mounted heat pumps                                                                                        | Fair             |
| <b>Fire Suppression</b>      | Fire extinguishers only                                                                                                            | Fair             |

### Cluster A: Systems Summary

|                                |                                                                                                                                         |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Fed from site switchboard with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations                                                        | Fair |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                            | Fair |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                        |      |
| <b>Key Issues and Findings</b> | None observed at time of assessment.                                                                                                    |      |

### Cluster A: Systems Expenditure Forecast

| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | -         | -                      | \$11,767              | \$13,381              | \$24,445                | \$49,593         |
| Roofing                         | -         | -                      | \$4,086               | -                     | \$119,226               | \$123,312        |
| Interiors                       | -         | -                      | \$62,997              | \$47,165              | \$64,691                | \$174,853        |
| Plumbing                        | -         | -                      | \$1,891               | \$5,745               | \$79,389                | \$87,025         |
| HVAC                            | -         | -                      | \$30,187              | -                     | \$36,863                | \$67,050         |
| Fire Protection                 | -         | -                      | -                     | \$850                 | \$1,143                 | \$1,993          |
| Electrical                      | -         | -                      | \$41,798              | \$7,350               | \$17,982                | \$67,130         |
| Fire Alarm & Electronic Systems | -         | -                      | \$22,877              | -                     | \$5,999                 | \$28,876         |
| Equipment & Furnishings         | -         | -                      | \$2,143               | \$5,262               | \$3,339                 | \$10,744         |
| <b>TOTALS (3% inflation)</b>    | <b>-</b>  | <b>-</b>               | <b>\$177,800</b>      | <b>\$79,800</b>       | <b>\$353,100</b>        | <b>\$610,700</b> |

#### 4. Cluster B (8, 10, 12, 14)



#### Cluster B: Systems Summary

| <b>Address</b>               | 351 South Hudson Avenue, Pasadena, California 91101     |                  |
|------------------------------|---------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1999                                                    |                  |
| <b>Building Size</b>         | 5,100 SF                                                |                  |
| <b>Number of Stories</b>     | 1 above grade with 0 below-grade basement levels        |                  |
| <i>System</i>                | <i>Description</i>                                      | <i>Condition</i> |
| <b>Structure</b>             | Pre-engineered wood structure                           | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Wood siding<br>Windows: Aluminum   | Fair             |
| <b>Roof</b>                  | Primary: Flat construction with metal finish            | Fair             |
| <b>Interiors</b>             | Walls: Painted vinyl<br>Floors: Carpet<br>Ceilings: ACT | Fair             |
| <b>Elevators</b>             | None                                                    | --               |
| <b>Plumbing</b>              | None                                                    | --               |
| <b>HVAC</b>                  | Non-Central System: Wall-mounted heat pumps             | Fair             |
| <b>Fire Suppression</b>      | Fire extinguishers only                                 | Fair             |

## Cluster B: Systems Summary

|                                |                                                                                                                                         |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Fed from site switchboard with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations                                                        | Fair |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                            | Fair |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                        |      |
| <b>Key Issues and Findings</b> | None observed at time of assessment.                                                                                                    |      |

**Cluster B: Systems Expenditure Forecast**

| <b>System</b>                              | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|--------------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| <b>Facade</b>                              | -                | -                              | \$10,215                      | \$16,726                      | \$18,043                        | \$44,984         |
| <b>Roofing</b>                             | -                | -                              | \$3,637                       | -                             | \$107,537                       | \$111,174        |
| <b>Interiors</b>                           | -                | -                              | \$68,486                      | \$6,957                       | \$69,807                        | \$145,250        |
| <b>HVAC</b>                                | -                | -                              | \$26,152                      | -                             | \$14,147                        | \$40,299         |
| <b>Fire Protection</b>                     | -                | -                              | \$755                         | -                             | \$1,015                         | \$1,770          |
| <b>Electrical</b>                          | -                | -                              | \$37,433                      | \$5,838                       | \$16,184                        | \$59,455         |
| <b>Fire Alarm &amp; Electronic Systems</b> | -                | -                              | \$21,035                      | -                             | \$5,999                         | \$27,034         |
| <b>TOTALS (3% inflation)</b>               | -                | -                              | <b>\$167,800</b>              | <b>\$29,600</b>               | <b>\$232,800</b>                | <b>\$430,200</b> |

## 5. Cluster C (11, 13, 15, 17)



### Cluster C: Systems Summary

| <b>Address</b>               | 351 South Hudson Avenue, Pasadena, California 91101     |                  |
|------------------------------|---------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1999                                                    |                  |
| <b>Building Size</b>         | 5,100 SF                                                |                  |
| <b>Number of Stories</b>     | 1                                                       |                  |
| <i>System</i>                | <i>Description</i>                                      | <i>Condition</i> |
| <b>Structure</b>             | Pre-engineered wood structure                           | Fair             |
| <b>Façade</b>                | Primary Wall Finish: Wood siding<br>Windows: Aluminum   | Fair             |
| <b>Roof</b>                  | Flat construction with metal finish                     | Fair             |
| <b>Interiors</b>             | Walls: Painted vinyl<br>Floors: Carpet<br>Ceilings: ACT | Fair             |
| <b>Elevators</b>             | None                                                    | --               |
| <b>Plumbing</b>              | None                                                    | --               |
| <b>HVAC</b>                  | Non-Central System: Wall-mounted heat pumps             | Fair             |
| <b>Fire Suppression</b>      | Fire extinguishers only                                 | Fair             |

### Cluster C: Systems Summary

|                                |                                                                                                                                         |      |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Fed from site switchboard with copper wiring<br>Interior Lighting: Linear fluorescent<br>Emergency Power: None | Fair |
| <b>Fire Alarm</b>              | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations                                                        | Fair |
| <b>Equipment/Special</b>       | Commercial kitchen equipment                                                                                                            | Fair |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building. See Appendix D.                                        |      |
| <b>Key Issues and Findings</b> | None observed at time of assessment.                                                                                                    |      |

| Cluster C Systems Expenditure Forecast |           |                        |                       |                       |                         |                  |
|----------------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                                 | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Facade                                 | -         | -                      | \$10,215              | \$12,991              | \$17,917                | \$41,123         |
| Roofing                                | -         | -                      | \$4,086               | -                     | \$104,405               | \$108,491        |
| Interiors                              | -         | -                      | \$43,513              | \$22,603              | \$68,254                | \$134,370        |
| HVAC                                   | -         | -                      | \$26,152              | -                     | \$28,296                | \$54,448         |
| Fire Protection                        | -         | -                      | \$755                 | -                     | \$1,015                 | \$1,770          |
| Electrical                             | -         | -                      | -                     | \$49,111              | \$15,713                | \$64,824         |
| Fire Alarm & Electronic Systems        | -         | -                      | \$4,464               | \$17,068              | \$5,999                 | \$27,531         |
| <b>TOTALS (3% inflation)</b>           | <b>-</b>  | <b>-</b>               | <b>\$89,200</b>       | <b>\$101,800</b>      | <b>\$241,600</b>        | <b>\$432,600</b> |

## 6. Site Summary



| Site Information                  |                                                                                                                                                |           |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| System                            | Description                                                                                                                                    | Condition |
| <b>Pavement/Flatwork</b>          | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs                      | Fair      |
| <b>Site Development</b>           | Building-mounted signage; wrought iron fencing<br>Limited park benches, picnic tables, trash receptacles<br>Outdoor fountain                   | Fair      |
| <b>Landscaping and Topography</b> | Limited landscaping features including lawns, trees, bushes, and planters<br>Irrigation not observed<br>Low to moderate site slopes throughout | Fair      |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric                                                                                   | Fair      |
| <b>Site Lighting</b>              | Pole-mounted: LED<br>Building-mounted: LED                                                                                                     | Good      |
| <b>Ancillary Structures</b>       | None                                                                                                                                           | --        |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.                                     |           |
| <b>Key Issues and Findings</b>    | Alligator cracking at southern access drive                                                                                                    |           |

### Site: Systems Expenditure Forecast

| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Site Pavement                | -         | -                      | \$118,987             | \$264,795             | \$73,555                | \$457,337        |
| Site Utilities               | -         | -                      | -                     | \$30,705              | -                       | \$30,705         |
| Site Development             | -         | -                      | -                     | \$29,169              | \$977                   | \$30,146         |
| <b>TOTALS (3% inflation)</b> | <b>-</b>  | <b>-</b>               | <b>\$119,000</b>      | <b>\$324,700</b>      | <b>\$74,600</b>         | <b>\$518,300</b> |

## 7. 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. Also observed were spaces within the district office that are utilized by Rose City High.

## 8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1999. The campus has not since been substantially renovated.

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 9. Purpose and Scope

### Purpose

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

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

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

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | 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.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | 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.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | 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.                                                                                                                                                                      |
| <b>Poor</b>           | 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. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

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

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

## 10. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

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

## 11. Certification

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Pasadena USD (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rose City High (Continuation HS), 351 South Hudson Avenue, Pasadena, California 91101, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

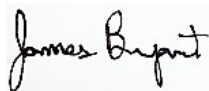
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

**Prepared by:** Dirk Dykstra,  
Project Manager

**Reviewed by:** 

---

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Technical Report Reviewer for  
Anselmo Martinez, RA  
Program Manager  
[anselmo.martinez@bureauveritas.com](mailto:anselmo.martinez@bureauveritas.com)

## 12. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site and Floor Plans
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

## Appendix A:

### Photographic Record

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## Photographic Overview



1 – ELEVATION A



2 – ELEVATION B



3 – ELEVATION C



4 - ADMINISTRATION BUILDING

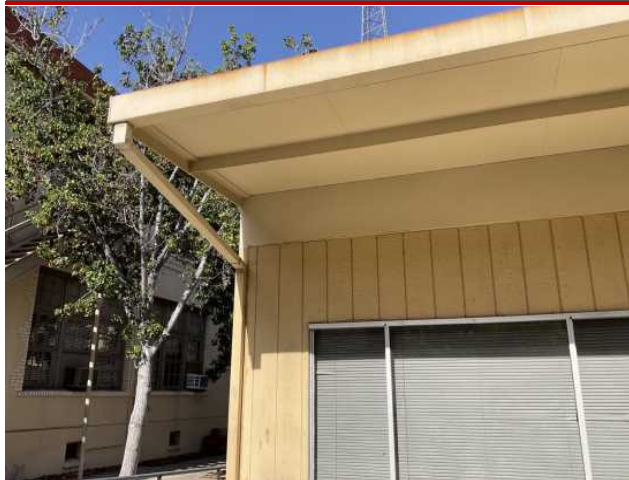


5 - FACADE OVERVIEW



6 - ROOFING OVERVIEW

## Photographic Overview



7 - ROOF APPURTENANCES



8 - HVAC OVERVIEW



9 - CAFETERIA



10 - CLASSROOM 2



11 - CLASSROOM 4



12 - CLASSROOM 6

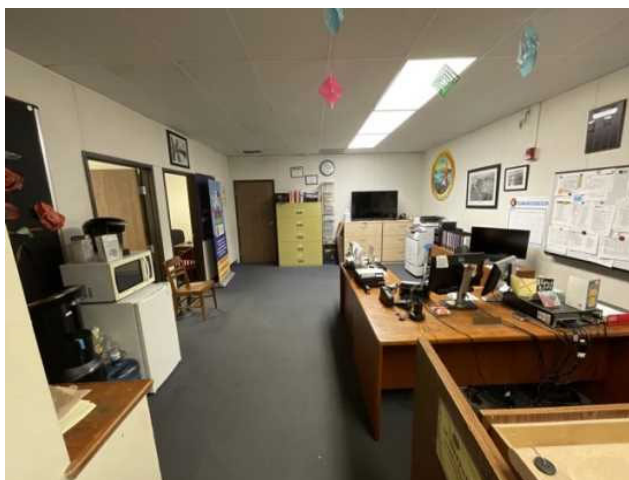
## Photographic Overview



13 - RESTROOM



14 - CLASSROOM 8



15 - MAIN OFFICE (10)



16 - CLASSROOM 11



17 - CLASSROOM 12



18 - CLASSROOM 13

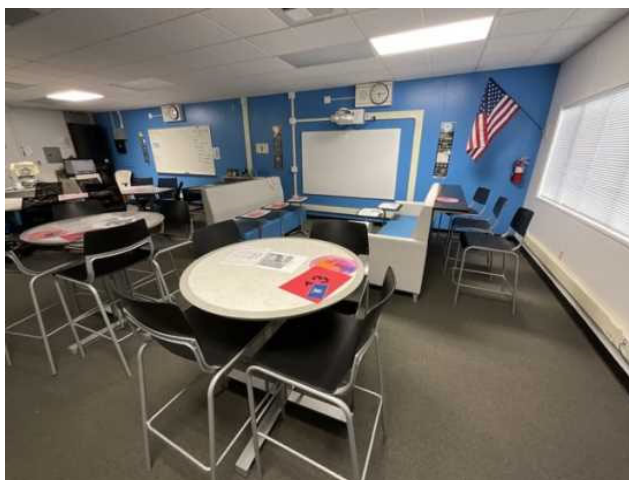
## Photographic Overview



19 – CLASSROOM 14



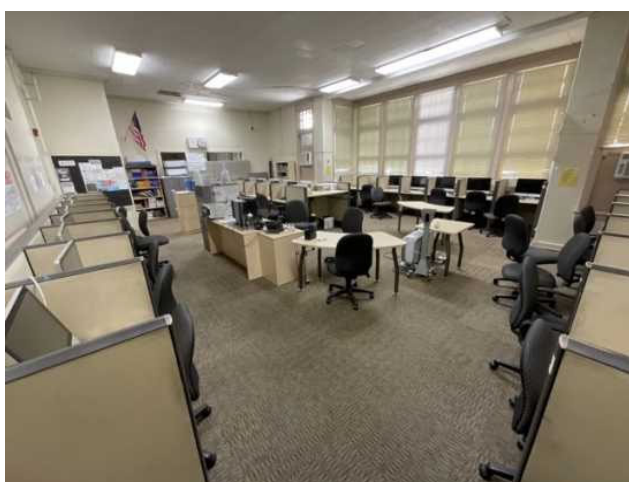
20 – CLASSROOM 15



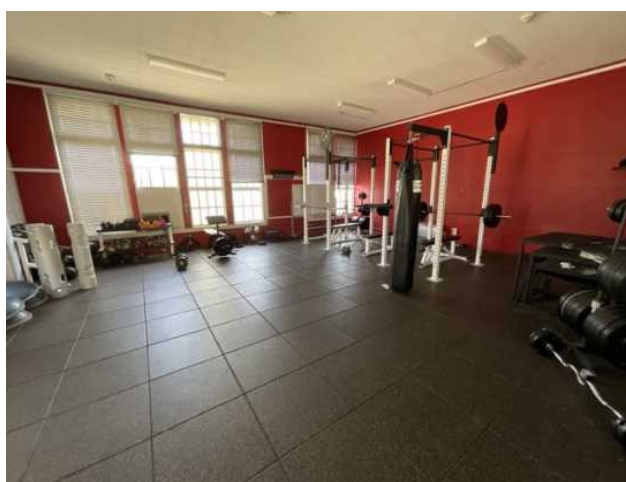
21 - 17



22 - ADMINISTRATION - TEACHER LOUNGE



23 - ADMINISTRATION - CLASSROOM

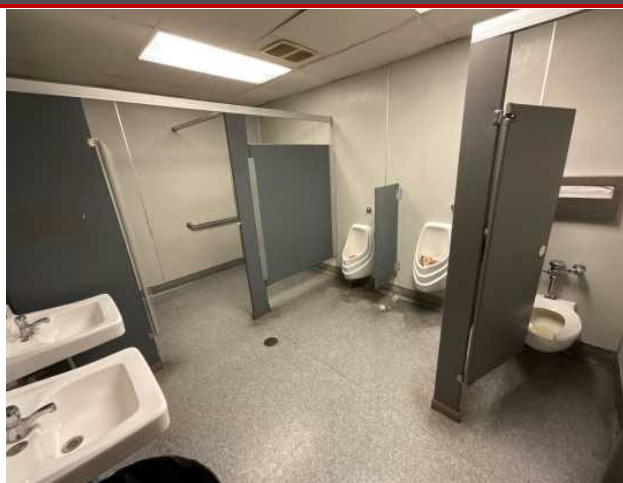


24 - ADMINISTRATION - GYM

## Photographic Overview



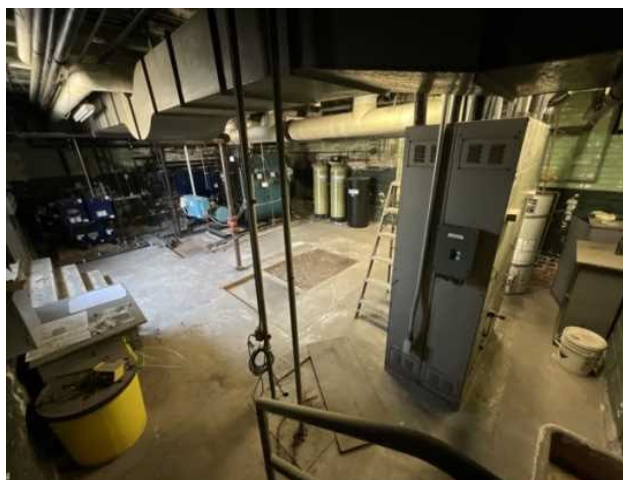
25 - ADMINISTRATION - 136 CUSTODIAN OFFICE



26 - RESTROOM FIXTURES



27 - PACKAGED WALL HEAT PUMPS



28 - ADMINISTRATION - BOILER ROOM



29 - MAIN ELECTRICAL EQUIPMENT



30 - EXTERIOR LIGHTING

## Photographic Overview



31 - INTERIOR LIGHTING



32 - ADMINISTRATION - ELECTRICAL ROOM



33 - FIRE EXTINGUISHER



34 - PRIMARY PARKING AREA



35 - CONCRETE WALKWAY



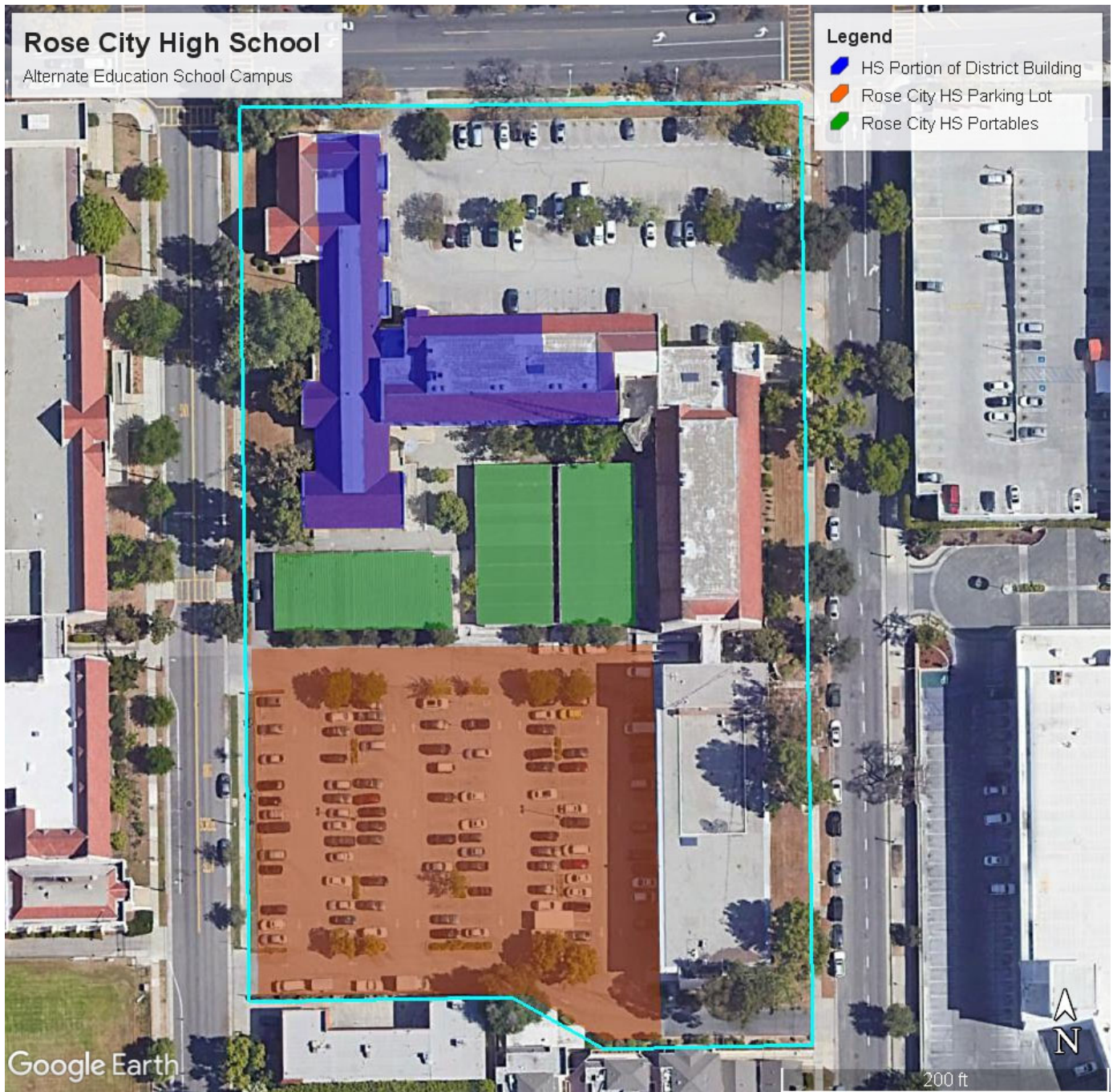
36 - LANDSCAPING OVERVIEW

## Appendix B:

### Site and Floor Plans

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# Site Plan



|                                                                                                                  |                       |  |                                  |  |
|------------------------------------------------------------------------------------------------------------------|-----------------------|--|----------------------------------|--|
|  <p><b>BUREAU VERITAS</b></p> | <b>Project Number</b> |  | <b>Project Name</b>              |  |
|                                                                                                                  | 154554.22R000-022.354 |  | Rose City High (Continuation HS) |  |
|                                                                                                                  | <b>Source</b>         |  | <b>On-Site Date</b>              |  |
|                                                                                                                  | Google                |  | May 31, 2022                     |  |



# Floor Plan



Project Name

**Rose City High School  
(Continuation)**

Project Number

**154554.22R000 - 022.354**

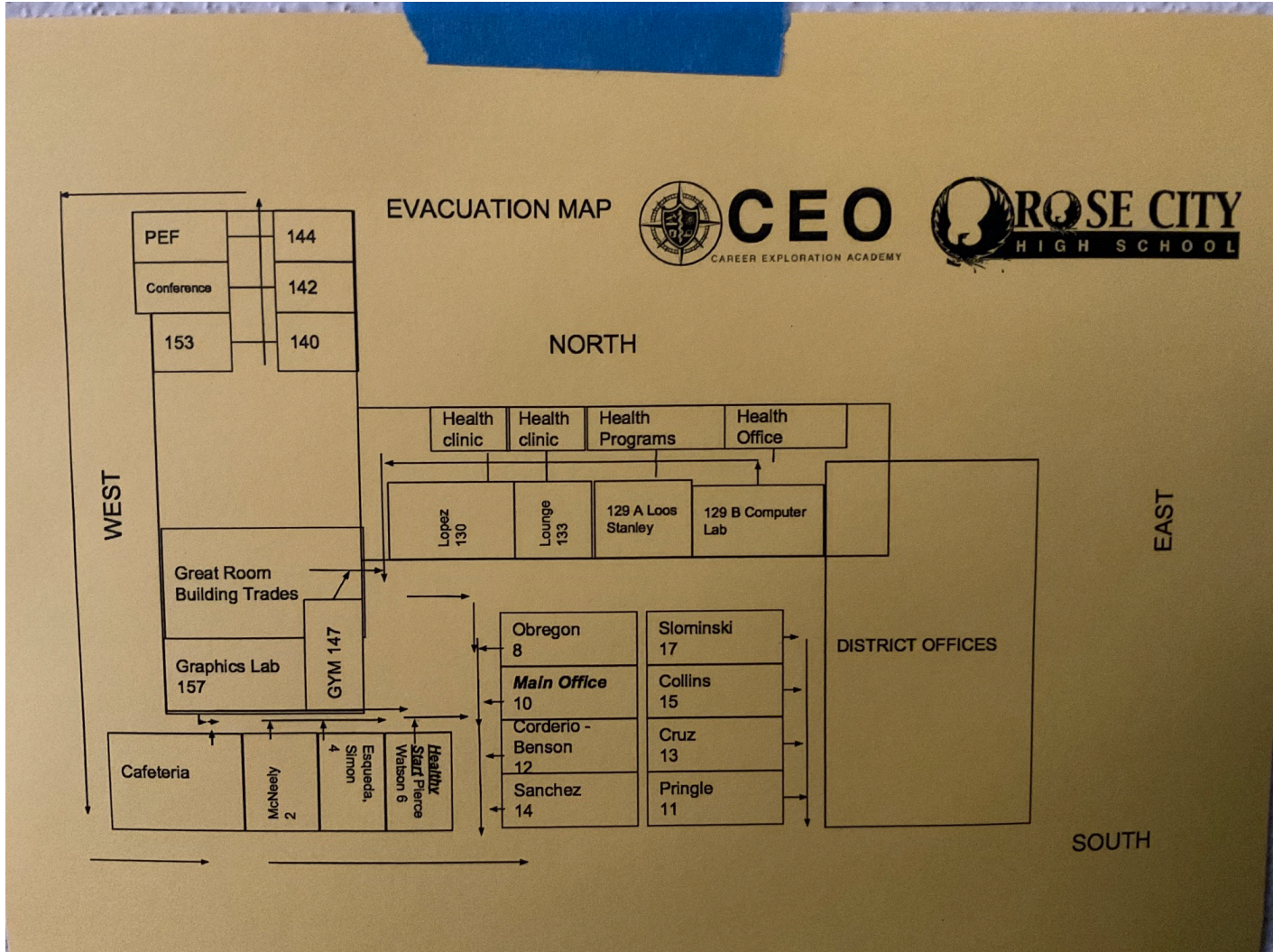
Title / Floor

**Site Plan**

On-Site Date

**May 16, 2022**

# Floor Plan



|  | Project Name                            | Project Number          |
|------------------------------------------------------------------------------------|-----------------------------------------|-------------------------|
|                                                                                    | Rose City High School<br>(Continuation) | 154554.22R000 - 022.354 |
|                                                                                    | Title / Floor                           | On-Site Date            |
|                                                                                    | Floor Plan                              | May 16, 2022            |

## Appendix C:

### Pre-Survey Questionnaire

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

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

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

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

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

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

## **Appendix D:**

### **Accessibility Review and Photos**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rose City High School (Continuation)

BV Project Number: 154554.22R000 - 022.354

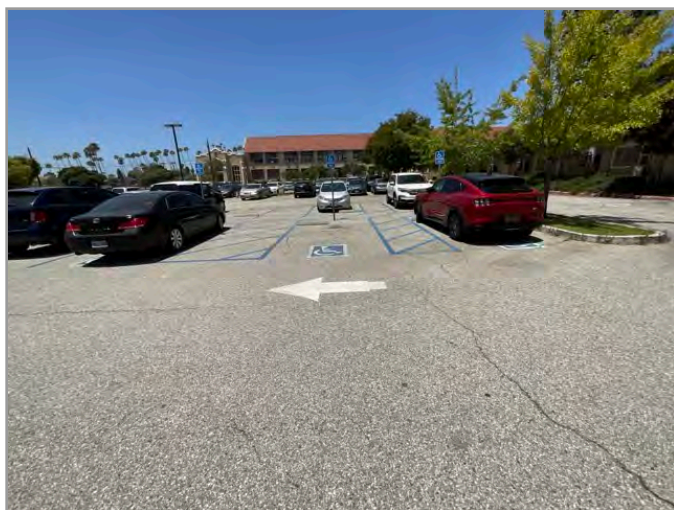
### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route

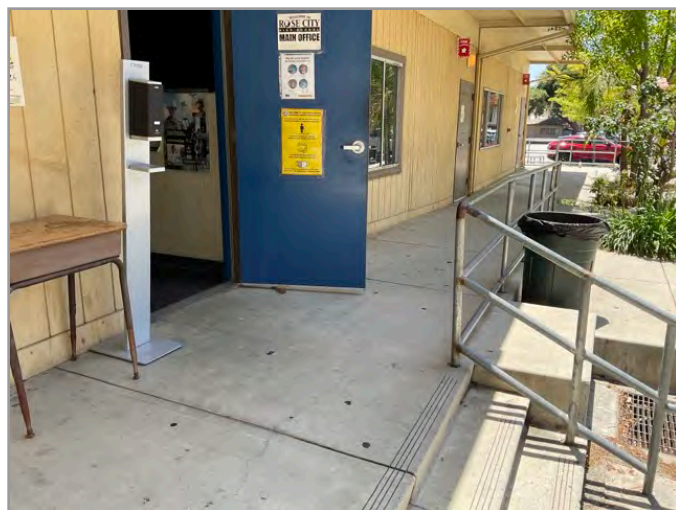


| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 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 ?                                                                                            | ✗   |    |    |          |

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

## Abbreviated Accessibility Checklist

### Building Entrances

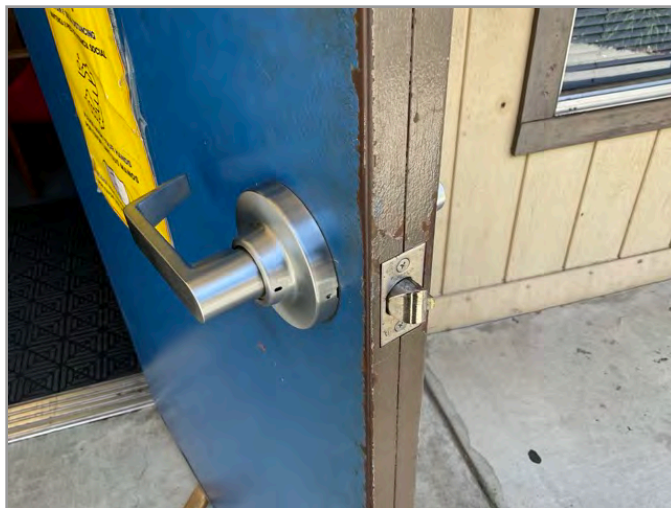


| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a 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

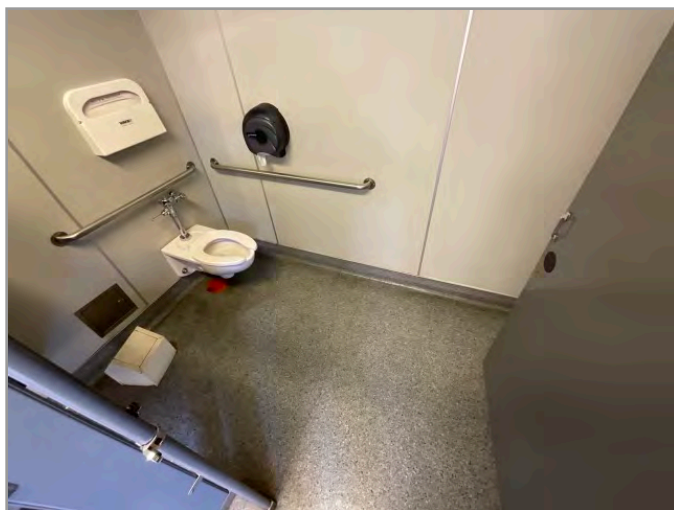


| Question |                                                                                        | Yes | No | NA | Comments                    |
|----------|----------------------------------------------------------------------------------------|-----|----|----|-----------------------------|
| 1        | 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 ?           |     | ✗  |    | Drinking Fountains protrude |
| 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 ?                     | ✗   |    |    |                             |

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

## Abbreviated Accessibility Checklist

### Public Restrooms



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

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

## Appendix E:

### Component Condition Report

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Component Condition Report | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                              | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|---------------------------------------------------------------------|----------|-----|---------|
| Facade          |                     |           |                                                                     |          |     |         |
| B2010           | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint                   | 3,110 SF | 5   | 3898787 |
| B2020           | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, 28-40 SF                            | 8        | 7   | 3898757 |
| B2050           | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                      | 8        | 17  | 3898783 |
| Roofing         |                     |           |                                                                     |          |     |         |
| B3010           | Roof                | Fair      | Roofing, Metal                                                      | 5,100 SF | 17  | 3898791 |
| B3020           | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings      | 360 LF   | 5   | 3898770 |
| Interiors       |                     |           |                                                                     |          |     |         |
| C1030           | Throughout building | Fair      | Door Hardware, School, per Door                                     | 15       | 7   | 3898768 |
| C1030           | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                     | 7        | 17  | 3898755 |
| C1070           | Restrooms           | Fair      | Suspended Ceilings, Acoustical Tile Fiberglass                      | 420 SF   | 7   | 3898773 |
| C1070           | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                           | 3,600 SF | 5   | 3898796 |
| C1090           | Restrooms           | Fair      | Toilet Partitions, Metal                                            | 6        | 5   | 3898775 |
| C2010           | Restrooms           | Fair      | Wall Finishes, Laminated Paneling (FRP)                             | 1,500 SF | 7   | 3898758 |
| C2010           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                            | 5,000 SF | 5   | 3898761 |
| C2030           | Cafeteria           | Fair      | Flooring, Vinyl Tile (VCT)                                          | 900 SF   | 5   | 3898788 |
| C2030           | Restrooms           | Fair      | Flooring, Vinyl Sheeting                                            | 420 SF   | 7   | 3898785 |
| C2030           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                               | 2,700 SF | 5   | 3898792 |
| Plumbing        |                     |           |                                                                     |          |     |         |
| D2010           | Building exterior   | Fair      | Backflow Preventer, Domestic Water                                  | 1        | 9   | 3898794 |
| D2010           | Restrooms           | Good      | Toilet, Commercial Water Closet                                     | 8        | 20  | 3898766 |
| D2010           | 4                   | Fair      | Sink/Lavatory, Service Sink, Laundry                                | 1        | 7   | 3898779 |
| D2010           | Building exterior   | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level                           | 1        | 5   | 3898795 |
| D2010           | Restrooms           | Good      | Urinal, Waterless                                                   | 2        | 20  | 3898777 |
| D2010           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 4,000 SF | 17  | 3898763 |
| D2010           | Restrooms           | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                            | 6        | 20  | 3898772 |
| HVAC            |                     |           |                                                                     |          |     |         |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [2]                              | 1        | 3   | 3898781 |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [4]                              | 1        | 3   | 3898767 |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [Cafeteria]                      | 1        | 3   | 3898759 |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [6]                              | 1        | 3   | 3898765 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                               | 4,000 SF | 20  | 3898782 |
| D3060           | Restrooms           | Fair      | Supplemental Components, Hand Dryer, Restroom                       | 2        | 5   | 3898764 |
| Fire Protection |                     |           |                                                                     |          |     |         |
| D4030           | Throughout building | Good      | Fire Extinguisher, Type ABC, up to 20 LB                            | 4        | 9   | 3898778 |
| Electrical      |                     |           |                                                                     |          |     |         |
| D5020           | Restrooms           | Fair      | Distribution Panel, 120/240 V, Residential Style                    | 1        | 7   | 3898756 |
| D5020           | 2                   | Fair      | Distribution Panel, 120/240 V, Residential Style                    | 1        | 7   | 3898789 |
| D5020           | 6                   | Fair      | Distribution Panel, 120/240 V, Residential Style                    | 1        | 7   | 3898784 |
| D5020           | 4                   | Fair      | Distribution Panel, 120/240 V, Residential Style                    | 1        | 7   | 3898771 |
| D5020           | Cafeteria           | Fair      | Distribution Panel, 120/240 V, Residential Style                    | 1        | 7   | 3898762 |

Component Condition Report | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity     | 4,000 SF | 17  | 3898780 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                      | 6        | 5   | 3898786 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  | 4,000 SF | 5   | 3898769 |
| Fire Alarm & Electronic Systems |                     |           |                                                                             |          |     |         |
| D6060                           | Throughout building | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                   | 4,000 SF | 5   | 3898793 |
| D7030                           | Building exterior   | Fair      | Security Camera, Closed Circuit Exterior, Fixed Color                       | 1        | 5   | 3898774 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install | 4,000 SF | 5   | 3898776 |
| Equipment & Furnishings         |                     |           |                                                                             |          |     |         |
| E1030                           | Cafeteria           | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels              | 1        | 5   | 3898790 |
| E1030                           | Cafeteria           | Good      | Foodservice Equipment, Dairy Cooler/Wells                                   | 1        | 10  | 3898760 |

Component Condition Report | Rose City High (Continuation HS) / Administration Building

| UF L3 Code | Location             | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID      |
|------------|----------------------|-----------|------------------------------------------------------------------------|-----------|-----|---------|
| Facade     |                      |           |                                                                        |           |     |         |
| B2010      | Building Exterior    | Fair      | Exterior Walls, any painted surface, Prep & Paint                      | 15,000 SF | 5   | 3898933 |
| B2020      | Building Exterior    | Fair      | Window, Wood Historical, 28-40 SF, Restore                             | 106       | 5   | 3898870 |
| B2050      | Building Exterior    | Fair      | Exterior Door, Steel, Standard                                         | 2         | 21  | 3898899 |
| B2050      | Building Exterior    | Fair      | Exterior Door, Wood, Solid-Core Decorative High-End                    | 12        | 10  | 3898892 |
| Roofing    |                      |           |                                                                        |           |     |         |
| B3010      | Throughout           | Fair      | Roofing, Built-Up                                                      | 6,000 SF  | 5   | 3960120 |
| B3010      | Roof                 | Fair      | Roofing, Clay/Concrete Tile                                            | 14,000 SF | 21  | 3898869 |
| Interiors  |                      |           |                                                                        |           |     |         |
| C1030      | Throughout building  | Fair      | Interior Door, Wood, Solid-Core                                        | 53        | 21  | 3898902 |
| C1030      | Throughout building  | Fair      | Door Hardware, School, per Door                                        | 67        | 4   | 3898925 |
| C1070      | Throughout building  | Fair      | Suspended Ceilings, Hard Tile, Replacement w/ ACT                      | 10,500 SF | 10  | 3898863 |
| C2010      | Restrooms            | Fair      | Wall Finishes, Ceramic Tile                                            | 2,000 SF  | 10  | 3898924 |
| C2010      | Throughout building  | Fair      | Wall Finishes, any surface, Prep & Paint                               | 30,000 SF | 5   | 3898891 |
| C2030      | 147 Gym              | Good      | Flooring, Rubber Tile                                                  | 840 SF    | 15  | 3898886 |
| C2030      | Corridor             | Fair      | Flooring, any surface, w/ Epoxy Coating, Prep & Paint                  | 5,000 SF  | 5   | 3898895 |
| C2030      | Throughout building  | Fair      | Flooring, Wood, Strip, Refinish                                        | 5,000 SF  | 5   | 3898921 |
| C2030      | Restrooms            | Fair      | Flooring, Ceramic Tile                                                 | 1,300 SF  | 21  | 3898930 |
| C2030      | 136 Custodian Office | Poor      | Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement                      | 360 SF    | 0   | 3898894 |
| C2030      | Throughout building  | Good      | Flooring, Carpet, Commercial Tile                                      | 8,000 SF  | 10  | 3898859 |
| C2050      | Throughout building  | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 10,000 SF | 5   | 3898887 |
| Plumbing   |                      |           |                                                                        |           |     |         |
| D2010      | Throughout building  | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel                              | 1         | 21  | 3898906 |
| D2010      | Boiler room          | Good      | Pump Station, Duplex Mounted [Cond/Vac Pumps]                          | 1         | 20  | 3898898 |
| D2010      | Throughout building  | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 20,500 SF | 21  | 3898909 |
| D2010      | Utility closet       | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                 | 3         | 21  | 3898880 |
| D2010      | Restrooms            | Fair      | Toilet, Commercial Water Closet                                        | 16        | 10  | 3898867 |
| D2010      | Restrooms            | Fair      | Sink/Lavatory, Trough Style, Solid Surface                             | 2         | 5   | 3898868 |
| D2010      | Restrooms            | Fair      | Urinal, Standard                                                       | 6         | 10  | 3898884 |

Component Condition Report | Rose City High (Continuation HS) / Administration Building

| UF L3 Code | Location              | Condition | Asset/Component/Repair                                           | Quantity  | RUL | ID      |
|------------|-----------------------|-----------|------------------------------------------------------------------|-----------|-----|---------|
| D2010      | Throughout building   | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                       | 4         | 21  | 3898911 |
| D2010      | 131 Lounge            | Fair      | Bottle Fill Station, Wall-Mounted, Single-Level                  | 1         | 8   | 3898876 |
| D2010      | Boiler room           | Good      | Water Heater, Gas, Residential                                   | 1         | 13  | 3898877 |
| D2010      | Boiler room           | Good      | Pump, Circulation, Domestic Water                                | 1         | 13  | 3898883 |
| D2010      | Corridor              | Fair      | Drinking Fountain, Wall-Mounted, Single-Level                    | 3         | 5   | 3898864 |
| D2010      | Restrooms             | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                         | 5         | 21  | 3898923 |
| D2030      | Boiler room           | Fair      | Pump, Sump                                                       | 1         | 3   | 3898878 |
| HVAC       |                       |           |                                                                  |           |     |         |
| D3020      | Boiler room           | Good      | Boiler, Gas, HVAC [Boiler]                                       | 1         | 25  | 3898862 |
| D3020      | Throughout building   | Good      | Radiator, Hydronic, Column/Cabinet Style (per EA)                | 32        | 25  | 3898927 |
| D3020      | Boiler room           | Good      | Boiler Supplemental Components, Chemical Feed System [Feed Tank] | 1         | 20  | 3898889 |
| D3030      | 144 Physics           | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 4   | 3898890 |
| D3030      | 142 Computer Lab      | Fair      | Heat Pump, Packaged & Wall-Mounted                               | 1         | 5   | 3898917 |
| D3030      | 144 Physics           | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 2   | 3898897 |
| D3030      | 130 Clinic            | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898910 |
| D3030      | 147 Gym               | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898893 |
| D3030      | 129 A                 | Poor      | Air Conditioner, Window/Thru-Wall                                | 1         | 0   | 3898916 |
| D3030      | 128 Health Svc Office | Good      | Air Conditioner, Window/Thru-Wall                                | 1         | 7   | 3898915 |
| D3030      | 140 Ind. Study        | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898881 |
| D3030      | Great Room            | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898928 |
| D3030      | Great Room            | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898875 |
| D3030      | 140 Ind. Study        | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898871 |
| D3030      | 133                   | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898905 |
| D3030      | 144 Physics           | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898918 |
| D3030      | 133                   | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 5   | 3898901 |
| D3030      | 147 Gym               | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898929 |
| D3030      | 130 Clinic            | Failed    | Air Conditioner, Window/Thru-Wall                                | 1         | 0   | 3898872 |
| D3030      | 157 Graphics Lab      | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 4   | 3898855 |
| D3030      | 157 Graphics Lab      | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 4   | 3898913 |
| D3030      | 142 Computer Lab      | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898856 |
| D3030      | 128 Health Svc Office | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898920 |
| D3030      | 147 Gym               | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898857 |
| D3030      | 136 Custodian Office  | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898858 |
| D3030      | 130 Clinic            | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898854 |
| D3030      | 142 Computer Lab      | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898882 |
| D3030      | 131 Lounge            | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898896 |
| D3030      | 129 A                 | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 4   | 3898922 |
| D3030      | 157 Graphics Lab      | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 5   | 3898874 |
| D3030      | 129 B                 | Good      | Air Conditioner, Window/Thru-Wall                                | 1         | 10  | 3898931 |
| D3030      | 130 Clinic            | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898873 |
| D3030      | 140 Ind. Study        | Fair      | Air Conditioner, Window/Thru-Wall                                | 1         | 3   | 3898866 |
| D3050      | Throughout building   | Good      | HVAC System, Hydronic Piping, 2-Pipe                             | 20,500 SF | 35  | 3898934 |

Component Condition Report | Rose City High (Continuation HS) / Administration Building

| UF L3 Code                      | Location             | Condition | Asset/Component/Repair                                                                    | Quantity  | RUL | ID      |
|---------------------------------|----------------------|-----------|-------------------------------------------------------------------------------------------|-----------|-----|---------|
| D3060                           | 136 Custodian Office | Fair      | Exhaust Fan, Propeller, less than 0.25 HP Motor                                           | 1         | 15  | 3898908 |
| Fire Protection                 |                      |           |                                                                                           |           |     |         |
| D4010                           | Throughout building  | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                                  | 20,500 SF | 15  | 3898914 |
| D4030                           | Throughout building  | Fair      | Fire Extinguisher, Type ABC, up to 20 LB                                                  | 10        | 5   | 3898926 |
| Electrical                      |                      |           |                                                                                           |           |     |         |
| D5020                           | Electrical room      | Fair      | Secondary Transformer, Dry, Stepdown                                                      | 1         | 10  | 3898888 |
| D5020                           | Boiler room          | Fair      | Switchboard, 120/208 V [Main]                                                             | 1         | 5   | 3898860 |
| D5020                           | Electrical room      | Fair      | Supplemental Components, 4160 V Cutoff                                                    | 1         | 10  | 3898900 |
| D5020                           | Electrical room      | Fair      | Distribution Panel, 120/240 V [BAC]                                                       | 1         | 5   | 3898903 |
| D5030                           | Throughout building  | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity                   | 20,500 SF | 7   | 3898885 |
| D5040                           | Corridor             | Fair      | Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery                       | 2         | 5   | 3898879 |
| D5040                           | Corridor             | Fair      | Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED                                 | 2         | 5   | 3898919 |
| D5040                           | Throughout building  | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures                | 20,500 SF | 5   | 3898912 |
| Fire Alarm & Electronic Systems |                      |           |                                                                                           |           |     |         |
| D6060                           | Throughout building  | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                                 | 20,500 SF | 5   | 3898904 |
| D7030                           | Throughout building  | Fair      | Security/Surveillance System, Full System Upgrade, Average Density                        | 20,500 SF | 5   | 3898865 |
| D7050                           | Throughout building  | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install             | 20,500 SF | 5   | 3898861 |
| Equipment & Furnishings         |                      |           |                                                                                           |           |     |         |
| E1040                           | Corridor             | Fair      | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted                                | 1         | 2   | 3898907 |
| Follow-up Studies               |                      |           |                                                                                           |           |     |         |
| P2030                           | Throughout building  | NA        | Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report | 1         | 0   | 3898932 |

Component Condition Report | Rose City High (Continuation HS) / B - 8, 10, 12, 14

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                         | Quantity | RUL | ID      |
|------------|---------------------|-----------|----------------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                                |          |     |         |
| B2010      | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint              | 2,700 SF | 5   | 3898807 |
| B2020      | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, 28-40 SF                       | 10       | 7   | 3898815 |
| B2050      | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                 | 4        | 17  | 3898814 |
| Roofing    |                     |           |                                                                |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Metal                                                 | 4,600 SF | 17  | 3898810 |
| B3020      | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 340 LF   | 3   | 3898818 |
| Interiors  |                     |           |                                                                |          |     |         |
| C1030      | Throughout building | Fair      | Door Hardware, School, per Door                                | 13       | 7   | 3898819 |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                | 9        | 17  | 3898803 |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile Fiberglass                 | 3,600 SF | 5   | 3898806 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                       | 5,000 SF | 5   | 3898812 |
| C2030      | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                          | 3,600 SF | 5   | 3898805 |
| HVAC       |                     |           |                                                                |          |     |         |
| D3030      | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [14]                        | 1        | 3   | 3898813 |
| D3030      | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [8]                         | 1        | 3   | 3898804 |
| D3030      | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [10]                        | 1        | 3   | 3898821 |
| D3030      | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [12]                        | 1        | 3   | 3898811 |

Component Condition Report | Rose City High (Continuation HS) / B - 8, 10, 12, 14

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Low Density                                          | 3,600 SF | 20  | 3898799 |
| Fire Protection                 |                     |           |                                                                             |          |     |         |
| D4030                           | Throughout building | Fair      | Fire Extinguisher, Type ABC, up to 20 LB                                    | 4        | 5   | 3898820 |
| Electrical                      |                     |           |                                                                             |          |     |         |
| D5020                           | 8                   | Fair      | Distribution Panel, 120/240 V, Residential Style                            | 1        | 7   | 3898809 |
| D5020                           | 14                  | Fair      | Distribution Panel, 120/240 V, Residential Style                            | 1        | 6   | 3898822 |
| D5020                           | 10                  | Fair      | Distribution Panel, 120/240 V, Residential Style                            | 1        | 7   | 3898798 |
| D5020                           | 12                  | Fair      | Distribution Panel, 120/240 V, Residential Style                            | 1        | 7   | 3898802 |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity     | 3,600 SF | 17  | 3898797 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  | 3,600 SF | 5   | 3898816 |
| D5040                           | Building exterior   | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement                      | 4        | 5   | 3898808 |
| Fire Alarm & Electronic Systems |                     |           |                                                                             |          |     |         |
| D6060                           | Throughout building | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                   | 3,600 SF | 5   | 3898800 |
| D7030                           | Building exterior   | Fair      | Security Camera, Closed Circuit Exterior, Fixed Color                       | 1        | 5   | 3898801 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install | 3,600 SF | 5   | 3898817 |

Component Condition Report | Rose City High (Continuation HS) / C - 11, 13, 15, 17

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| Facade          |                     |           |                                                                         |          |     |         |
| B2010           | Building Exterior   | Fair      | Exterior Walls, any painted surface, Prep & Paint                       | 2,700 SF | 5   | 3898823 |
| B2020           | Building Exterior   | Fair      | Window, Aluminum Double-Glazed, 28-40 SF                                | 8        | 6   | 3898841 |
| B2050           | Building Exterior   | Fair      | Exterior Door, Steel, Standard                                          | 4        | 16  | 3898831 |
| Roofing         |                     |           |                                                                         |          |     |         |
| B3010           | Roof                | Fair      | Roofing, Metal                                                          | 4,600 SF | 16  | 3898842 |
| B3020           | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings          | 360 LF   | 5   | 3898838 |
| Interiors       |                     |           |                                                                         |          |     |         |
| C1030           | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                         | 8        | 16  | 3898825 |
| C1030           | Throughout building | Fair      | Door Hardware, School, per Door                                         | 12       | 6   | 3898834 |
| C1070           | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                               | 3,600 SF | 6   | 3898839 |
| C2010           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                | 5,000 SF | 5   | 3898827 |
| C2030           | Throughout building | Fair      | Flooring, Carpet, Commercial Standard                                   | 3,600 SF | 5   | 3898828 |
| HVAC            |                     |           |                                                                         |          |     |         |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [13]                                 | 1        | 3   | 3898836 |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [17]                                 | 1        | 3   | 3898833 |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [15]                                 | 1        | 3   | 3898829 |
| D3030           | Building exterior   | Fair      | Heat Pump, Packaged & Wall-Mounted [11]                                 | 1        | 3   | 3898826 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                   | 3,600 SF | 20  | 3898830 |
| Fire Protection |                     |           |                                                                         |          |     |         |
| D4030           | Throughout building | Fair      | Fire Extinguisher, Type ABC, up to 20 LB                                | 4        | 5   | 3898843 |
| Electrical      |                     |           |                                                                         |          |     |         |
| D5020           | Building exterior   | Fair      | Distribution Panel, 120/208 V [DBPL]                                    | 1        | 10  | 3898837 |
| D5030           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 3,600 SF | 16  | 3898835 |

Component Condition Report | Rose City High (Continuation HS) / C - 11, 13, 15, 17

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures  | 3,600 SF | 6   | 3898840 |
| Fire Alarm & Electronic Systems |                     |           |                                                                             |          |     |         |
| D6060                           | Throughout building | Fair      | Intercom/PA System, Public Address Upgrade, Facility-Wide                   | 3,600 SF | 6   | 3898832 |
| D7030                           | Throughout building | Fair      | Security Camera, Closed Circuit Exterior, Fixed Color                       | 1        | 5   | 3898824 |
| D7050                           | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install | 3,600 SF | 6   | 3898844 |

Component Condition Report | Rose City High (Continuation HS) / Site

| UF L3 Code                   | Location     | Condition | Asset/Component/Repair                                                              | Quantity  | RUL | ID      |
|------------------------------|--------------|-----------|-------------------------------------------------------------------------------------|-----------|-----|---------|
| Pedestrian Plazas & Walkways |              |           |                                                                                     |           |     |         |
| G2020                        | Parking lot  | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 46,000 SF | 10  | 3898852 |
| G2020                        | Access Drive | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 8,900 SF  | 4   | 3898851 |
| G2020                        | Parking lot  | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 46,000 SF | 4   | 3898847 |
| G2030                        | Site         | Fair      | Sidewalk, Concrete, Large Areas                                                     | 4,000 SF  | 26  | 3898846 |
| G2030                        | Site         | Fair      | Sidewalk, Asphalt                                                                   | 8,000 SF  | 5   | 3898853 |
| Sitework                     |              |           |                                                                                     |           |     |         |
| G2060                        | Site         | Fair      | Park Bench, Metal Powder-Coated                                                     | 6         | 10  | 3898849 |
| G2060                        | Site         | Fair      | Fences & Gates, Fence, Chain Link 6'                                                | 750 LF    | 10  | 3898848 |
| G2060                        | Site         | Fair      | Fences & Gates, Fence, Metal Tube 6'                                                | 14 LF     | 16  | 3898845 |
| G4050                        | Site         | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 5         | 10  | 3898850 |

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

9/11/2022

| Location                                                   | 2022     | 2023 | 2024    | 2025      | 2026      | 2027        | 2028     | 2029      | 2030    | 2031     | 2032      | 2033 | 2034    | 2035     | 2036     | 2037      | 2038      | 2039      | 2040    | 2041     | 2042      | Total Escalated Estimate |
|------------------------------------------------------------|----------|------|---------|-----------|-----------|-------------|----------|-----------|---------|----------|-----------|------|---------|----------|----------|-----------|-----------|-----------|---------|----------|-----------|--------------------------|
| Rose City High (Continuation HS)                           | \$0      | \$0  | \$0     | \$0       | \$0       | \$0         | \$0      | \$0       | \$0     | \$0      | \$0       | \$0  | \$0     | \$0      | \$0      | \$0       | \$0       | \$0       | \$0     | \$0      | \$0       |                          |
| Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | \$0      | \$0  | \$0     | \$26,156  | \$0       | \$134,176   | \$0      | \$69,113  | \$0     | \$5,394  | \$5,264   | \$0  | \$0     | \$0      | \$0      | \$74,278  | \$0       | \$190,620 | \$0     | \$1,145  | \$87,052  | \$593,197                |
| Rose City High (Continuation HS) / Administration Building | \$13,361 | \$0  | \$5,079 | \$58,814  | \$45,308  | \$1,365,618 | \$0      | \$72,458  | \$1,654 | \$0      | \$315,027 | \$0  | \$6,825 | \$78,450 | \$16,786 | \$391,925 | \$0       | \$5,215   | \$7,909 | \$0      | \$265,282 | \$2,649,712              |
| Rose City High (Continuation HS) / B - 8, 10, 12, 14       | \$0      | \$0  | \$0     | \$29,794  | \$0       | \$122,194   | \$1,429  | \$28,100  | \$0     | \$0      | \$0       | \$0  | \$0     | \$0      | \$0      | \$79,228  | \$0       | \$139,368 | \$0     | \$0      | \$14,148  | \$414,260                |
| Rose City High (Continuation HS) / C - 11, 13, 15, 17      | \$0      | \$0  | \$0     | \$26,156  | \$0       | \$63,039    | \$73,713 | \$0       | \$0     | \$0      | \$11,697  | \$0  | \$0     | \$0      | \$0      | \$79,228  | \$134,087 | \$0       | \$0     | \$0      | \$28,297  | \$416,216                |
| Rose City High (Continuation HS) / Site                    | \$0      | \$0  | \$0     | \$0       | \$63,493  | \$55,497    | \$0      | \$0       | \$0     | \$29,386 | \$295,287 | \$0  | \$0     | \$0      | \$34,066 | \$0       | \$978     | \$0       | \$0     | \$39,492 | \$0       | \$518,198                |
| Grand Total                                                | \$13,361 | \$0  | \$5,079 | \$140,919 | \$108,802 | \$1,740,524 | \$75,142 | \$169,671 | \$1,654 | \$34,780 | \$627,276 | \$0  | \$6,825 | \$78,450 | \$50,852 | \$624,658 | \$135,064 | \$335,203 | \$7,909 | \$40,636 | \$394,778 | \$4,591,583              |

Rose City High (Continuation HS)

Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6

| Uniformat                                               | Code | Location            | Description | ID                                                                                  | Cost Description | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023 | 2024     | 2025    | 2026      | 2027     | 2028     | 2029 | 2030    | 2031    | 2032 | 2033 | 2034 | 2035 | 2036     | 2037 | 2038      | 2039 | 2040    | 2041     | 2042 | Deficiency Repair Estimate |
|---------------------------------------------------------|------|---------------------|-------------|-------------------------------------------------------------------------------------|------------------|----------------|----|-----|----------|------|-------------|----------|------|------|----------|---------|-----------|----------|----------|------|---------|---------|------|------|------|------|----------|------|-----------|------|---------|----------|------|----------------------------|
| B2010                                                   |      | Building Exterior   | 3898787     | Exterior Walls, any painted surface, Prep & Paint                                   |                  | 10             | 5  | 5   | 3110     | SF   | \$3.26      | \$10,151 |      |      |          |         |           | \$10,151 |          |      |         |         |      |      |      |      | \$10,151 |      |           |      |         |          |      | \$20,302                   |
| B2020                                                   |      | Building Exterior   | 3898757     | Window, Aluminum Double-Glazed, 28-40 SF, Replace                                   |                  | 30             | 23 | 7   | 8        | EA   | \$1,360.00  | \$10,880 |      |      |          |         |           |          | \$10,880 |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$10,880                   |
| B2050                                                   |      | Building Exterior   | 3898783     | Exterior Door, Steel, Standard, Replace                                             |                  | 40             | 23 | 17  | 8        | EA   | \$652.80    | \$5,222  |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      | \$5,222   |      |         |          |      | \$5,222                    |
| B3010                                                   |      | Roof                | 3898791     | Roofing, Metal, Replace                                                             |                  | 40             | 23 | 17  | 5100     | SF   | \$14.14     | \$72,134 |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      | \$72,134  |      |         |          |      | \$72,134                   |
| B3020                                                   |      | Roof                | 3898770     | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace             |                  | 20             | 15 | 5   | 360      | LF   | \$9.79      | \$3,525  |      |      |          |         |           | \$3,525  |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$3,525                    |
| C1030                                                   |      | Throughout building | 3898755     | Interior Door, Wood, Solid-Core, Replace                                            |                  | 40             | 23 | 17  | 7        | EA   | \$761.60    | \$5,331  |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      | \$5,331   |      |         |          |      | \$5,331                    |
| C1030                                                   |      | Throughout building | 3898768     | Door Hardware, School, per Door, Replace                                            |                  | 30             | 23 | 7   | 15       | EA   | \$435.20    | \$6,528  |      |      |          |         |           |          | \$6,528  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$6,528                    |
| C1070                                                   |      | Throughout building | 3898796     | Suspended Ceilings, Acoustical Tile (ACT), Replace                                  |                  | 25             | 20 | 5   | 3600     | SF   | \$3.81      | \$13,709 |      |      |          |         |           | \$13,709 |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$13,709                   |
| C1070                                                   |      | Restrooms           | 3898773     | Suspended Ceilings, Acoustical Tile Fiberglass, Replace                             |                  | 25             | 18 | 7   | 420      | SF   | \$5.98      | \$2,513  |      |      |          |         |           |          | \$2,513  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$2,513                    |
| C1090                                                   |      | Restrooms           | 3898775     | Toilet Partitions, Metal, Replace                                                   |                  | 20             | 15 | 5   | 6        | EA   | \$924.80    | \$5,549  |      |      |          |         |           | \$5,549  |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$5,549                    |
| C2010                                                   |      | Restrooms           | 3898758     | Wall Finishes, Laminated Paneling (FRP), Replace                                    |                  | 30             | 23 | 7   | 1500     | SF   | \$17.41     | \$26,112 |      |      |          |         |           |          | \$26,112 |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$26,112                   |
| C2010                                                   |      | Throughout building | 3898761     | Wall Finishes, any surface, Prep & Paint                                            |                  | 10             | 5  | 5   | 5000     | SF   | \$1.63      | \$8,160  |      |      |          |         |           | \$8,160  |          |      |         |         |      |      |      |      | \$8,160  |      |           |      |         |          |      | \$8,160                    |
| C2030                                                   |      | Cafeteria           | 3898788     | Flooring, Vinyl Tile (VCT), Replace                                                 |                  | 15             | 10 | 5   | 900      | SF   | \$5.44      | \$4,896  |      |      |          |         |           | \$4,896  |          |      |         |         |      |      |      |      |          |      |           |      |         | \$4,896  |      | \$9,792                    |
| C2030                                                   |      | Restrooms           | 3898785     | Flooring, Vinyl Sheetting, Replace                                                  |                  | 15             | 8  | 7   | 420      | SF   | \$7.62      | \$3,199  |      |      |          |         |           |          | \$3,199  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$3,199                    |
| C2030                                                   |      | Throughout building | 3898792     | Flooring, Carpet, Commercial Standard, Replace                                      |                  | 10             | 5  | 5   | 2700     | SF   | \$8.16      | \$22,032 |      |      |          |         |           | \$22,032 |          |      |         |         |      |      |      |      | \$22,032 |      |           |      |         |          |      | \$22,032                   |
| D2010                                                   |      | Building exterior   | 3898794     | Backflow Preventer, Domestic Water, Replace                                         |                  | 30             | 21 | 9   | 1        | EA   | \$3,481.60  | \$3,482  |      |      |          |         |           |          |          |      | \$3,482 |         |      |      |      |      |          |      |           |      |         |          |      | \$3,482                    |
| D2010                                                   |      | Throughout building | 3898763     | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace        |                  | 40             | 23 | 17  | 4000     | SF   | \$5.44      | \$21,760 |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      | \$21,760  |      |         |          |      | \$21,760                   |
| D2010                                                   |      | Building exterior   | 3898795     | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                                  |                  | 15             | 10 | 5   | 1        | EA   | \$1,632.00  | \$1,632  |      |      |          |         |           | \$1,632  |          |      |         |         |      |      |      |      |          |      |           |      |         | \$1,632  |      | \$3,264                    |
| D2010                                                   | 4    |                     | 3898779     | Sink/Lavatory, Service Sink, Laundry, Replace                                       |                  | 30             | 23 | 7   | 1        | EA   | \$979.20    | \$979    |      |      |          |         |           |          | \$979    |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$979                      |
| D2010                                                   |      | Restrooms           | 3898766     | Toilet, Commercial Water Closet, Replace                                            |                  | 30             | 10 | 20  | 8        | EA   | \$1,414.40  | \$11,315 |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         | \$11,315 |      | \$11,315                   |
| D2010                                                   |      | Restrooms           | 3898777     | Urinal, Waterless, Replace                                                          |                  | 30             | 10 | 20  | 2        | EA   | \$652.80    | \$1,306  |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         | \$1,306  |      | \$1,306                    |
| D2010                                                   |      | Restrooms           | 3898772     | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                                   |                  | 30             | 10 | 20  | 6        | EA   | \$1,632.00  | \$9,792  |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         | \$9,792  |      | \$9,792                    |
| D3030                                                   |      | Building exterior   | 3898781     | Heat Pump, Packaged & Wall-Mounted, Replace                                         |                  | 20             | 17 | 3   | 1        | EA   | \$5,984.00  | \$5,984  |      |      |          | \$5,984 |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$5,984                    |
| D3030                                                   |      | Building exterior   | 3898767     | Heat Pump, Packaged & Wall-Mounted, Replace                                         |                  | 20             | 17 | 3   | 1        | EA   | \$5,984.00  | \$5,984  |      |      |          | \$5,984 |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$5,984                    |
| D3030                                                   |      | Building exterior   | 3898759     | Heat Pump, Packaged & Wall-Mounted, Replace                                         |                  | 20             | 17 | 3   | 1        | EA   | \$5,984.00  | \$5,984  |      |      |          | \$5,984 |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$5,984                    |
| D3030                                                   |      | Building exterior   | 3898765     | Heat Pump, Packaged & Wall-Mounted, Replace                                         |                  | 20             | 17 | 3   | 1        | EA   | \$5,984.00  | \$5,984  |      |      |          | \$5,984 |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$5,984                    |
| D3050                                                   |      | Throughout building | 3898782     | HVAC System, Ductwork, Medium Density, Replace                                      |                  | 30             | 10 | 20  | 4000     | SF   | \$4.35      | \$17,408 |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      |           |      |         | \$17,408 |      | \$17,408                   |
| D3060                                                   |      | Restrooms           | 3898764     | Supplemental Components, Hand Dryer, Restroom, Replace                              |                  | 10             | 5  | 5   | 2        | EA   | \$1,740.80  | \$3,482  |      |      |          |         |           | \$3,482  |          |      |         |         |      |      |      |      | \$3,482  |      |           |      |         |          |      | \$3,482                    |
| D4030                                                   |      | Throughout building | 3898778     | Fire Extinguisher, Type ABC, up to 20 LB, Replace                                   |                  | 10             | 1  | 9   | 4        | EA   | \$163.20    | \$653    |      |      |          |         |           |          |          |      | \$653   |         |      |      |      |      |          |      |           |      | \$653   |          |      | \$1,306                    |
| D5020                                                   |      | Restrooms           | 3898756     | Distribution Panel, 120/240 V, Residential Style, Replace                           |                  | 30             | 23 | 7   | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |         |           |          | \$1,197  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$1,197                    |
| D5020                                                   | 2    |                     | 3898789     | Distribution Panel, 120/240 V, Residential Style, Replace                           |                  | 30             | 23 | 7   | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |         |           |          | \$1,197  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$1,197                    |
| D5020                                                   | 6    |                     | 3898784     | Distribution Panel, 120/240 V, Residential Style, Replace                           |                  | 30             | 23 | 7   | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |         |           |          | \$1,197  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$1,197                    |
| D5020                                                   | 4    |                     | 3898771     | Distribution Panel, 120/240 V, Residential Style, Replace                           |                  | 30             | 23 | 7   | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |         |           |          | \$1,197  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$1,197                    |
| D5020                                                   |      | Cafeteria           | 3898762     | Distribution Panel, 120/240 V, Residential Style, Replace                           |                  | 30             | 23 | 7   | 1        | EA   | \$1,196.80  | \$1,197  |      |      |          |         |           |          | \$1,197  |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$1,197                    |
| D5030                                                   |      | Throughout building | 3898780     | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    |                  | 40             | 23 | 17  | 4000     | SF   | \$2.72      | \$10,880 |      |      |          |         |           |          |          |      |         |         |      |      |      |      |          |      | \$10,880  |      |         |          |      | \$10,880                   |
| D5040                                                   |      | Building exterior   | 3898786     | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     |                  | 20             | 15 | 5   | 6        | EA   | \$239.36    | \$1,436  |      |      |          |         |           | \$1,436  |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$1,436                    |
| D5040                                                   |      | Throughout building | 3898769     | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace |                  | 20             | 15 | 5   | 4000     | SF   | \$4.90      | \$19,584 |      |      |          |         |           | \$19,584 |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$19,584                   |
| D6060                                                   |      | Throughout building | 3898793     | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace                  |                  | 20             | 15 | 5   | 4000     | SF   | \$1.80      | \$7,181  |      |      |          |         |           | \$7,181  |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$7,181                    |
| D7030                                                   |      | Building exterior   | 3898774     | Security Camera, Closed Circuit Exterior, Fixed Color, Replace                      |                  | 10             | 5  | 5   | 1        | EA   | \$3,851.52  | \$3,852  |      |      |          |         |           | \$3,852  |          |      |         |         |      |      |      |      | \$3,852  |      |           |      |         |          |      | \$3,852                    |
| D7050                                                   |      | Throughout building | 3898776     | Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install         |                  | 20             | 15 | 5   | 4000     | SF   | \$2.18      | \$8,704  |      |      |          |         |           | \$8,704  |          |      |         |         |      |      |      |      |          |      |           |      |         |          |      | \$8,704                    |
| E1030                                                   |      | Cafeteria           | 3898790     | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace             |                  | 15             | 10 | 5   | 1        | EA   | \$1,849.60  | \$1,850  |      |      |          |         |           | \$1,850  |          |      |         |         |      |      |      |      |          |      |           |      |         | \$1,850  |      | \$3,699                    |
| E1030                                                   |      | Cafeteria           | 3898760     | Foodservice Equipment, Dairy Cooler/Wells, Replace                                  |                  | 15             | 5  | 10  | 1        | EA   | \$3,916.80  | \$3,917  |      |      |          |         |           |          |          |      |         | \$3,917 |      |      |      |      |          |      |           |      |         |          |      | \$3,917                    |
| Totals, Unescalated                                     |      |                     |             |                                                                                     |                  |                |    |     |          |      |             | \$0      | \$0  | \$0  | \$23,936 | \$0     | \$115,741 | \$0      | \$56,195 | \$0  | \$4,134 | \$3,917 | \$0  | \$0  | \$0  | \$0  | \$47,676 | \$0  | \$115,328 | \$0  | \$653   | \$48,198 |      | \$415,779                  |
| Totals, Escalated (3.0% inflation, compounded annually) |      |                     |             |                                                                                     |                  |                |    |     |          |      |             | \$0      | \$0  | \$0  | \$26,156 | \$0     | \$134,176 | \$0      | \$69,113 | \$0  | \$5,394 | \$5,264 | \$0  | \$0  | \$0  | \$0  | \$74,278 | \$0  | \$190,620 | \$0  | \$1,145 | \$87,052 |      | \$593,197                  |

Rose City High (Continuation HS) / Administration Building

| Uniformat | Code | Location          | Description | ID                                                | Cost Description | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2022 | 2023 | 2024 | 2025 | 2026 | 2027     | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037     | 2038 | 2039 | 2040 | 2041 | 2042 | Deficiency Repair Estimate |
|-----------|------|-------------------|-------------|---------------------------------------------------|------------------|----------------|----|-----|----------|------|-------------|----------|------|------|------|------|------|----------|------|------|------|------|------|------|------|------|------|----------|------|------|------|------|------|----------------------------|
| B2010     |      | Building Exterior | 3898933     | Exterior Walls, any painted surface, Prep & Paint |                  | 10             | 5  | 5   | 15000    | SF   | \$3.26      | \$48,960 |      |      |      |      |      | \$48,960 |      |      |      |      |      |      |      |      |      | \$48,960 |      |      |      |      |      | \$97,920                   |

| Informa | Code                  | Location | Description                                                       | ID | Cost Description |  | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost   | * Subtotal | 2022    | 2023 | 2024    | 2025    | 2026     | 2027      | 2028 | 2029    | 2030    | 2031     | 2032 | 2033    | 2034    | 2035    | 2036     | 2037    | 2038    | 2039 | 2040     | 2041     | 2042      | Deficiency Repair Estimate |          |
|---------|-----------------------|----------|-------------------------------------------------------------------|----|------------------|--|----------------|------|-----|----------|------|-------------|------------|---------|------|---------|---------|----------|-----------|------|---------|---------|----------|------|---------|---------|---------|----------|---------|---------|------|----------|----------|-----------|----------------------------|----------|
| B2020   | Building Exterior     | 3898870  | Window, Wood Historical, 28-40 SF, Restore                        |    |                  |  | 30             | 25   | 5   | 106      | EA   | \$5,222.40  | \$553,574  |         |      |         |         |          | \$553,574 |      |         |         |          |      |         |         |         |          |         |         |      |          |          | \$553,574 |                            |          |
| B2050   | Building Exterior     | 3898892  | Exterior Door, Wood, Solid-Core Decorative High-End, Replace      |    |                  |  | 25             | 15   | 10  | 12       | EA   | \$1,632.00  | \$19,584   |         |      |         |         |          |           |      |         |         | \$19,584 |      |         |         |         |          |         |         |      |          |          |           | \$19,584                   |          |
| B3010   | Throughout            | 3960120  | Roofing, Built-Up, Replace                                        |    |                  |  | 25             | 20   | 5   | 6000     | SF   | \$15.23     | \$91,392   |         |      |         |         |          | \$91,392  |      |         |         |          |      |         |         |         |          |         |         |      |          |          |           | \$91,392                   |          |
| C1030   | Throughout building   | 3898925  | Door Hardware, School, per Door, Replace                          |    |                  |  | 30             | 26   | 4   | 67       | EA   | \$435.20    | \$29,158   |         |      |         |         | \$29,158 |           |      |         |         |          |      |         |         |         |          |         |         |      |          |          |           | \$29,158                   |          |
| C1070   | Throughout building   | 3898863  | Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace        |    |                  |  | 25             | 15   | 10  | 10500    | SF   | \$3.81      | \$39,984   |         |      |         |         |          |           |      |         |         | \$39,984 |      |         |         |         |          |         |         |      |          |          |           | \$39,984                   |          |
| C2010   | Restrooms             | 3898924  | Wall Finishes, Ceramic Tile, Replace                              |    |                  |  | 40             | 30   | 10  | 2000     | SF   | \$19.58     | \$39,168   |         |      |         |         |          |           |      |         |         | \$39,168 |      |         |         |         |          |         |         |      |          |          |           | \$39,168                   |          |
| C2010   | Throughout building   | 3898891  | Wall Finishes, any surface, Prep & Paint                          |    |                  |  | 10             | 5    | 5   | 30000    | SF   | \$1.63      | \$48,960   |         |      |         |         |          | \$48,960  |      |         |         |          |      |         |         |         | \$48,960 |         |         |      |          |          |           | \$48,960                   |          |
| C2030   | Corridor              | 3898895  | Flooring, any surface, w/ Epoxy Coating, Prep & Paint             |    |                  |  | 10             | 5    | 5   | 5000     | SF   | \$13.06     | \$65,280   |         |      |         |         |          |           |      |         |         |          |      |         |         |         | \$65,280 |         |         |      |          |          |           | \$65,280                   |          |
| C2030   | Throughout building   | 3898921  | Flooring, Wood, Strip, Refinish                                   |    |                  |  | 10             | 5    | 5   | 5000     | SF   | \$4.35      | \$21,760   |         |      |         |         |          | \$21,760  |      |         |         |          |      |         |         |         | \$21,760 |         |         |      |          |          |           | \$21,760                   |          |
| C2030   | 136 Custodian Office  | 3898894  | Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace        |    |                  |  | 15             | 15   | 0   | 360      | SF   | \$8.70      | \$3,133    | \$3,133 |      |         |         |          |           |      |         |         |          |      |         |         |         | \$3,133  |         |         |      |          |          |           | \$3,133                    |          |
| C2030   | 147 Gym               | 3898886  | Flooring, Rubber Tile, Replace                                    |    |                  |  | 15             | 0    | 15  | 840      | SF   | \$9.79      | \$8,225    |         |      |         |         |          |           |      |         |         |          |      |         |         |         | \$8,225  |         |         |      |          |          |           | \$8,225                    |          |
| C2030   | Throughout building   | 3898859  | Flooring, Carpet, Commercial Tile, Replace                        |    |                  |  | 10             | 0    | 10  | 8000     | SF   | \$7.07      | \$56,576   |         |      |         |         |          |           |      |         |         | \$56,576 |      |         |         |         |          |         |         |      | \$56,576 |          |           | \$56,576                   |          |
| C2050   | Throughout building   | 3898887  | Ceiling Finishes, any flat surface, Prep & Paint                  |    |                  |  | 10             | 5    | 5   | 10000    | SF   | \$2.18      | \$21,760   |         |      |         |         |          | \$21,760  |      |         |         |          |      |         |         |         | \$21,760 |         |         |      |          |          |           | \$21,760                   |          |
| D2010   | Boiler room           | 3898877  | Water Heater, Gas, Residential, Replace                           |    |                  |  | 15             | 2    | 13  | 1        | EA   | \$1,414.40  | \$1,414    |         |      |         |         |          |           |      |         |         |          |      |         | \$1,414 |         |          |         |         |      |          |          |           | \$1,414                    |          |
| D2010   | Boiler room           | 3898883  | Pump, Circulation, Domestic Water, Replace                        |    |                  |  | 15             | 2    | 13  | 1        | EA   | \$2,828.80  | \$2,829    |         |      |         |         |          |           |      |         |         |          |      |         | \$2,829 |         |          |         |         |      |          |          |           | \$2,829                    |          |
| D2010   | Boiler room           | 3898898  | Pump Station, Duplex Mounted, Replace                             |    |                  |  | 25             | 5    | 20  | 1        | EA   | \$21,107.20 | \$21,107   |         |      |         |         |          |           |      |         |         |          |      |         |         |         |          |         |         |      | \$21,107 |          |           | \$21,107                   |          |
| D2010   | Restrooms             | 3898868  | Sink/Lavatory, Trough Style, Solid Surface, Replace               |    |                  |  | 30             | 25   | 5   | 2        | EA   | \$2,720.00  | \$5,440    |         |      |         |         |          | \$5,440   |      |         |         |          |      |         |         |         |          |         |         |      |          |          |           | \$5,440                    |          |
| D2010   | Corridor              | 3898864  | Drinking Fountain, Wall-Mounted, Single-Level, Replace            |    |                  |  | 15             | 10   | 5   | 3        | EA   | \$1,305.60  | \$3,917    |         |      |         |         |          | \$3,917   |      |         |         |          |      |         |         |         |          |         |         |      | \$3,917  |          |           | \$3,917                    |          |
| D2010   | 131 Lounge            | 3898876  | Bottle Fill Station, Wall-Mounted, Single-Level, Replace          |    |                  |  | 15             | 7    | 8   | 1        | EA   | \$1,305.60  | \$1,306    |         |      |         |         |          |           |      |         | \$1,306 |          |      |         |         |         |          |         |         |      |          |          |           | \$1,306                    |          |
| D2010   | Restrooms             | 3898867  | Toilet, Commercial Water Closet, Replace                          |    |                  |  | 30             | 20   | 10  | 16       | EA   | \$1,414.40  | \$22,630   |         |      |         |         |          |           |      |         |         | \$22,630 |      |         |         |         |          |         |         |      |          |          |           | \$22,630                   |          |
| D2010   | Restrooms             | 3898884  | Urinal, Standard, Replace                                         |    |                  |  | 30             | 20   | 10  | 6        | EA   | \$1,196.80  | \$7,181    |         |      |         |         |          |           |      |         |         | \$7,181  |      |         |         |         |          |         |         |      |          |          |           | \$7,181                    |          |
| D2030   | Boiler room           | 3898878  | Pump, Sump, Replace                                               |    |                  |  | 15             | 12   | 3   | 1        | EA   | \$4,645.76  | \$4,646    |         |      |         | \$4,646 |          |           |      |         |         |          |      |         |         |         |          |         |         |      | \$4,646  |          |           | \$4,646                    |          |
| D3020   | Boiler room           | 3898889  | Boiler Supplemental Components, Chemical Feed System, Replace     |    |                  |  | 15             | -5   | 20  | 1        | EA   | \$12,729.60 | \$12,730   |         |      |         |         |          |           |      |         |         |          |      |         |         |         |          |         |         |      |          | \$12,730 |           |                            | \$12,730 |
| D3030   | 129 A                 | 3898916  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 10   | 0   | 1        | EA   | \$2,393.60  | \$2,394    | \$2,394 |      |         |         |          |           |      |         |         | \$2,394  |      |         |         |         |          |         |         |      | \$2,394  |          |           | \$2,394                    |          |
| D3030   | 130 Clinic            | 3898872  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 10   | 0   | 1        | EA   | \$2,393.60  | \$2,394    | \$2,394 |      |         |         |          |           |      |         |         | \$2,394  |      |         |         |         |          |         |         |      | \$2,394  |          |           | \$2,394                    |          |
| D3030   | 144 Physics           | 3898897  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 8    | 2   | 1        | EA   | \$3,155.20  | \$3,155    |         |      | \$3,155 |         |          |           |      |         |         |          |      | \$3,155 |         |         |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 130 Clinic            | 3898910  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         | \$2,394 |         |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 147 Gym               | 3898893  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 140 Ind. Study        | 3898881  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | Great Room            | 3898928  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | Great Room            | 3898875  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 140 Ind. Study        | 3898871  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 133                   | 3898905  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 144 Physics           | 3898918  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 147 Gym               | 3898929  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 142 Computer Lab      | 3898856  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 128 Health Svc Office | 3898920  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 147 Gym               | 3898857  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 136 Custodian Office  | 3898858  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 130 Clinic            | 3898854  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 142 Computer Lab      | 3898882  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 131 Lounge            | 3898896  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         | \$3,155 |          |           |      |         |         |          |      |         |         | \$3,155 |          |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 130 Clinic            | 3898873  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 140 Ind. Study        | 3898866  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 7    | 3   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         | \$2,394 |          |           |      |         |         |          |      |         |         | \$2,394 |          |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 144 Physics           | 3898890  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 6    | 4   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         |         | \$3,155  |           |      |         |         |          |      |         |         |         | \$3,155  |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 157 Graphics Lab      | 3898855  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 6    | 4   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         |         | \$2,394  |           |      |         |         |          |      |         |         |         | \$2,394  |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 157 Graphics Lab      | 3898913  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 6    | 4   | 1        | EA   | \$2,393.60  | \$2,394    |         |      |         |         | \$2,394  |           |      |         |         |          |      |         |         |         | \$2,394  |         |         |      |          |          |           | \$2,394                    |          |
| D3030   | 129 A                 | 3898922  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 6    | 4   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         |         | \$3,155  |           |      |         |         |          |      |         |         |         | \$3,155  |         |         |      |          |          |           | \$3,155                    |          |
| D3030   | 142 Computer Lab      | 3898917  | Heat Pump, Packaged & Wall-Mounted, Replace                       |    |                  |  | 20             | 15   | 5   | 1        | EA   | \$4,787.20  | \$4,787    |         |      |         |         |          | \$4,787   |      |         |         |          |      |         |         |         |          |         |         |      |          |          |           | \$4,787                    |          |
| D3030   | 133                   | 3898901  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 5    | 5   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         |         |          | \$3,155   |      |         |         |          |      |         |         |         |          | \$3,155 |         |      |          |          |           | \$3,155                    |          |
| D3030   | 157 Graphics Lab      | 3898874  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 5    | 5   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         |         |          | \$3,155   |      |         |         |          |      |         |         |         |          | \$3,155 |         |      |          |          |           | \$3,155                    |          |
| D3030   | 128 Health Svc Office | 3898915  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 3    | 7   | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         |         |          |           |      | \$3,155 |         |          |      |         |         |         |          |         | \$3,155 |      |          |          |           | \$3,155                    |          |
| D3030   | 129 B                 | 3898931  | Air Conditioner, Window/Thru-Wall, Replace                        |    |                  |  | 10             | 0    | 10  | 1        | EA   | \$3,155.20  | \$3,155    |         |      |         |         |          |           |      |         |         | \$3,155  |      |         |         |         |          |         |         |      | \$3,155  |          |           | \$3,155                    |          |
| D3060   | 136 Custodian Office  | 3898908  | Exhaust Fan, Propeller, less than 0.25 HP Motor, Replace          |    |                  |  | 20             | 5    | 15  | 1        | EA   | \$544.00    | \$544      |         |      |         |         |          |           |      |         |         |          |      |         |         |         | \$544    |         |         |      |          |          |           | \$544                      |          |
| D4010   | Throughout building   | 3898914  | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace |    |                  |  | 25             | 10   | 15  | 20500    | SF   | \$1.16      | \$23,865</ |         |      |         |         |          |           |      |         |         |          |      |         |         |         |          |         |         |      |          |          |           |                            |          |



| Rose City High (Continuation HS) / Site                 |                      |         |                                                                                     |                |      |     |          |      |             |           |      |      |      |      |          |          |      |      |      |          |           |      |      |      |          |      |       |      |      |          |      |                            |           |
|---------------------------------------------------------|----------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|------|------|------|------|----------|----------|------|------|------|----------|-----------|------|------|------|----------|------|-------|------|------|----------|------|----------------------------|-----------|
| 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 |           |
| G2020                                                   | Access Drive         | 3898851 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25             | 21   | 4   | 8900     | SF   | \$3.81      | \$33,891  |      |      |      |      | \$33,891 |          |      |      |      |          |           |      |      |      |          |      |       |      |      |          |      | \$33,891                   |           |
| G2020                                                   | Parking lot          | 3898847 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 5              | 1    | 4   | 46000    | SF   | \$0.49      | \$22,522  |      |      |      |      | \$22,522 |          |      |      |      | \$22,522 |           |      |      |      | \$22,522 |      |       |      |      | \$22,522 |      | \$90,086                   |           |
| G2020                                                   | Parking lot          | 3898852 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25             | 15   | 10  | 46000    | SF   | \$3.81      | \$175,168 |      |      |      |      |          |          |      |      |      |          | \$175,168 |      |      |      |          |      |       |      |      |          |      | \$175,168                  |           |
| G2030                                                   | Site                 | 3898853 | Sidewalk, Asphalt, Replace                                                          | 25             | 20   | 5   | 8000     | SF   | \$5.98      | \$47,872  |      |      |      |      | \$47,872 |          |      |      |      |          |           |      |      |      |          |      |       |      |      |          |      | \$47,872                   |           |
| G2060                                                   | Site                 | 3898849 | Park Bench, Metal Powder-Coated, Replace                                            | 20             | 10   | 10  | 6        | EA   | \$761.60    | \$4,570   |      |      |      |      |          |          |      |      |      |          | \$4,570   |      |      |      |          |      |       |      |      |          |      | \$4,570                    |           |
| G2060                                                   | Site                 | 3898848 | Fences & Gates, Fence, Chain Link 6", Replace                                       | 40             | 30   | 10  | 750      | LF   | \$22.85     | \$17,136  |      |      |      |      |          |          |      |      |      |          | \$17,136  |      |      |      |          |      |       |      |      |          |      | \$17,136                   |           |
| G2060                                                   | Site                 | 3898845 | Fences & Gates, Fence, Metal Tube 6", Replace                                       | 40             | 24   | 16  | 14       | LF   | \$43.52     | \$609     |      |      |      |      |          |          |      |      |      |          |           |      |      |      |          |      | \$609 |      |      |          |      | \$609                      |           |
| G4050                                                   | Site                 | 3898850 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20             | 10   | 10  | 5        | EA   | \$4,569.60  | \$22,848  |      |      |      |      |          |          |      |      |      |          | \$22,848  |      |      |      |          |      |       |      |      |          |      | \$22,848                   |           |
| Totals, Unescalated                                     |                      |         |                                                                                     |                |      |     |          |      |             |           | \$0  | \$0  | \$0  | \$0  | \$56,413 | \$47,872 | \$0  | \$0  | \$0  | \$22,522 | \$219,722 | \$0  | \$0  | \$0  | \$22,522 | \$0  | \$609 | \$0  | \$0  | \$22,522 | \$0  |                            | \$392,180 |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |         |                                                                                     |                |      |     |          |      |             |           | \$0  | \$0  | \$0  | \$0  | \$63,493 | \$55,497 | \$0  | \$0  | \$0  | \$29,386 | \$295,287 | \$0  | \$0  | \$0  | \$34,066 | \$0  | \$978 | \$0  | \$0  | \$39,492 | \$0  |                            | \$518,198 |

## Appendix G:

### Equipment Inventory List

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| D20 Plumbing |         |        |                                            |                                         |          |                                                            |                       |                 |               |                    |              |         |     |
|--------------|---------|--------|--------------------------------------------|-----------------------------------------|----------|------------------------------------------------------------|-----------------------|-----------------|---------------|--------------------|--------------|---------|-----|
| Index        | ID      | UFCode | Component Description                      | Attributes                              | Capacity | Building                                                   | Location Detail       | Manufacturer    | Model         | Serial             | Dataplate Yr | Barcode | Qty |
| 1            | 3898883 | D2010  | Pump                                       | Circulation, Domestic Water             | 1/12 HP  | Rose City High (Continuation HS) / Administration Building | Boiler room           | Bell & Gossett  | AB0204        | 18844              | 2020         | 1000404 |     |
| 2            | 3898898 | D2010  | Pump Station [Cond/Vac Pumps]              | Duplex Mounted                          | 5 HP     | Rose City High (Continuation HS) / Administration Building | Boiler room           | Burnham         | BVC           | B-136              | 2017         |         |     |
| 3            | 3898877 | D2010  | Water Heater                               | Gas, Residential                        | 40 GAL   | Rose City High (Continuation HS) / Administration Building | Boiler room           | Bradford White  | URG140T6N     | WB44746183         | 2020         |         |     |
| 4            | 3898794 | D2010  | Backflow Preventer                         | Domestic Water                          | 2 IN     | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Building exterior     | Febco           | 825Y          | H01001             | 2001         |         |     |
| 5            | 3898878 | D2030  | Pump                                       | Sump                                    | 3 HP     | Rose City High (Continuation HS) / Administration Building | Boiler room           | Zoeller         | Illegible     | Illegible          |              | 1000391 |     |
| D30 HVAC     |         |        |                                            |                                         |          |                                                            |                       |                 |               |                    |              |         |     |
| Index        | ID      | UFCode | Component Description                      | Attributes                              | Capacity | Building                                                   | Location Detail       | Manufacturer    | Model         | Serial             | Dataplate Yr | Barcode | Qty |
| 1            | 3898862 | D3020  | Boiler [Boiler]                            | Gas, HVAC                               | 1642 MBH | Rose City High (Continuation HS) / Administration Building | Boiler room           | Burnham         | LNCL-50-G-WEB | 1241644.LB         | 2017         | 1000405 |     |
| 2            | 3898927 | D3020  | Radiator                                   | Hydronic, Column/Cabinet Style (per EA) |          | Rose City High (Continuation HS) / Administration Building | Throughout building   |                 |               |                    |              |         | 32  |
| 3            | 3898889 | D3020  | Boiler Supplemental Components [Feed Tank] | Chemical Feed System                    |          | Rose City High (Continuation HS) / Administration Building | Boiler room           | Burnham         | SHEM PRH      | B-135              | 2017         |         |     |
| 4            | 3898890 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 144 Physics           | Heat Controller | RAH-183M      | No tag/plate found | 2016         | 1000410 |     |
| 5            | 3898897 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 144 Physics           | Carrier         | 51CME112101K  | 0590Y00790         |              | 1000412 |     |
| 6            | 3898910 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 130 Clinic            | Carrier         | KCA012101P    | 0208V00066         | 2008         | 1000381 |     |
| 7            | 3898893 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 147 Gym               | Carrier         | 731101010     | 1004B41907         |              | 1000393 |     |
| 8            | 3898916 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 129 A                 | Carrier         | 51CM0012311   | 43 Y701013         | 1997         | 1000374 |     |
| 9            | 3898915 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 128 Health Svc Office | Heat Controller | RAH-183M      | 914611180600072    | 2019         | 1000379 |     |
| 10           | 3898881 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 140 Ind. Study        | Heat Controller | RAH-183G      | 141092131200345    | 2015         | 1000400 |     |
| 11           | 3898928 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | Great Room            | Carrier         | 77GMA118301B  | 62U026-148         |              | 1000394 |     |
| 12           | 3898875 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | Great Room            | Carrier         | ZWA183RB      | 0907B46625         | 2007         | 1000390 |     |
| 13           | 3898871 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 140 Ind. Study        | Heat Controller | RAH-183M      | No tag/plate found | 2015         | 1000399 |     |
| 14           | 3898905 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 133                   | Carrier         | 77GMA118301B  | 9190C40425         | 1997         | 1000386 |     |
| 15           | 3898918 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 144 Physics           | Heat Controller | RAH-183G      | 141092131 200357   | 2014         | 1000411 |     |
| 16           | 3898901 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 133                   | Friedrich       | CP18N30       | LGDR00195          | 2007         | 1000385 |     |
| 17           | 3898929 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 147 Gym               | Carrier         | 51 CME112101K | 0190Y00511         |              | 1000392 |     |
| 18           | 3898872 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 0.75 TON | Rose City High (Continuation HS) / Administration Building | 130 Clinic            | Carrier         | UCD081B       | 0295B18569         | 1995         | 1000384 |     |
| 19           | 3898855 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 0.75 TON | Rose City High (Continuation HS) / Administration Building | 157 Graphics Lab      | Friedrich       | YS09L10-C     | LFDR03793          | 2006         | 1000395 |     |
| 20           | 3898913 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 0.75 TON | Rose City High (Continuation HS) / Administration Building | 157 Graphics Lab      | Friedrich       | YS09L10-C     | LFBR11953          | 2006         | 1000397 |     |
| 21           | 3898856 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 142 Computer Lab      | Carrier         | 51QCA209101B  | 62T024514          |              | 1000401 |     |
| 22           | 3898920 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 128 Health Svc Office | Carrier         | 77GMA118301B  | 62U025504          |              | 1000380 |     |
| 23           | 3898857 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 147 Gym               | Carrier         | 51 CME112101K | 0190Y01559         |              | 1000408 |     |
| 24           | 3898858 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 136 Custodian Office  | Heat Controller | RAH-183M      | No tag/plate found |              | 1000387 |     |
| 25           | 3898854 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 130 Clinic            | Friedrich       | ES12L33-A     | LFDR04394          | 2005         | 1000383 |     |
| 26           | 3898882 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1 TON    | Rose City High (Continuation HS) / Administration Building | 142 Computer Lab      | Carrier         | XQB101D       | 73XQB210101D       |              | 1000409 |     |
| 27           | 3898896 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 131 Lounge            | Carrier         | 51GMA118301   | G2X881930          | 1997         | 1000377 |     |
| 28           | 3898922 | D3030  | Air Conditioner                            | Window/Thru-Wall                        | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 129 A                 | Friedrich       | CP18N30       | LGDR00243          | 2006         | 1000375 |     |

|    |         |       |                       |                                    |          |                                                            |                      |                            |                 |                     |      |         |
|----|---------|-------|-----------------------|------------------------------------|----------|------------------------------------------------------------|----------------------|----------------------------|-----------------|---------------------|------|---------|
| 29 | 3898874 | D3030 | Air Conditioner       | Window/Thru-Wall                   | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 157 Graphics Lab     | LG                         | LW1515ER        | 501TADRFN962        |      | 1000396 |
| 30 | 3898931 | D3030 | Air Conditioner       | Window/Thru-Wall                   | 1.5 TON  | Rose City High (Continuation HS) / Administration Building | 129 B                | Heat Controller            | RAH-183M        | 908179170301838     |      | 1000376 |
| 31 | 3898873 | D3030 | Air Conditioner       | Window/Thru-Wall                   | 1 TON    | Rose City High (Continuation HS) / Administration Building | 130 Clinic           | Friedrich                  | YS13L33-A       | LEFR22123           | 2005 | 1000382 |
| 32 | 3898866 | D3030 | Air Conditioner       | Window/Thru-Wall                   | 1 TON    | Rose City High (Continuation HS) / Administration Building | 140 Ind. Study       | Heat Controller            | RADS-121J       | 1497230312C04151683 |      | 1000398 |
| 33 | 3898917 | D3030 | Heat Pump             | Packaged & Wall-Mounted            | 3 TON    | Rose City High (Continuation HS) / Administration Building | 142 Computer Lab     | Bard                       | Illegible       | Illegible           |      | 1000413 |
| 34 | 3898821 | D3030 | Heat Pump [10]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981243762-02    |      | 1000430 |
| 35 | 3898826 | D3030 | Heat Pump [11]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / C - 11, 13, 15, 17      | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263759-02    |      | 1000434 |
| 36 | 3898811 | D3030 | Heat Pump [12]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263784-02    |      | 1000431 |
| 37 | 3898836 | D3030 | Heat Pump [13]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / C - 11, 13, 15, 17      | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126H981246470-02    |      | 1000435 |
| 38 | 3898813 | D3030 | Heat Pump [14]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126H981246472-02    |      | 1000432 |
| 39 | 3898829 | D3030 | Heat Pump [15]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / C - 11, 13, 15, 17      | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126H981246469-02    |      | 1000436 |
| 40 | 3898833 | D3030 | Heat Pump [17]        | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / C - 11, 13, 15, 17      | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263766-02    |      |         |
| 41 | 3898781 | D3030 | Heat Pump [2]         | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J9912637-02      | 1999 | 1000422 |
| 42 | 3898767 | D3030 | Heat Pump [4]         | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263760-02    | 1999 | 1000423 |
| 43 | 3898765 | D3030 | Heat Pump [6]         | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263753-02    | 1999 |         |
| 44 | 3898804 | D3030 | Heat Pump [8]         | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263763-02    |      | 1000429 |
| 45 | 3898759 | D3030 | Heat Pump [Cafeteria] | Packaged & Wall-Mounted            | 3.5 TON  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Building exterior    | Bard Manufacturing Company | WH421LAO8VX4XXX | 126J981263756-02    | 1998 | 1000421 |
| 46 | 3898908 | D3060 | Exhaust Fan           | Propeller, less than 0.25 HP Motor | 1000 CFM | Rose City High (Continuation HS) / Administration Building | 136 Custodian Office | Dayton                     | 8M209R          | 71731715            |      | 1000443 |

| D40 Fire Protection |         |        |                       |                       |          |                                                            |                     |              |       |        |              |         |     |
|---------------------|---------|--------|-----------------------|-----------------------|----------|------------------------------------------------------------|---------------------|--------------|-------|--------|--------------|---------|-----|
| Index               | ID      | UFCode | Component Description | Attributes            | Capacity | Building                                                   | Location Detail     | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
| 1                   | 3898926 | D4030  | Fire Extinguisher     | Type ABC, up to 20 LB |          | Rose City High (Continuation HS) / Administration Building | Throughout building |              |       |        |              |         | 10  |
| 2                   | 3898820 | D4030  | Fire Extinguisher     | Type ABC, up to 20 LB |          | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | Throughout building |              |       |        |              |         | 4   |
| 3                   | 3898778 | D4030  | Fire Extinguisher     | Type ABC, up to 20 LB |          | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Throughout building |              |       |        | 2021         |         | 4   |
| 4                   | 3898843 | D4030  | Fire Extinguisher     | Type ABC, up to 20 LB |          | Rose City High (Continuation HS) / C - 11, 13, 15, 17      | Throughout building |              |       |        |              |         | 4   |

| D50 Electrical |         |        |                       |                              |          |                                                            |                 |               |                    |                 |              |         |     |
|----------------|---------|--------|-----------------------|------------------------------|----------|------------------------------------------------------------|-----------------|---------------|--------------------|-----------------|--------------|---------|-----|
| Index          | ID      | UFCode | Component Description | Attributes                   | Capacity | Building                                                   | Location Detail | Manufacturer  | Model              | Serial          | Dataplate Yr | Barcode | Qty |
| 1              | 3898888 | D5020  | Secondary Transformer | Dry, Stepdown                | 300 KVA  | Rose City High (Continuation HS) / Administration Building | Electrical room | Zinsco        | HWT                | 11909           | 1967         | 1000389 |     |
| 2              | 3898860 | D5020  | Switchboard [Main]    | 120/208 V                    | 400 AMP  | Rose City High (Continuation HS) / Administration Building | Boiler room     | MULLENBACH    | No tag/plate found | 9316            |              | 1000402 |     |
| 3              | 3898756 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Restrooms       |               |                    |                 | 1999         | 1000425 |     |
| 4              | 3898809 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | 8               | Cutler-Hammer | BR                 | 2BB6079-2BB6080 | 1999         | 1000428 |     |
| 5              | 3898789 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | 2               | Cutler-Hammer | BR                 | 2BB6085-2BB6086 | 1999         | 1000417 |     |
| 6              | 3898784 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | 6               | Cutler-Hammer | BR                 | 2BB6095-2BB6096 | 1999         | 1000415 |     |
| 7              | 3898771 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | 4               | Cutler-Hammer | BR                 | 2BB6099-2BB6100 | 1999         | 1000416 |     |
| 8              | 3898762 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Cafeteria       | Cutler-Hammer | BR                 | 2BB6083-2BB6084 | 1999         | 1000420 |     |
| 9              | 3898822 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | 14              | Cutler-Hammer | BR                 | Inaccessible    | 1998         | 1000451 |     |
| 10             | 3898798 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | 10              | Cutler-Hammer | BR                 | 2BB6081-2BB6082 | 1999         | 1000427 |     |
| 11             | 3898802 | D5020  | Distribution Panel    | 120/240 V, Residential Style | 100 AMP  | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | 12              | Cutler-Hammer | BR                 | 2BB6087-2BB6088 | 1999         | 1000426 |     |

|    |         |       |                           |                                          |         |                                                            |                   |               |                    |                    |      |         |   |
|----|---------|-------|---------------------------|------------------------------------------|---------|------------------------------------------------------------|-------------------|---------------|--------------------|--------------------|------|---------|---|
| 12 | 3898903 | D5020 | Distribution Panel [BAC]  | 120/240 V                                | 800 AMP | Rose City High (Continuation HS) / Administration Building | Electrical room   | W.A.Benjamin  | No tag/plate found | No tag/plate found |      | 1000414 |   |
| 13 | 3898837 | D5020 | Distribution Panel [DBPL] | 120/208 V                                | 800 AMP | Rose City High (Continuation HS) / C - 11, 13, 15, 17      | Building exterior | Cutler-Hammer | PRL-4              | HLA79924           | 2002 | 1000433 |   |
| 14 | 3898879 | D5040 | Emergency & Exit Lighting | Emergency Light Pack, 2 Light w/ Battery |         | Rose City High (Continuation HS) / Administration Building | Corridor          |               |                    |                    |      |         | 2 |
| 15 | 3898919 | D5040 | Emergency & Exit Lighting | Exit Sign/Emergency Combo, LED           |         | Rose City High (Continuation HS) / Administration Building | Corridor          |               |                    |                    |      |         | 2 |
| 16 | 3898786 | D5040 | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 100 W   | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Building exterior |               |                    |                    |      |         | 6 |
| 17 | 3898808 | D5040 | Standard Fixture w/ Lamp  | any type, w/ LED Replacement             | 250 W   | Rose City High (Continuation HS) / B - 8, 10, 12, 14       | Building exterior |               |                    |                    |      |         | 4 |

| E10 Equipment |         |        |                       |                                         |          |                                                            |                 |                       |        |         |              |         |     |
|---------------|---------|--------|-----------------------|-----------------------------------------|----------|------------------------------------------------------------|-----------------|-----------------------|--------|---------|--------------|---------|-----|
| Index         | ID      | UFCode | Component Description | Attributes                              | Capacity | Building                                                   | Location Detail | Manufacturer          | Model  | Serial  | Dataplate Yr | Barcode | Qty |
| 1             | 3898760 | E1030  | Foodservice Equipment | Dairy Cooler/Wells                      |          | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Cafeteria       | True Manufacturing Co | TMC-34 | 8386935 |              | 1000419 |     |
| 2             | 3898790 | E1030  | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels |          | Rose City High (Continuation HS) / A - Cafeteria, 2, 4, 6  | Cafeteria       | G.A.Systems           | D5     | 427     |              | 1000418 |     |
| 3             | 3898907 | E1040  | Healthcare Equipment  | Defibrillator (AED), Cabinet-Mounted    |          | Rose City High (Continuation HS) / Administration Building | Corridor        |                       |        |         |              |         |     |