FACILITY CONDITION ASSESSMENT



prepared for

County of Riverside 3450 14th Street, Suite 200 Riverside, California 92501 Jonathan Duey



Manzanita Park Road 14700 Manzanita Park Road Beaumont, California 92223

PREPARED BY:

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BV PROJECT#:

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DATE OF REPORT:

June 29, 2023

ON SITE DATE:

June 12-14, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Children's campus
Number of Buildings	13
Main Address	14700 Manzanita Park Road, Beaumont, California 92223
Site Developed	1959 Additional buildings added over the years
Site Area	121.55 acres (estimated)
Parking Spaces	230 total spaces all in open lots; three of which are accessible
Outside Occupants/Leased Spaces	One cottage is occupied by Riverside DPSS
Date(s) of Visit	June 12-14, 2023
Management Point of Contact	County of Riverside, Jonathan Duey 951.955.6619 jduey@rivco.org
On-site Point of Contact (POC)	Oscar Baez
Assessment and Report Prepared By	Allen Manning
Reviewed By	Mouaz Alrayes Program Manager Mouaz.alrayes@bureauveritas.com 800.733.0660 x7296320
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The subject property is a large, rural-style campus that was reportedly first constructed in 1959. Other buildings have been added over the years.

Architectural

The buildings consist of masonry or wood-framed construction supported by concrete slabs, concrete foundation walls, and integral footings. The exterior is composed of brick, wood siding, stucco, or metal panels with metal or wood framed windows and solid glazed exterior doors with no observed or reported issues. Roofing is comprised of standing seam metal, concrete tile, PVC/TPO membranes, modified bituminous membranes, and asphalt shingles. Interior finishes generally appear well maintained and are replaced as tenants turn-over or during renovations. Lifecycle replacement of the finishes are anticipated.

Mechanical, Electrical, Plumbing, and Fire (MEPF)

Elevators are not present on the campus. The buildings are heated and cooled by central plants with boilers, chillers, and air handlers. Other buildings are equipped with roof-mounted package units or split system units with gas-fired furnaces. A substantial amount of equipment is original. Lifecycle replacement of the heating and cooling system components is anticipated, with much of the HVAC equipment well past the end of its Estimated Useful Life. Substantial replacements should be planned in the short term.

Domestic hot water is provided throughout the building by gas or electric water heaters. At least some of the domestic supply and sanitary sewer piping within the buildings are reportedly original to construction. Short-term replacement of the domestic and sanitary piping is anticipated based on age, and to avoid systemic and more significant issues. Water wells on the east side of the property pump water up to a concrete cistern on the west side of the property, where it is treated and distributed. Two septic tanks were reportedly provided for the sanitary needs of the campus plumbing system. Some of the plumbing lines between the buildings were reported to be original. A video survey of the plumbing systems may reveal more data on the condition of the plumbing system.

For the core buildings, electrical service is distributed by switchgear located in dedicated electrical rooms or exterior structures. The switchgear and other secondary electrical components are generally original to those buildings. All of the switchgear and related distribution components are well past EUL. The switchgear in the Administration building has leaking water from the slab directly above it. This is a safety hazard and should be corrected as soon as possible. Interior lighting throughout the buildings is T8, LED, and CFL. Most of the larger buildings are backed up by emergency generators. The generator's Automatic Transfer Switch is damaged and will require replacement along with separating circuits and adding a second ATS for non-emergency equipment in order to bring the system to code.

There are hydrants located on-site and fire extinguishers throughout the buildings. Fire sprinklers are not present.

Site

The property is provided with asphalt paved parking and drive lanes. Concrete sidewalks connect some of the buildings. Landscaping is in fair condition. Several fenced areas for livestock are provided.

Recommended Additional Studies

Presumed asbestos-containing materials were noted in the site (transit drain piping) and in a storage room in the cafeteria building (9x9 VCT). A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate the materials is also included.

The plumbing system for the site is of unknown age, and possible leaks were reported in the main lines between buildings. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.



The electrical system for the original buildings is antiquated and well past EUL. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The pool reportedly leaks. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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

Facility Condition Index (FCI)

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

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

The deficiencies and lifecycle need 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 overanalyzed 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
4 Cottages (Dormitories)	\$480	40,000	\$19,200,000	0.0%	4.5%	8.1%	21.3%
Administration Bldg	\$590	14,000	\$8,260,000	0.8%	18.6%	21.8%	40.2%
Barn Stable (General Purpose)	\$320	6,000	\$1,920,000	0.0%	2.0%	12.7%	26.2%
<u>Chapel</u>	\$480	800	\$384,000	0.0%	0.0%	9.5%	14.1%
Dining/Kitchen/Rec Room/Library	\$590	20,000	\$11,800,000	0.1%	10.1%	15.7%	27.8%
Elementary School	\$480	8,200	\$3,936,000	0.0%	3.8%	9.6%	35.1%
Gym/MPR	\$620	11,750	\$7,285,000	2.0%	2.0%	10.3%	31.6%
Maintenance Buildings & Pump House	\$480	2,015	\$967,200	0.0%	2.1%	9.5%	24.0%
Manzanita Park Road / Swimming Pool	\$282	1,800	\$507,600	35.9%	43.8%	44.5%	60.1%



System Expenditure

Property Systems Expenditure Forecast												
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL						
Structure	\$53,467	-	\$51,920	-	\$964	\$106,351						
Facade	-	\$19,565	\$803,172	\$635,250	\$2,949,445	\$4,407,432						
Roofing	-	\$22,220	\$53,899	\$1,375,357	\$936,287	\$2,387,763						
Interiors	\$21,463	-	\$1,231,312	\$1,173,622	\$3,169,307	\$5,595,704						
Plumbing	-	-	\$43,741	\$2,139,195	\$988,238	\$3,171,174						
HVAC	\$984	-	\$1,538,860	\$780,857	\$1,227,473	\$3,548,174						
Fire Protection	-	-	\$361,069	\$42,845	-	\$403,914						
Electrical	\$102,082	\$560,776	\$1,307,879	\$344,894	\$1,355,626	\$3,671,257						
Fire Alarm & Electronic Systems	-	\$805,649	\$47,270	\$561,115	\$41,986	\$1,456,020						
Equipment & Furnishings	-	\$35,349	\$232,642	\$897,661	\$643,081	\$1,808,733						
Special Construction & Demo	\$182,022	\$27,127	-	\$76,000	\$1,561,185	\$1,846,334						
Site Development	\$929	\$17,131	\$79,591	\$1,064,684	\$879,158	\$2,041,493						
Site Pavement	\$134,986	\$229,233	\$205,161	\$1,908,453	\$4,231,649	\$6,709,482						
Site Utilities	-	-	-	\$271,170	\$146,890	\$418,060						
Follow-up Studies	\$41,843	-	-	-	-	\$41,843						
Accessibility	\$11,623	-	-	-	-	\$11,623						
TOTALS (3% inflation)	\$549,400	\$1,717,100	\$5,956,600	\$11,271,200	\$18,131,300	\$37,625,600						



Immediate Needs

Facility/Building	Total Items	Total Cost
Manzanita Park Road / Administration Bldg	4	\$64,200
Manzanita Park Road / Dining/Kitchen/Rec Room/Library	3	\$13,600
Manzanita Park Road / Gym/MPR	3	\$143,800
Manzanita Park Road	2	\$22,400
Manzanita Park Road / Site	5	\$123,200
Manzanita Park Road / Swimming Pool	4	\$182,000
Total	21	\$549,200

Administration Bldg

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan</u> <u>Type</u>	Cost
6695401	Manzanita Park Road / Administration Bldg	Building exterior	A2010	Basement Wall, any type, Waterproofing of Exterior Face, Replace	Failed	Safety	\$20,900
6695436	Manzanita Park Road / Administration Bldg	Electrical room	A2010	Basement Wall, Moisture Barrier, Horizontal Face or Crawlspace, Replace	Failed	Safety	\$2,700
6695437	Manzanita Park Road / Administration Bldg	Slab above Electrical room	B1010	Structural Flooring/Decking, Concrete, Replace	Failed	Safety	\$29,800
6695418	Manzanita Park Road / Administration Bldg	Throughout building	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Safety	\$10,800
Total (4 items)							\$64,200



Dining/Kitchen/Rec Room/Library

ID	<u>Location</u>	Location Description	<u>UF</u> <u>Code</u>	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
6695540	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Kitchen	C2030	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	Poor	Environmental	\$2,500
6695595	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Site	G2030	Sidewalk, Brick/Masonry Pavers, Repair	Failed	Safety	\$10,200
6695509	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace	Failed	Performance/Integrity	\$900
Total (3 item	s)						\$13,600

Gym/MPR

<u>ID</u>	<u>Location</u>	Location Description	UF Code	<u>Description</u>	Condition	<u>Pian Type</u>	<u>Cost</u>
6690613	Manzanita Park Road / Gym/MPR	Gymnasium	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Performance/Integrity	\$2,300
6690608	Manzanita Park Road / Gym/MPR	Gymnasium	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$16,700
6690601	Manzanita Park Road / Gym/MPR	Site	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	\$124,800
Total (3 items)							\$143,800



Manzanita Park Road

ID	<u>Location</u>	<u>Location</u> <u>Description</u>	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
6697578	Manzanita Park Road	Throughout	P2030	Engineering Study, Electrical, General Design	NA	Performance/Integrity	\$10,800
6696165	Manzanita Park Road	Throughout the Property	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$11,600
Total (2 items)							\$22,400

Site

<u>ID</u>	Location	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
6695128	Manzanita Park Road / Site	Oppisite entrance to stable area	D3020	Piping Insulation, Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter	NA	Environmental	\$500
6695138	Manzanita Park Road / Site	Adjacent to Don Fedderson Rd. sign	D3020	Piping Insulation, Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter	NA	Environmental	\$500
6695134	Manzanita Park Road / Site	Site	D5010	Switch, High Voltage, Upto 5.5 kV, Replace	Poor	Environmental	\$102,100
6695144	Manzanita Park Road / Site	Site	P2030	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	NA	Environmental	\$7,700
6695130	Manzanita Park Road / Site	Throughout building	P2030	Engineering Study, Plumbing, Video Survey, Evaluate/Report	NA	Performance/Integrity	\$12,400
Total (5 items)							\$123,200



Swimming Pool

<u>ID</u>	<u>Location</u>	Location Description	<u>UF</u> Code	<u>Description</u>	Condition	<u>Plan Type</u>	<u>Cost</u>
6695963	Manzanita Park Road / Swimming Pool	Swimming Pool	F1050	Pool Equipment, Pool Lift, Accessible Transfer Device, Replace	Failed	Accessibility	\$18,600
6697570	Manzanita Park Road / Swimming Pool	Pool	F1050	Pool Repair, Study by Local Contractor, Replace	Poor	Performance/Integrity	\$13,100
6695985	Manzanita Park Road / Swimming Pool	Swimming Pool	F1050	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	Poor	Performance/Integrity	\$144,100
6695972	Manzanita Park Road / Swimming Pool	Swimming Pool	F1050	Pool Equipment, Supplemental Components, pH Digital Controller, Install	Failed	Retrofit/Adaptation	\$6,200
Total (4 items)							\$182,000

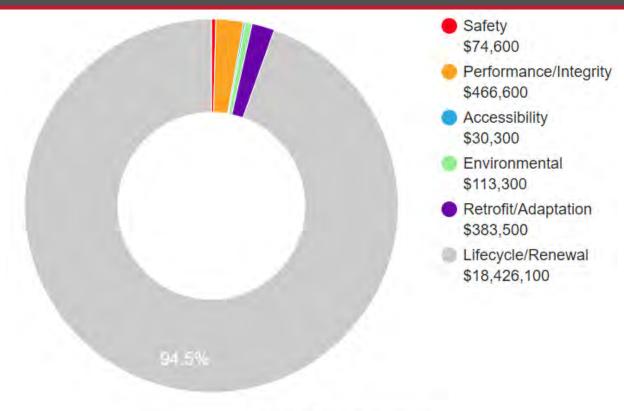


Plan Types

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$19,494,400



2. 4 Cottages (Dormitories)





4 Cottages (Dormitor	ies): Systems Summary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1959	
Building Size	40,000 SF	
Number of Stories	One above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Conventional brick and wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Fair

4 Cottages (Dormitori	es): Systems Summary	
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	
Accessibility	Potential moderate/major issues have been identified at this building and a accessibility study is recommended. See Appendix D.	a detailed
Additional Studies	Beyond the accessibility study recommended above, no additional sturecommended for this building/site at this time.	idies are
Key Issues and Findings	Electrical switchgear and distribution panels well past EUL	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



4 Cottages (Dormitories): Systems Expenditure Forecast						
System	Immediate Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL	
Facade		\$197,063	-	\$810,549	\$1,007,612	
Roofing		-	-	\$444,768	\$444,768	
Interiors		\$359,328	\$543,610	\$1,134,536	\$2,037,474	
Plumbing		-	\$1,068,473	\$487,339	\$1,555,812	
HVAC		-	\$74,979	\$580,774	\$655,753	
Fire Protection		\$209,317	-	-	\$209,317	
Electrical	- \$164,418	\$504,663	-	\$555,823	\$1,224,904	
Fire Alarm & Electronic Systems		-	\$363,743	-	\$363,743	
Equipment & Furnishings		\$46,711	\$333,080	\$191,329	\$571,120	
Special Construction & Demo		-	\$43,737	-	\$43,737	
Site Development		\$64,678	-	\$491,842	\$556,520	
Site Pavement		-	-	\$705,374	\$705,374	
Site Utilities		-	\$119,968	-	\$119,968	
TOTALS (3% inflation)	- \$164,500	\$1,381,800	\$2,547,600	\$5,402,400	\$9,496,300	

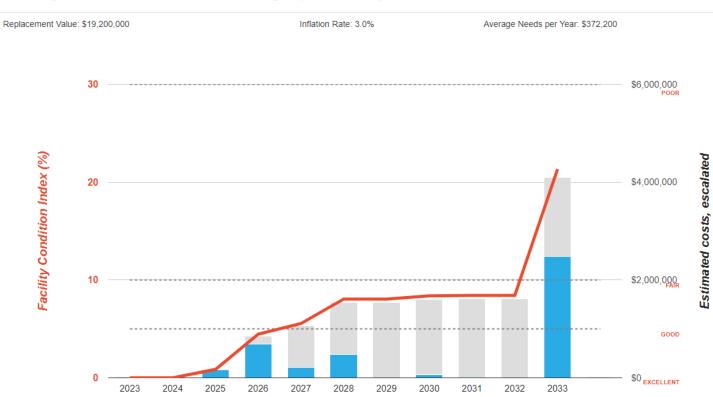


The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road 4 Cottages (Dormitories)

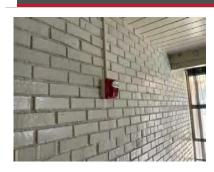
FCI, unabated



Reserve costs, escalated

Deferred costs, escalated

4 Cottages (Dormitories): Key Findings



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity 4 Cottages (Dormitories) Manzanita Park Road Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type:

Retrofit/Adaptation

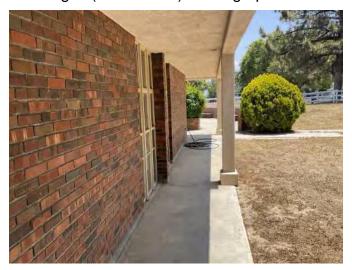
Cost Estimate: \$186,000

\$\$\$\$

A fire suppression system is required in case of any major renovation. - AssetCALC ID: 6695175



4 Cottages (Dormitories): Photographic Overview



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ELECTRICAL BUILDING



6 - ROOF OVERVIEW



7 - KITCHEN



8 - LIVING ROOM





9 - BEDROOM





11 - WATER HEATER

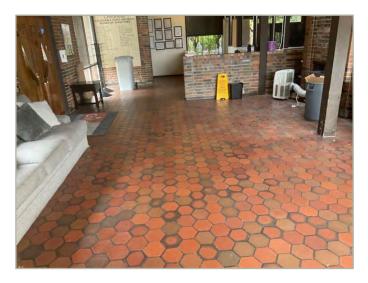


12 - SWITCHGEAR



3. Administration Building





Administration Buildi	ing: Systems Summary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1959	
Building Size	14,000 SF	
Number of Stories	Two above-grade with lower floor partially below-grade	
System	Description	Condition
Structure	Conventional brick or wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum, Steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Pyramid construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair



Administration Buildi	ng: Systems Summary	
HVAC	Central System: Boilers, chillers, air handlers feeding fan coil units Non-Central System: Package units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Potential moderate/major issues have been identified at this building and a accessibility study is recommended. See Appendix D.	detailed
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Electrical switchgear well past EUL, a leak in slab above switchgear	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Administration Building: S	ystems Ex	penditure Fo	orecast			
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$53,467	-	\$51,203	-	-	\$104,670
Facade	-	-	\$149,952	\$24,992	\$920,672	\$1,095,616
Roofing	-	-	-	\$530,070	\$116,354	\$646,424
Interiors	-	-	\$107,721	\$209,735	\$675,719	\$993,175
Plumbing	-	-	-	\$346,760	\$41,967	\$388,727
HVAC	-	-	\$874,349	\$299,312	\$191,258	\$1,364,919
Fire Protection	-	-	\$73,260	-	-	\$73,260
Electrical	-	\$394,603	\$88,284	-	\$150,363	\$633,250
Fire Alarm & Electronic Systems	-	-	-	\$65,940	-	\$65,940
Equipment & Furnishings	-	-	\$1,076	\$18,744	\$10,287	\$30,107
Site Utilities	-	-	-	\$22,493	-	\$22,493
Follow-up Studies	\$10,848	-	-	-	-	\$10,848
TOTALS (3% inflation)	\$64,400	\$394,700	\$1,345,900	\$1,518,100	\$2,106,700	\$5,429,800

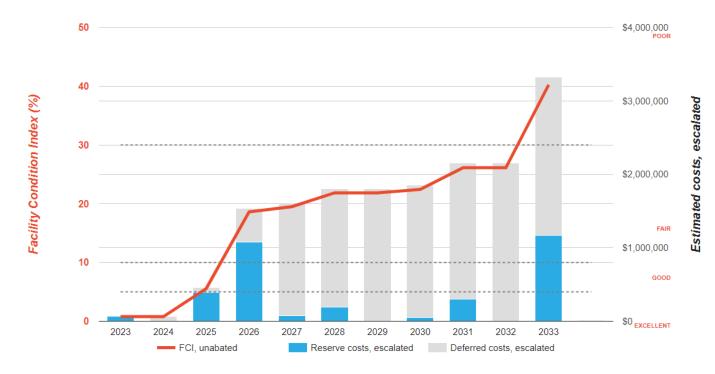


The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Administration Bldg

Replacement Value: \$8,260,000 Inflation Rate: 3.0% Average Needs per Year: \$302,100



Administration Building: Key Findings

Structural Flooring/Decking in Failed condition. Priority S

Priority Score: 98.9

Concrete

Administration Building Manzanita Park Road Slab

above Electrical room

Plan Type: Safety

Cost Estimate: \$29,800

Uniformat Code: B1010

Recommendation: Replace in 2023

\$\$\$\$

Replace leaking slab above electrical room - AssetCALC ID: 6695437



N/A

N/A

N/A

Basement Wall in Failed condition.

Moisture Barrier, Horizontal Face or Crawlspace Administration Building Manzanita Park Road Electrical room

Liectrical room

Uniformat Code: A2010

Recommendation: Replace in 2023

Priority Score: 95.9

Plan Type: Safety

Cost Estimate: \$2,700

\$\$\$\$

Leakage in slab over electrical switchgear - AssetCALC ID: 6695436

Basement Wall in Failed condition.

any type, Waterproofing of Exterior Face Administration BuildingManzanita Park Road

Building exterior

Uniformat Code: A2010

Recommendation: Replace in 2023

Priority Score: 95.9

Plan Type: Safety

Cost Estimate: \$20,900

\$\$\$\$

Water intrusion noted in several locations - AssetCALC ID: 6695401

Recommended Follow-up Study: Civil, Site

Drainage

Civil, Site Drainage

Administration Building Manzanita Park Road

Throughout building

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 90.9

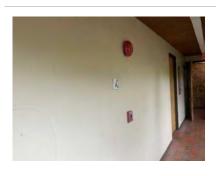
Plan Type: Safety

Cost Estimate: \$10,800

\$\$\$\$

Moisture issues noted in several locations on the first floor. - AssetCALC ID: 6695418





Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Administration Building Manzanita Park Road Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$65,100

\$\$\$\$

A fire suppression system will be required incase of any planed future renovation. - AssetCALC ID: 6727164



Administration Building: Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



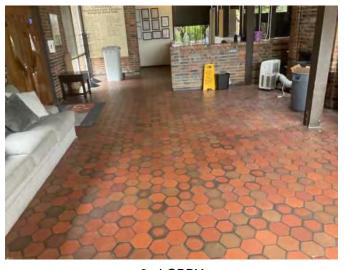
3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - ROOF OVERVIEW



6 - LOBBY





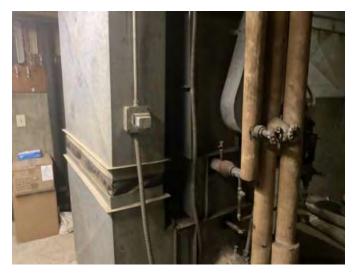
7 - BREAK ROOM



8 - WATER HEATER



9 - CHILLER



10 - AIR HANDLER



11 - BOILER



12 - SWITCHGEAR



4. Barn Stable





Barn Stable: Systems	Summary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1980's?	
Building Size	6,000 SF	
Number of Stories	Two above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Pre-engineered steel structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Metal siding Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: None	Fair
Interiors	Walls: Painted gypsum board, unfinished Floors: VCT, quarry tile Ceilings: Painted gypsum board, unfinished/exposed	Fair
Elevators	None	
Plumbing	Distribution: Copper and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, and sinks in all restrooms	Fair

Barn Stable: Systems	Summary	
HVAC	Non-Central System: Split-system heat pumps Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this buil Appendix D.	ding. See
Additional Studies	No additional studies are recommended for this building at this time.	
Key Issues and Findings	None were observed at the time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Barn Stable: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$26,949	-	\$75,382	\$102,331
Roofing	-	-	-	-	\$134,248	\$134,248
Interiors	-	-	\$6,464	\$2,380	\$22,979	\$31,823
Plumbing	-	-	-	\$6,664	\$18,481	\$25,145
HVAC	-	-	-	\$10,540	-	\$10,540
Fire Protection	-	-	\$31,397	-	-	\$31,397
Electrical	-	-	-	\$26,242	\$44,640	\$70,882
Fire Alarm & Electronic Systems	-	-	\$20,321	-	-	\$20,321
Equipment & Furnishings	-	-	-	\$3,640	-	\$3,640
Special Construction & Demo	-	-	-	-	\$974,264	\$974,264
Site Development	-	-	-	\$186,618	\$47,583	\$234,201
Site Pavement	-	-	\$158,629	\$19,876	\$49,754	\$228,259
Site Utilities	-	-	-	\$2,498	-	\$2,498
TOTALS (3% inflation)	-	-	\$243,800	\$258,500	\$1,367,400	\$1,869,700

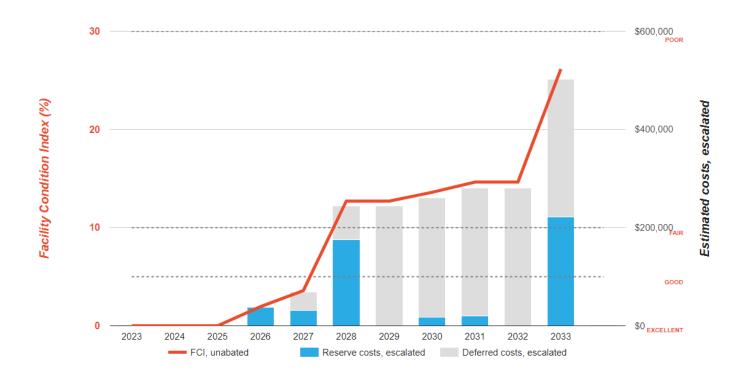


The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Barn Stable (General Purpose)

Replacement Value: \$1,920,000 Inflation Rate: 3.0% Average Needs per Year: \$45,700



Barn Stable: Key Findings

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Barn Stable (General Purpose) Manzanita Park Road

Throughout

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type: Retrofit/Adaptation

Cost Estimate: \$27,900

\$\$\$\$

- AssetCALC ID: 6727166

N/A

N/A

Fire Alarm System

Full System Upgrade, Simple Addressable Barn Stable (General Purpose) Manzanita Park Road

Throughout

Uniformat Code: D7050

Recommendation: Install in 2026

Priority Score: 54.7

Plan Type: Retrofit/Adaptation

Cost Estimate: \$18,600

\$\$\$\$



Barn Stable: Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - LEFT ELEVATION



4 - RIGHT ELEVATION



5 - INTERIOR



6 - TACK ROOM





7 - INTERIOR



8 - SPLIT SYSTEM



9 - DISTRIBUTION PANEL



10 - WATER HEATER



11 - SHADE STRUCTURE



12 - FEED ROOM



5. Chapel





Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1959	
Building Size	1,000 SF	
Number of Stories	One above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Wood siding Secondary Wall Finish: None Windows: Vinyl	Fair
Roof	Primary: Gable construction with clay/concrete tiles Secondary: Pyramid construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, Ceilings: Painted wood	Fair
Elevators	None	
Plumbing	None	
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: None	Fair

Chapel: Systems Sun	nmary	
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this build Appendix D.	ding. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None were observed at the time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

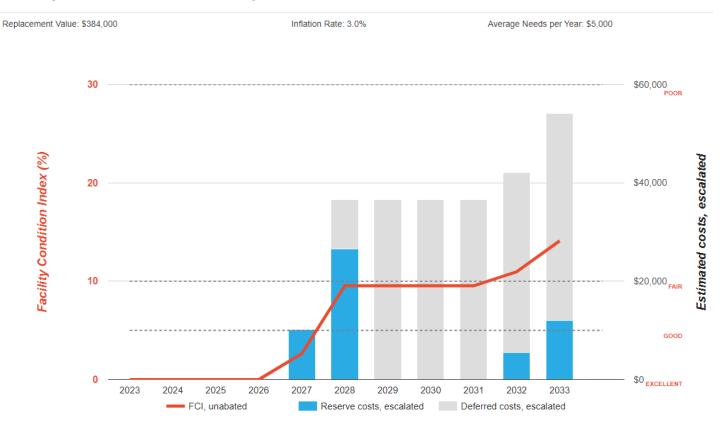
Chapel: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$9,161	-	\$28,682	\$37,843
Roofing	-	-	-	-	-	-
Interiors	-	-	\$17,334	-	\$34,211	\$51,545
HVAC	-	-	\$5,930	\$5,459	\$16,964	\$28,353
Fire Protection	-	-	\$4,185	-	-	\$4,185
Electrical	-	-	-	\$7,497	\$5,597	\$13,094
Fire Alarm & Electronic Systems	-	-	-	\$3,331	-	\$3,331
Equipment & Furnishings	-	-	-	-	\$54,326	\$54,326
Site Utilities	-	-	-	\$1,248	-	\$1,248
Site Pavement	-	-	-	-	-	-
TOTALS (3% inflation)		-	\$36,700	\$17,600	\$139,800	\$194,100



The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Chapel



Chapel: Key Findings

No key findings for this location.



Chapel: Photographic Overview



1 - CHAPEL



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - FRONT ELEVATION



6 - FURNACE





7 - FIRE EXTINGUISHER



8 - INTERIOR



9 - INTERIOR



10 - FIRE ALARM SYSTEM



11 - SPLIT SYSTEM



12 - INTERIOR LIGHTING SYSTEM



6. Dining/Kitchen/Rec Room/Library





Dining/Kitchen/Rec R	oom/Library: Systems Summary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1959	
Building Size	20,000 SF	
Number of Stories	Two above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Conventional brick and wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Aluminum, Steel	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Pyramid construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers Supplemental components: Ductless split-systems	Fair

Dining/Kitchen/Rec Room/Library: Systems Summary						
Fire Suppression	Kitchen hood system	Fair				
Electrical	Source and Distribution: switchgear with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair				
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair				
Equipment/Special	Commercial kitchen equipment, commercial laundry equipment	Fair				
Accessibility	Presently it does not appear an accessibility study is needed for this building. Suppendix D.	See				
Additional Studies	Presumed asbestos-containing materials were noted in a storage room in the building (9x9 VCT). A professional consultant must be retained to analyze the condition, provide recommendations and, if necessary, estimate the scope a any required repairs. The cost of this study is included in the cost tables. A budg allowance to remediate the materials is also included.	ne existing nd cost of				
Key Issues and Findings	Antiquated HVAC components and infrastructure, aged electrical infrastructure)				
Key Spaces Not Observed	All key areas of the property were accessible and observed.					



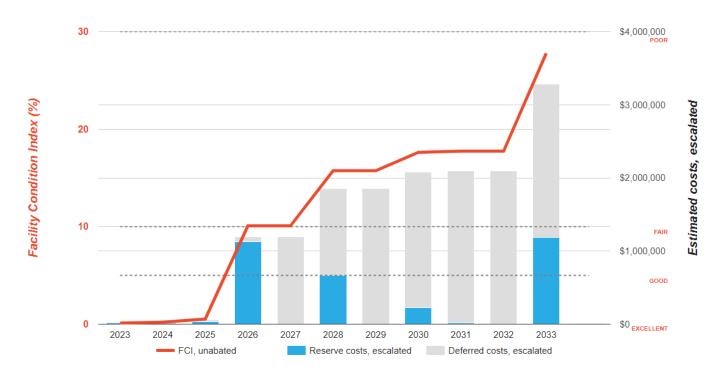
Dining/Kitchen/Rec Room/Library: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$257,815	-	\$942,880	\$1,200,695
Roofing	-	\$10,647	\$53,899	\$123,926	\$179,423	\$367,895
Interiors	\$2,479	-	\$227,124	\$102,745	\$1,062,515	\$1,394,863
Plumbing	-	-	-	\$512,449	\$54,654	\$567,103
HVAC	-	-	\$654,630	\$137,719	\$274,774	\$1,067,123
Fire Protection	-	-	-	\$16,661	-	\$16,661
Electrical	-	-	\$431,843	\$187,452	\$315,218	\$934,513
Fire Alarm & Electronic Systems	-	-	-	\$83,312	-	\$83,312
Equipment & Furnishings	-	\$35,349	\$170,483	\$236,577	\$364,748	\$807,157
Site Development	\$929	\$1,840	-	-	\$119,238	\$122,007
Site Pavement	\$10,228	-	-	-	\$50,383	\$60,611
Site Utilities	-	-	-	\$19,994	-	\$19,994
TOTALS (3% inflation)	\$13,700	\$47,900	\$1,795,800	\$1,420,900	\$3,363,900	\$6,642,200



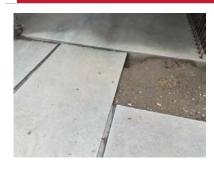
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Dining/Kitchen/Rec Room/Library

Replacement Value: \$11,800,000 Inflation Rate: 3.0% Average Needs per Year: \$298,100



Dining/Kitchen/Rec Room/Library: Key Findings



Sidewalk in Failed condition.

Brick/Masonry Pavers
Dining/Kitchen/Rec Room/Library Manzanita Park
Road Site

Uniformat Code: G2030

Recommendation: Repair in 2023

Priority Score: 94.9

Plan Type: Safety

Cost Estimate: \$10,200

\$\$\$\$

Heaved area of patio poses trip hazard - AssetCALC ID: 6695595



Park Bench in Failed condition.

Wood/Composite/Fiberglass
Dining/Kitchen/Rec Room/Library Manzanita Park
Road Site

Uniformat Code: G2060

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Bench shows extensive deterioration - AssetCALC ID: 6695509



Soffit in Poor condition.

Wood
Dining/Kitchen/Rec Room/Library Manzanita Park
Road Building exterior

Uniformat Code: B3080

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$10,300

\$\$\$\$

Deterioration noted - AssetCALC ID: 6695545



Fences and Gates in Poor condition.

Fence, Wood Board 6' Dining/Kitchen/Rec Room/Library Manzanita Park Road Site

Uniformat Code: G2060

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Deterioration noted - AssetCALC ID: 6695536





Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement Dining/Kitchen/Rec Room/Library Manzanita Park Road Kitchen

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 72.9

Plan Type: Environmental

Cost Estimate: \$2,500

\$\$\$\$

PACM vct observed. - AssetCALC ID: 6695540



Dining/Kitchen/Rec Room/Library: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF OVERVIEW



6 - LIBRARY





7 - SPLIT SYSTEM DUCTLESS



9 - BOILER



11 - AIR HANDLER



8 - LAUNDRY EQUIPMENT



10 - SWITCHGEAR



12 - CHILLER



7. Elementary School





Elementary School: S	Systems Summary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1959	
Building Size	8,200 SF	
Number of Stories	One above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Conventional brick wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Painted Concrete integral to the superstructure Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish or metal finish Secondary: Pyramid construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, brick Floors: Carpet, faux wood plank LVT, ceramic tile, epoxy Ceilings: Painted gypsum board	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair



Elementary School: S	systems Summary	
HVAC	Non-Central System: Packaged units Supplemental components: Fans	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this bui Appendix D.	lding. See
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Aged electrical infrastructure	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	



Elementary School: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$717	-	\$964	\$1,681
Facade	-	\$19,565	\$118,577	-	\$14,098	\$152,240
Roofing	-	\$11,573	-	\$281,592	\$57,857	\$351,022
Interiors	-	-	\$60,589	\$184,327	\$151,175	\$396,091
Plumbing	-	-	\$1,167	\$2,858	\$324,313	\$328,338
HVAC	-	-	-	\$167,245	\$158,392	\$325,637
Fire Protection	-	-	\$42,910	-	-	\$42,910
Electrical	-	-	\$111,770	\$9,372	\$166,729	\$287,871
Fire Alarm & Electronic Systems	-	-	-	\$44,789	-	\$44,789
Equipment & Furnishings	-	-	-	\$115,917	-	\$115,917
Site Development	-	\$5,427	\$5,930	\$167,687	\$172,798	\$351,842
Site Pavement	-	-	-	-	-	-
Site Utilities	-	-	-	\$28,742	-	\$28,742
TOTALS (3% inflation)		\$36,600	\$341,700	\$1,002,600	\$1,046,400	\$2,427,300



Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Elementary School

2023

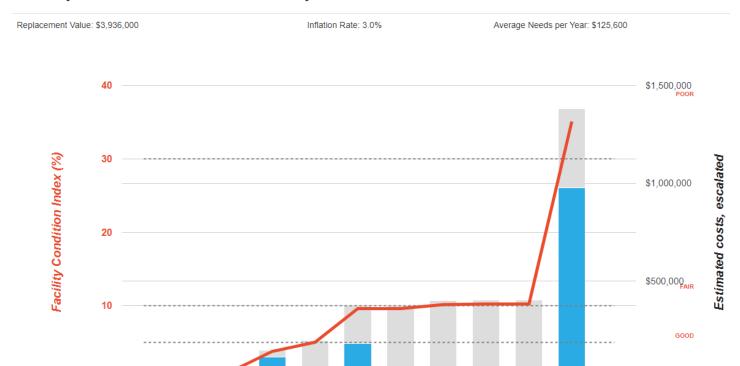
2024

2025

FCI, unabated

2026

2027



2029

2030

Reserve costs, escalated Deferred costs, escalated

2028

2032

2033

2031

\$0 EXCELLENT

Elementary School: Key Findings



Playfield Surfaces in Poor condition.

Chips Wood, 3" Depth Elementary School Manzanita Park Road Site

Uniformat Code: G2050

Recommendation: Replace in 2024

Priority Score: 82.8

Plan Type:

Performance/Integrity

Cost Estimate: \$5,300

\$\$\$\$

Deterioration noted - AssetCALC ID: 6695732



Soffit in Poor condition.

Wood Elementary School Manzanita Park Road Building exterior

Uniformat Code: B3080

Recommendation: Replace in 2024

Priority Score: 81.8

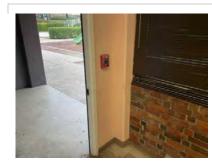
Plan Type:

Performance/Integrity

Cost Estimate: \$11,200

\$\$\$\$

Peeling paint and wood deterioration noted. - AssetCALC ID: 6695739



Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity Elementary School Manzanita Park Road Throughout building

Uniformat Code: D4010

Recommendation: Install in 2027

Priority Score: 60.6

Plan Type:

Retrofit/Adaptation

Cost Estimate: \$38,100

\$\$\$\$

A fire suppression system will be needed in case of any major renovation. - AssetCALC ID: 6727541



Elementary School: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOFING OVERVIEW



6 - OFFICES





7 - INTERIOR



8 - SWITCHGEAR



9 - PACKAGED UNIT



10 - WATER HEATER



11 - FIRE ALARM PANEL



12 - PLAY STRUCTURE



8. Gym/MPR





Gym: Systems Summ	ary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	2018	
Building Size	11,750 SF	
Number of Stories	One above-grade with no below-grade basement levels mechanical mezzanines are present but not included in the count	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Stucco Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: None	Fair
Interiors	Walls: Painted gypsum board Floors: ceramic tile, plastic tile Ceilings: Painted gypsum board, Unfinished/Exposed	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Fair

52

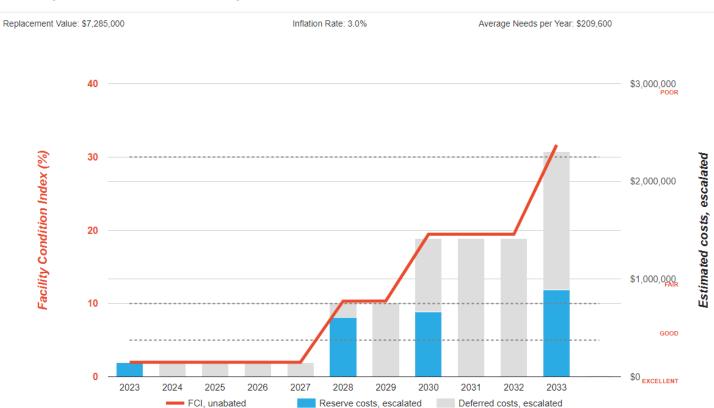
Gym: Systems Summary						
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair				
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Emergency Power: None	Fair				
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair				
Equipment/Special	Commercial kitchen equipment	Fair				
Accessibility	Presently it does not appear an accessibility study is needed for this bui Appendix D.	lding. See				
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	None were observed at the time of assessment.					
Key Spaces Not Observed	All key areas of the property were accessible and observed.					

Gym: Systems Expenditure Forecast							
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL	
Facade	-	-	\$18,684	\$610,258	\$13,435	\$642,377	
Roofing	-	-	-	\$334,512	-	\$334,512	
Interiors	\$18,984	-	\$452,752	\$130,825	\$62,014	\$664,575	
Plumbing	-	-	\$42,574	\$117,186	\$5,874	\$165,634	
HVAC	-	-	-	\$56,234	-	\$56,234	
Fire Protection	-	-	-	\$26,184	-	\$26,184	
Electrical	-	-	\$52,775	\$89,584	-	\$142,359	
Fire Alarm & Electronic Systems	-	-	\$26,949	-	\$41,986	\$68,935	
Equipment & Furnishings	-	-	\$14,372	\$188,561	\$22,391	\$225,324	
Site Pavement	\$124,758	-	-	-	-	\$124,758	
TOTALS (3% inflation)	\$143,800		\$608,200	\$1,553,400	\$145,700	\$2,451,100	

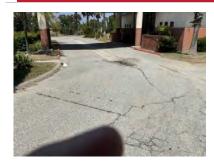


Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Gym/MPR



Gym/MPR: Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt Gym/MPR Manzanita Park Road Site

Uniformat Code: G2020

Recommendation: Mill and Overlay in 2023

Priority Score: 84.9

Plan Type:

Performance/Integrity

Cost Estimate: \$124,800

\$\$\$\$

Asphalt pavement is extensively crazed and cracked. Potholes exist at the ends of swales. Paving aggregate is fully exposed across the surface of the parking lot. - AssetCALC ID: 6690601



Flooring in Poor condition.

Vinyl Tile (VCT)
Gym/MPR Manzanita Park Road Gymnasium

Uniformat Code: C2030

Recommendation: Replace in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$16,700

\$\$\$\$

Needs Immediate Replacement - AssetCALC ID: 6690608



Wall Finishes in Poor condition.

any surface
Gym/MPR Manzanita Park Road Gymnasium

Uniformat Code: C2010

Recommendation: Prep and Paint in 2023

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Needs immediate painting - AssetCALC ID: 6690613



Gym/MPR: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOFING OVERVIEW



6 - LOBBY





7 - INTERIOR



9 - ELECTRICAL SYSTEM



11 - WATER HEATER



8 - GYM OVERVIEW



10 - FIRE ALARM PANEL



12 - PACKAGED UNIT



9. Maintenance Buildings and Pump House





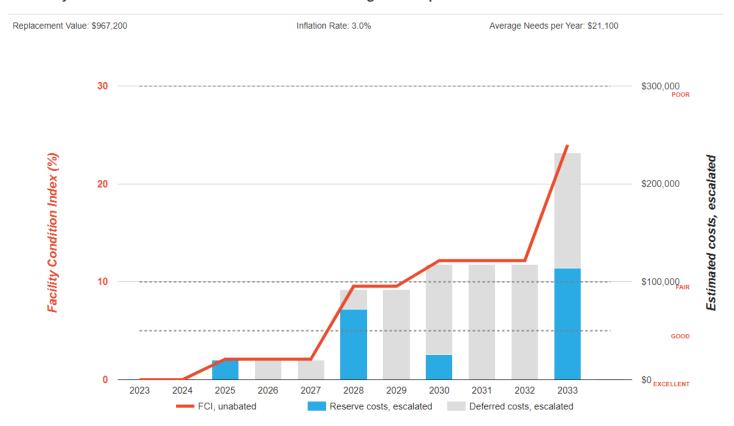
Maintenance Building	s and Pump House: Systems Summary	
Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1959	
Building Size	2,015 SF	
Number of Stories	One above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Pre-engineered steel structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Metal siding Secondary Wall Finish: None Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: None	Fair
Interiors	Walls: Wood paneling, unfinished Floors: unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: None	Fair
HVAC	Non-Central System: Evaporative coolers, unit heaters Supplemental components: None	Fair

Maintenance Buildings and Pump House: Systems Summary						
Fire Suppression	Fire extinguishers	Fair				
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair				
Fire Alarm	Smoke detectors	Fair				
Equipment/Special	None					
Accessibility	Presently it does not appear an accessibility study is needed for this bu Appendix D.	ilding. See				
Additional Studies	No additional studies are recommended for this building/site at this time.					
Key Issues and Findings	None were observed at the time of assessment.					
Key Spaces Not Observed	All key areas of the property were accessible and observed.					

Maintenance Buildings and Pump House: Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$21,559	-	\$31,578	\$53,137
Roofing	-	-	-	\$54,558	-	\$54,558
Interiors	-	-	-	-	\$26,158	\$26,158
Plumbing	-	-	-	\$7,318	\$2,896	\$10,214
HVAC	-	-	\$3,951	\$29,369	\$5,311	\$38,631
Electrical	-	-	-	\$18,884	\$18,928	\$37,812
Equipment & Furnishings	-	-	-	\$1,142	-	\$1,142
Special Construction & Demo	-	\$14,797	-	\$20,828	\$168,806	\$204,431
Site Pavement	-	\$5,474	\$46,532	\$6,346	\$15,884	\$74,236
Site Utilities	-	-	-	\$1,248	-	\$1,248
Site Development	-	-	-	-	\$32,329	\$32,329
TOTALS (3% inflation)	•	\$20,300	\$72,100	\$139,700	\$301,900	\$534,000

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Maintenance Buildings & Pump House



Maintenance Buildings and Pump House: Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt

Maintenance Buildings and Pump House Manzanita

Park Road Site

Uniformat Code: G2020

Recommendation: Seal and Stripe in 2025

Priority Score: 84.7

Plan Type:

Performance/Integrity

Cost Estimate: \$5,200

\$\$\$\$

Deterioration noted - AssetCALC ID: 6695779



Ancillary Building in Poor condition.

Wood-Framed or CMU, Basic/Minimal Maintenance Buildings and Pump House Manzanita Park Road Site

Uniformat Code: F1020

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

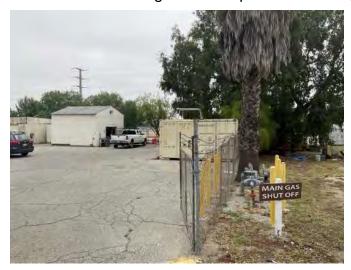
Cost Estimate: \$13,900

\$\$\$\$

Deterioration noted - AssetCALC ID: 6695763



Maintenance Buildings and Pump House: Photographic Overview



1 - RIGHT ELEVATION



2 - FRONT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - ANCILLARY BUILDING



6 - ANCILLARY BUILDING





7 - EVAPORATIVE COOLER





9 - AIR CONDITIONER



10 - UNIT HEATER



11 - DISTRIBUTION PANEL



12 - KITCHEN AREA



10. Swimming Pool





Address	14700 Manzanita Park Road, Beaumont, California 92223	
Constructed/Renovated	1960's (est)	
Building Size	1,800 SF	
Number of Stories	One above-grade with no below-grade basement levels	
System	Description	Condition
Structure	Masonry-bearing walls with wood roof deck supported by wood joists and concrete slab	Fair
Façade	Primary Wall Finish: CMU Secondary Wall Finish: None Windows: None	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	Fair
Elevators	None	
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	None	

Swimming Pool: Systems Summary					
Fire Suppression	Fire extinguishers only				
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair			
Fire Alarm	None				
Equipment/Special	Swimming pool	Poor			
Accessibility	Potential moderate/major issues have been identified at this building, and a accessibility study is recommended. See Appendix D.	a detailed			
Additional Studies	The pool reportedly leaks. A professional consultant must be retained to ar existing condition, provide recommendations and, if necessary, estimate the scost of any required repairs. The cost of this study is included in the cost table the ambiguity of the required repair scope at the time of this assessment, the copossible subsequent repairs is not included.	scope and es. Due to			
Key Issues and Findings	Pool reportedly leaks				
Key Spaces Not Observed	All key areas of the property were accessible and observed.				



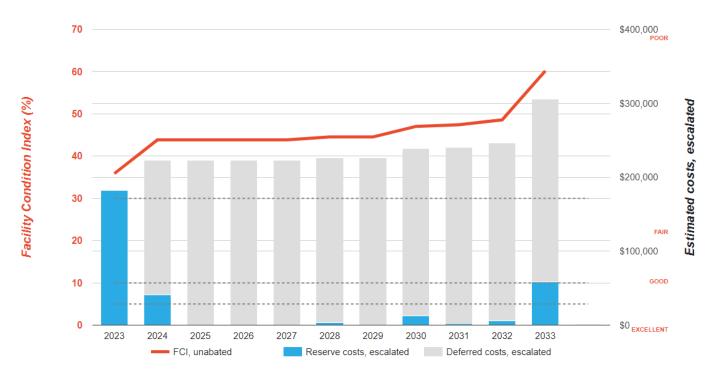
Swimming Pool: Systems Expenditure Forecast									
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL			
Facade	-	-	\$3,412	-	\$112,169	\$115,581			
Roofing	-	-	-	\$50,699	\$3,637	\$54,336			
Plumbing	-	-	-	\$1,333	\$36,780	\$38,113			
Electrical	-	\$1,755	-	\$5,863	\$9,943	\$17,561			
Special Construction & Demo	\$182,022	-	-	\$11,435	\$418,115	\$611,572			
Site Development	-	-	-	\$9,997	-	\$9,997			
Site Pavement	-	\$38,789	-	-	-	\$38,789			
Site Utilities	-	-	-	-	\$5,967	\$5,967			
TOTALS (3% inflation)	\$182,100	\$40,600	\$3,500	\$79,400	\$586,700	\$892,300			



Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Manzanita Park Road Swimming Pool

Replacement Value: \$507,600 Inflation Rate: 3.0% Average Needs per Year: \$27,800



Swimming Pool: Key Findings



Sidewalk in Failed condition.

Concrete, Large Areas Swimming Pool Manzanita Park Road Site

Uniformat Code: G2030

Recommendation: Replace in 2024

Priority Score: 85.8

Plan Type:

Performance/Integrity

Cost Estimate: \$37,700

\$\$\$\$

Trip Hazard - AssetCALC ID: 6695970

Study by Local Contractor Swimming Pool Manzanita Park Road Pool

Pool Repair in Poor condition.

Uniformat Code: F1050

Recommendation: Replace in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$13,100

\$\$\$\$

Pool is reportedly leaking. - AssetCALC ID: 6697570



N/A

Pool Finishes in Poor condition.

Basin and Deck Finishes, Plaster Basin Swimming Pool Manzanita Park Road Swimming Pool

Uniformat Code: F1050

Recommendation: Refinish in 2023

Priority Score: 83.9

Plan Type:

Performance/Integrity

Cost Estimate: \$144.100

\$\$\$\$

Pool Plaster Cracked and Pool is Leaking - AssetCALC ID: 6695985



Distribution Panel in Poor condition.

120/240 V, Residential Style Swimming Pool Manzanita Park Road Swimming Pool

Uniformat Code: D5020

Recommendation: Replace in 2024

Priority Score: 81.8

Plan Type:

Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Panel is rusted and breakers are showing signs of degradation - AssetCALC ID: 6695982



Pool Equipment in Failed condition.

N/A

Pool Lift, Accessible Transfer Device Swimming Pool Manzanita Park Road Swimming Pool

Uniformat Code: F1050

Recommendation: Replace in 2023

Priority Score: 65.9

Plan Type: Accessibility

Cost Estimate: \$18,600

\$\$\$\$

No Accessibility Lift Provided - AssetCALC ID: 6695963



Pool Equipment in Failed condition.

Supplemental Components, pH Digital Controller Swimming Pool Manzanita Park Road Swimming Pool

Uniformat Code: F1050

Recommendation: Install in 2023

No Coping Replacement found. - AssetCALC ID: 6695972

Priority Score: 56.9

Plan Type: Retrofit/Adaptation

Cost Estimate: \$6,200

\$\$\$\$



Swimming Pool: Photographic Overview



1 - FRONT ELEVATION





3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - SHADE STRUCTURE



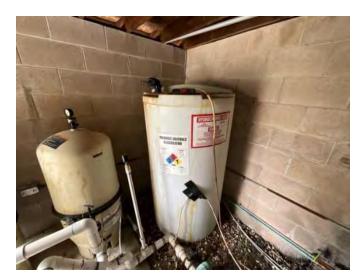
6 - ROOFING







9 - TOILET



11 - STORAGE TANK



8 - ROOFING



10 - POOL EQUIPMENT



12 - POOL EQUIPMENT



11. Site Summary





Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; wood board, vinyl, chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles Outdoor swimming pool; fountains and ponds	Fair
Landscaping and Topography	Limited landscaping features, including lawns, trees, bushes, and planters Irrigation present CMU or brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric and natural gas with propane tanks	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED, HPS, CFL	Fair
Ancillary Structures	Storage sheds, prefabricated modular buildings	Fair
Accessibility	Potential moderate/major issues have been identified at this site, and a detailed study is recommended. See Appendix D.	accessibility

Site Information

Presumed asbestos-containing materials were noted in the site (transit drain piping) and in a storage room in the cafeteria building (9x9 VCT). A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate the materials is also included.

Additional Studies

The plumbing system for the site is of unknown age, and possible leaks were reported in the main lines between buildings. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The electrical system for the original buildings is antiquated and well past EUL. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Key Issues and Findings

Aged electrical infrastructure, possible asbestos containing material, possible leaks in main plumbing lines.

Site: Systems Expenditure Forecast									
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL			
Plumbing	-	-	-	\$76,154	\$15,934	\$92,088			
HVAC	\$984	-	-	-	-	\$984			
Electrical	\$102,082	-	\$118,544	-	\$88,385	\$309,011			
Fire Alarm & Electronic Systems	-	\$805,649	-	-	-	\$805,649			
Special Construction & Demo	-	\$12,330	-	-	-	\$12,330			
Site Utilities	-	-	-	\$74,979	\$140,923	\$215,902			
Site Pavement	-	\$184,970	-	\$1,882,231	\$3,410,254	\$5,477,455			
Site Development	-	\$9,864	\$8,983	\$700,382	\$15,368	\$734,597			
Follow-up Studies	\$20,147	-	-	-	-	\$20,147			
TOTALS (3% inflation)	\$123,300	\$1,012,900	\$127,600	\$2,733,800	\$3,670,900	\$7,668,500			



Site: Key Findings

N/A

Recommended Follow-up Study: Plumbing,

Video Survey

Plumbing, Video Survey

Site Manzanita Park Road Throughout building

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 81.9

Plan Type:

Performance/Integrity

Cost Estimate: \$12,400

\$\$\$\$

Extensive plumbing system, some original. Inspect for issues - AssetCALC ID: 6695130



Ancillary Building in Poor condition.

Steel, Pre-Engineered Site Manzanita Park Road Site

Uniformat Code: F1020

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$11,600

\$\$\$\$

Shed in poor condition - AssetCALC ID: 6695140



Fences and Gates in Poor condition.

Fence, Wood Split 3-Rail Site Manzanita Park Road Site

Uniformat Code: G2060

Recommendation: Replace in 2025

Priority Score: 81.7

Plan Type:

Performance/Integrity

Cost Estimate: \$9,300

\$\$\$\$

Deterioration and fallen sections noted - AssetCALC ID: 6695132



Switch in Poor condition.

High Voltage, Upto 5.5 kV Site Manzanita Park Road Site

Uniformat Code: D5010

Recommendation: Replace in 2023

Priority Score: 79.9

Plan Type: Environmental

Cost Estimate: \$102,100

\$\$\$\$







Piping Insulation

Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter

Site Manzanita Park Road Adjacent to Don

Fedderson Rd. sign

Uniformat Code: D3020 Recommendation: in 2023 Priority Score: 77.9

Plan Type: Environmental

Cost Estimate: \$500

\$\$\$\$

Possible transite pipe observed. - AssetCALC ID: 6695138



N/A

Piping Insulation

Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter

Site Manzanita Park Road Oppisite entrance to

stable area

Uniformat Code: D3020 Recommendation: in 2023 Priority Score: 77.9

Plan Type: Environmental

Cost Estimate: \$500

\$\$\$\$

Possible transite drain pipe observed (damaged). - AssetCALC ID: 6695128

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

Environmental, Asbestos (ACM) and Lead Base

Paint (LBP)

Site Manzanita Park Road Site

Uniformat Code: P2030

Recommendation: Evaluate/Report in 2023

Priority Score: 72.9

Plan Type: Environmental

Cost Estimate: \$7,700

\$\$\$\$

Probable transite drain pipes (damaged) observed in two locations. Sample these pipes and any others that may be observed. - AssetCALC ID: 6695144



Site: Photographic Overview





3 - LANDSCAPING



5 - SIDEWALK



2 - PLAYFIELD SURFACES



4 - SIGNAGE



6 - FENCES AND GATES



12. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed 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.

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;
- 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 tables 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 1959 with additional buildings added and renovated in phases over time.



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

Campus: Accessibility Summary			
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	1959	No	Yes
4 Cottages (Dormitories)	1959	No	Yes
Administration	1959	No	Yes
Barn Stable	Unknown	No	No
Chapel	Unknown	No	No
Dining/Kitchen/Rec Room/Library	1959	No	Yes
Elementary School	1959	No	Yes
Gym/MPR	2018	No	No
Maintenance Building	Unknown	No	No
Swimming Pool	1960's	No	Yes

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

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



14. Purpose and Scope

Purpose

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

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

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

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



Scope

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

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



15. 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 systems 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.



16. Certification

The County of Riverside (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Manzanita Park Road, 14700 Manzanita Park Road, Beaumont, California 92223 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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17. Appendices

Appendix A: Site Plan

Appendix B: Pre-Survey Questionnaire

Appendix C: Accessibility Review and Photos

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix F: Equipment Inventory List

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Appendix A: Site Plan



Site Plan





Project Number	Project Name
163761.23R000-001.017	Manzanita Park Road
Source	On-Site Date
Google	June 12-14, 2023



Appendix B:
Pre-Survey Questionnaire



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Manzanita Park Road

Name of person completing form: Oscar Baez

Title / Association w/ property: Facilities manager

Length of time associated w/ property: 11 months

Date Completed: 6/12/2023

Phone Number: 323-806-8095

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

	Data Overview			Response	
1	Year(s) constructed	Constructed 1983	Renovated		
2	Building size in SF	115,00	0 SF		
			Year	Additional Detail	
		Facade			
		Roof		School a few years ago	
		Interiors	Na		
3	Major Renovation/Rehabilitation	HVAC	Na		
		Electrical	Na		
		Site Pavement	Na		
		Accessibility	Na		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Cap ex sheet gi	ven to client		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Na			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Leak over switch gear, redoing main switchgear			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		×			
8	Are there any wall, window, basement or roof leaks?	×				Slab leak over switch gear in Admin building
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		×			
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	×				Main possibly leaking
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		×			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		×			
14	Is the electrical service outdated, undersized, or problematic?	×				Much of the main electrical service to the older buildings is well past EUL
15	Are there any problems or inadequacies with exterior lighting?		×			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		×			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		×			
18	ADA: Has an accessibility study been previously performed? If so, when?				×	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		×			
20	ADA: Has building management reported any accessibility-based complaints or litigation?				×	
21	Are any areas of the property leased to outside occupants?	×				One of the dorms leased to Riverside child services

Appendix C:
Accessibility Review and Photos



Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Manzanita Park Road

BV Project Number: 163761.23R000-001.017

Fac	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?			×					

Manzanita Park Road: Accessibility Issues										
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*						
Parking	×									
Exterior Accessible Route	×									
Building Entrances				×						
Interior Accessible Route			Knobs on most of doors							
Elevators		NA								
Public Restrooms	Most restrooms not accessible									
Kitchens/Kitchenettes		×								
Playgrounds & Swimming Pools	No lift at pool									
Other		NA								

^{*}be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature

Manzanita Park Road: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



2ND PATHWAY



ADDITIONAL ENTRANCE



MAIN ENTRANCE

Manzanita Park Road: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



SINK CLEARANCE



OVEN WITH CONTROLS

Manzanita Park Road: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix D:
Component Condition Report



Component Condition Report | Manzanita Park Road / Administration Bldg

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Building exterior	Failed	Basement Wall, any type, Waterproofing of Exterior Face	1,500 SF	0	6695401
A2010	Electrical room	Failed	Basement Wall, Moisture Barrier, Horizontal Face or Crawlspace	500 SF	0	6695436
B1010	Slab above Electrical room	Failed	Structural Flooring/Decking, Concrete	550 SF	0	6695437
B1080	Site	Fair	Stair Treads, Pre-Cast Concrete	750 SF	5	6695377
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	12,000 SF	20	6695433
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,900 SF	5	6695383
B2020	Building exterior	Fair	Glazing, any type, by SF	1,500 SF	3	6695391
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	8	10	6695380
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,800 SF	20	6695402
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	14,600 SF	10	6695394
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	700 LF	10	6695414
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	9	20	6695440
B3060	Roof	Fair	Roof Skylight, per SF of glazing	150 SF	15	6695426
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	50	20	6695397
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,300 SF	12	6695439
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	10	6695392
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	25,000 SF	5	6695419
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	2,500 SF	10	6695406
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	6695387
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	6695421
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	10	6695409
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	30	6695424
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,000 SF	10	6695428
C2030	Throughout building	Fair	Flooring, Ceramic Tile	4,500 SF	20	6695429
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	500 SF	5	6695407
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	3,000 SF	15	6695423
Plumbing						
D2010	Office	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	6695405
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	10	6695417

Component Condition Report | Manzanita Park Road / Administration Bldg

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	6695381
D2010	Restrooms	Fair	Toilet, Residential Water Closet	8	10	6695376
D2010	Boiler room	Fair	Storage Tank, Domestic Water	1	20	6695408
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	14,000 SF	8	6695379
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	15	6695375
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	10	6695399
D2010	Restrooms	Fair	Urinal, Standard	1	10	6695416
HVAC						_
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	18	6695435
D3030	Mechanical room	Fair	Chiller, Air-Cooled	1	3	6695403
D3030	Building exterior	Fair	Packaged Terminal Air Conditioner, PTAC	3	7	6695430
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	7	6695389
D3030	Site	Fair	Chiller, Air-Cooled	1	3	6695396
D3030	Roof	Fair	Split System Ductless, Single Zone	1	7	6695386
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	6695434
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	14,000 SF	3	6695410
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	14,000 SF	15	6695390
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	6695404
D3050	Throughout building	Fair	Fan Coil Unit, Hydronic Terminal	30	10	6695384
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	12	6695378
D3050	Ceiling	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	6695415
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	6695420
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	6695413
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	6695425
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	14,000 SF	4	6727164
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	12	6695385
D5010	Building exterior	Fair	Generator, Diesel	1	12	6695398
D5020	Mechanical room	Fair	Motor Control Center, w/ Main Breaker	1	3	6695393
D5020	Electrical room	Fair	Switchgear, 120/208 V	1	2	6695382
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	14,000 SF	5	6695432

Component Condition Report | Manzanita Park Road / Administration Bldg

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	7	6695427
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	14,000 SF	10	6695438
Equipment & Furr	ishings					
E1060	Kitchen	Good	Residential Appliances, Range, Electric	1	12	6695412
E1060	Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	6695431
E2010	Kitchen	Fair	Casework, Countertop, Ceramic Tile	30 LF	15	6695388
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	10	6695395
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	10	6695422
Follow-up Studies						
P2030	Throughout building	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	6695418

Component Condition Report | Manzanita Park Road / Dining/Kitchen/Rec Room/Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	800 SF	25	6695502
Facade						_
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	7,500 SF	25	6695572
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	5	6695541
B2010	Throughout building	Fair	Exterior Walls, Brick Veneer	12,000 SF	20	6695550
B2020	Building exterior	Fair	Glazing, any type, by SF	2,500 SF	5	6695506
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	4	13	6695575
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	20	6695567
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,400 SF	20	6695544
B3010	Roof	Fair	Roofing, Modified Bitumen	3,000 SF	5	6695498
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,500 SF	10	6695559
B3060	Roof	Fair	Roof Skylight, per SF of glazing	160 SF	15	6695511
B3080	Building exterior	Poor	Soffit, Wood	460 SF	1	6695545
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	32	20	6695534
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	10	6695500
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	6695586
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	6695569

Component Condition Report | Manzanita Park Road / Dining/Kitchen/Rec Room/Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	36,000 SF	5	6695530
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	3,000 SF	15	6695532
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	25	6695539
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	6,000 SF	3	6695600
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	10	6695570
C2030	Office	Fair	Flooring, Luxury Vinyl Tile (LVT)	4,800 SF	7	6695499
C2030	Kitchen	Fair	Flooring, Vinyl Tile (VCT)	500 SF	7	6695579
C2030	Kitchen	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	200 SF	0	6695540
C2030	Throughout building	Fair	Flooring, Ceramic Tile	6,000 SF	20	6695510
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	4,000 SF	15	6695529
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	15,000 SF	5	6695563
Plumbing						
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	15	6695580
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	10	6695504
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	6695505
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	15	6695564
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	10	6695543
D2010	Laundry room	Fair	Water Heater, Electric, Commercial (12 kW)	1	7	6695503
D2010	Kitchen	Fair	Shower, Ceramic Tile	1	15	6695521
D2010	Building exterior	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	6695549
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	6695590
D2010	Mechanical room	Fair	Storage Tank, Domestic Water	1	15	6695561
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	20,000 SF	10	6695524
D2010	Office	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	15	6695514
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	12	6695560
D2010	Restrooms	Fair	Urinal, Standard	2	10	6695571
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	15	6695587
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	8	6695546
D3030	Mechanical room	Fair	Chiller, Water-Cooled	1	3	6695517
D3030	Building exterior	Fair	Chiller, Air-Cooled	1	10	6695574
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	7	6695594
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	7	6695526
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	6695528

Component Condition Report | Manzanita Park Road / Dining/Kitchen/Rec Room/Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	20,000 SF	15	6695551
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	20,000 SF	3	6695535
D3050	Utility closet	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	6695573
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	5	6695588
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	5	6695537
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	6695593
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	6695552
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	5	6695542
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	6695553
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	10	6695566
Electrical						
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	15	6695585
D5010	Site	Fair	Generator, Gas or Gasoline	1	12	6695578
D5020	Mechanical room	Fair	Motor Control Center, w/ Main Breaker	1	3	6695523
D5020	Electrical room	Fair	Switchgear, 120/208 V	1	3	6695512
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,000 SF	20	6695519
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20,000 SF	10	6695558
Fire Alarm & Elect	ronic Systems					
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20,000 SF	10	6695584
Equipment & Furn	ishings					
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	7	6695531
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	6695527
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 8-Burner	1	5	6695577
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	6695556
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	2	6695597
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	7	6695581
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	6695596
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	6695513
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	7	6695501
E1030	Kitchen	Excellent	Foodservice Equipment, Mixer, Freestanding	1	25	6695583
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	6695520
E1030	Kitchen	Fair	Foodservice Equipment, Range, 1-Burner	1	8	6695522
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	6695518

Component Condition Report | Manzanita Park Road / Dining/Kitchen/Rec Room/Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Laundry room	Fair	Laundry Equipment, Washer, Commercial	2	5	6695565
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	6695516
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	6695525
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	6695508
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	6695582
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	13	6695515
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	6695562
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	7	6695589
E1030	Kitchen	Fair	Foodservice Equipment, Slicer	1	5	6695592
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	6695548
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	6695538
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	7	6695557
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	6695598
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	6695547
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	6695591
E1030	Laundry room	Fair	Laundry Equipment, Dryer, Commercial	1	7	6695533
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	6695554
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	10	6695555
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	60 LF	7	6695599
Pedestrian Plazas	s & Walkways					
G2030	Site	Failed	Sidewalk, Brick/Masonry Pavers, Repair	200 SF	0	6695595
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	2,000 SF	20	6695576
Sitework						
G2060	Site	Fair	Retaining Wall, Brick/Stone	300 SF	20	6695568
G2060	Site	Poor	Fences & Gates, Fence, Wood Board 6'	40 LF	2	6695536
G2060	Site	Failed	Park Bench, Wood/Composite/Fiberglass	1	0	6695509
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	10	6695507

Component Condition Report | Manzanita Park Road / Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Wood, Exterior, Refinish	200 SF	5	6695736
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	4,800 SF	25	6695746

Component Condition Report | Manzanita Park Road / Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building exterior	Fair	Glazing, any type by SF	1,200 SF	5	6695694
B2020	Throughout building	Fair	Window, Aluminum Double-Glazed, up to 15 SF	6	15	6695712
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	17	2	6695751
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	12	6695725
B2050	Office trailer	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	15	6695697
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,200 SF	10	6695693
B3010	Throughout building	Fair	Roofing, Metal	900 SF	20	6695741
B3010	Roof	Fair	Roofing, Metal	6,400 SF	10	6695692
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	15	6695720
B3080	Building exterior	Poor	Soffit, Wood	500 SF	1	6695739
Interiors						
C1010	Throughout building	Fair	Interior Wall, Brick	1,600 SF	30	6695703
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	20	6695743
C1030	Office trailer	Fair	Interior Door, Wood, Solid-Core	2	20	6695696
C2010	Office trailer	Fair	Wall Finishes, Vinyl	2,000 SF	10	6695726
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	400 SF	15	6695707
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	2,500 SF	10	6695727
C2030	Throughout building	Fair	Flooring, Luxury Vinyl Tile (LVT)	5,800 SF	10	6695717
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,350 SF	5	6695748
C2030	Restrooms	Fair	Flooring, Ceramic Tile	650 SF	20	6695698
C2030	Classrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	600 SF	5	6695714
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,200 SF	5	6695730
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	15	6695747
D2010	Restrooms	Fair	Urinal, Standard	2	15	6695721
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,200 SF	20	6695744
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	15	6695738
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	15	6695723
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	3	7	6695731
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	6695691
HVAC						
D3030	Throughout building	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	6695718
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,200 SF	15	6695742

Component Condition Report | Manzanita Park Road / Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Classrooms	Fair	HVAC System, Ductwork, Medium Density	8,200 SF	15	6695735
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	8	10	6695706
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	10	6695745
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	8,200 SF	4	6727541
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	6695733
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	2	15	6695713
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	3	6695729
D5020	Electrical room	Fair	Switchgear, 120/208 V	1	37	6695750
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	1,000 SF	20	6728018
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,200 SF	20	6695700
D5040	Office trailer	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	10	6728019
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,200 SF	13	6695719
Fire Alarm & Elec	tronic Systems					
D7050	Office	Fair	Fire Alarm Panel, Annunciator	1	7	6695716
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	7	6695705
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	8,200 SF	10	6695722
Equipment & Furr	nishings					-
E1060	Classrooms	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	6695711
E2010	Classrooms	Fair	Casework, Cabinetry Economy	32 LF	10	6695701
E2010	Classrooms	Fair	Casework, Cabinetry, Hardwood Standard	160 LF	10	6695690
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	32 LF	8	6695695
Pedestrian Plazas	s & Walkways					
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,800 SF	25	6695724
Athletic, Recreation	onal & Playfield Areas					
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	6695708
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	6695709
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	10	6695737
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	12	6695699
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	6695704
G2050	Site	Poor	Playfield Surfaces, Chips Wood, 3" Depth	3,400 SF	1	6695732
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	175 LF	20	6695740

Component Condition Report | Manzanita Park Road / Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	15	10	6695734
G2060	Site	Fair	Retaining Wall, Brick/Stone	300 SF	20	6695749
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	23	10	6695710

Component Condition Report | Manzanita Park Road / 4 Cottages (Dormitories)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stone	200 SF	25	6695185
B2010	Building exterior	Fair	Exterior Walls, Brick Veneer	8,400 SF	20	6695149
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	5	6695158
B2020	Building exterior	Fair	Glazing, any type, by SF	2,000 SF	3	6695187
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	96	20	6695193
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,300 SF	12	6695152
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	32,000 SF	12	6695198
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	20	6695157
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	96	20	6695147
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	80,000 SF	5	6695169
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,000 SF	20	6695172
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,200 SF	20	6695182
C2030	Throughout building	Fair	Flooring, Luxury Vinyl Tile (LVT)	34,800 SF	10	6695155
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	40,000 SF	5	6695170
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	36	10	6695186
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	40,000 SF	10	6695173
D2010	Utility closet	Excellent	Water Heater, Gas, Commercial (125 MBH)	4	19	6695194
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	8	25	6695183
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	10	6695199
D2010	Utility closet	Good	Water Heater, Gas, Commercial (200 MBH)	1	17	6695151
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	44	15	6695167
D2010	Restrooms	Fair	Shower, Ceramic Tile	32	15	6695192
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH)	1	10	6695171
HVAC						

Component Condition Report | Manzanita Park Road / 4 Cottages (Dormitories)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	40,000 SF	15	6695162
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	8	12	6695161
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	10	6695160
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40,000 SF	4	6695175
Electrical						-
D5010	Site	Fair	Automatic Transfer Switch, ATS	1	15	6695180
D5010	Site	Fair	Generator, Gas or Gasoline	1	13	6695195
D5020	Site	Fair	Switchgear, 277/480 V	1	3	6695179
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	4	3	6695176
D5020	Utility closet	Fair	Switchboard, 120/208 V	1	3	6695197
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	4	3	6695159
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,000 SF	2	6695148
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	40,000 SF	14	6695188
Fire Alarm & Elec	tronic Systems					
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	40,000 SF	10	6695146
D7050	Office	Fair	Fire Alarm Panel, Multiplex	4	7	6695150
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	40,000 SF	10	6727163
Equipment & Furr	nishings					-
E1030	Utility closet	Fair	Laundry Equipment, Washer, Commercial	4	5	6695178
E1030	Utility closet	Fair	Laundry Equipment, Dryer, Commercial	4	7	6695174
E1060	Kitchen	Good	Residential Appliances, Refrigerator, 14 to 18 CF	8	12	6695164
E1060	Kitchen	Good	Residential Appliances, Dishwasher	8	8	6695168
E1060	Kitchen	Fair	Residential Appliances, Range, Electric	8	12	6695156
E2010	Throughout building	Fair	Casework, Cabinetry Economy	800 LF	10	6695177
E2010	Kitchen	Good	Casework, Cabinetry, Hardwood Standard	120 LF	17	6695191
E2010	Kitchen	Good	Casework, Countertop, Solid Surface	120 LF	37	6695154
Special Construct	tion & Demo					
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	350 SF	10	6695190
Pedestrian Plazas	s & Walkways					
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	28,000 SF	20	6695165
Athletic, Recreation	onal & Playfield Areas					
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	6695181
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	11	6695189

Component Condition Report | Manzanita Park Road / 4 Cottages (Dormitories)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Medium	4	11	6695153
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	11	6695196
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Vinyl 4'	2,000 LF	20	6695163
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	60	5	6695166
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	96	10	6695184

Component Condition Report | Manzanita Park Road / Barn Stable (General Purpose)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	5	6695472
B2020	Building exterior	Fair	Glazing, any type, by SF	100 SF	15	6695469
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	3	12	6695471
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	15	6695470
Roofing						
B3010	Roof	Fair	Roofing, Metal	3,800 SF	19	6727167
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	20	6695452
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,000 SF	5	6695453
C2030	Throughout building	Fair	Flooring, Luxury Vinyl Tile (LVT)	200 SF	5	6695458
C2030	Throughout building	Fair	Flooring, Quarry Tile	500 SF	25	6695450
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	100 SF	7	6695465
C2030	Restrooms	Fair	Flooring, Vinyl Tile (VCT)	150 SF	7	6695455
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	5	6695475
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	6,000 SF	20	6695449
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	7	6695463
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	15	6695473
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	6695454
D2010	Restrooms	Fair	Shower, Fiberglass	1	10	6695474
HVAC						
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing	1	7	6695464
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	6,000 SF	4	6727166

Component Condition Report | Manzanita Park Road / Barn Stable (General Purpose)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Office	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	6695448
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	20	6695467
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	6,000 SF	10	6695476
Fire Alarm & Elect	ronic Systems					
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	6,000 SF	3	6727165
Equipment & Furn	ishings					
E1060	Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	6695456
E2010	Restrooms	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	1	10	6695461
Special Construct	ion & Demo					
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	570 SF	15	6695457
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	7,500 SF	15	6695462
Pedestrian Plazas	& Walkways					
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	22,500 SF	5	6695466
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	22,500 SF	3	6695459
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	500 LF	20	6695460
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	3,200 LF	10	6695468
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	6695451

Component Condition Report | Manzanita Park Road / Chapel

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,700 SF	5	6695484
B2020	Building exterior	Fair	Glazing, any type, by SF	100 SF	15	6695493
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	2	12	6695496
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,100 SF	25	6695494
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	20	6695480
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,600 SF	5	6695489
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	700 SF	5	6695482
C2030	Throughout building	Fair	Flooring, Ceramic Tile	100 SF	20	6695488
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	6695485

Component Condition Report | Manzanita Park Road / Chapel

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	1	9	6695495
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	6695487
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	800 SF	15	6695483
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	800 SF	4	6695490
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	800 SF	20	6695479
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	800 SF	10	6695491
Fire Alarm & Elec	tronic Systems					
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	800 SF	10	6728017
Equipment & Furi	nishings					
E2010	Throughout building	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	75 LF	15	6695492
Pedestrian Plazas	s & Walkways					
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	800 SF	25	6695486
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	6695481

Component Condition Report | Manzanita Park Road / Gym/MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS)	11,750 SF	10	6690591
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	35	10	6690588
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	20	6690592
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	5	6690615
Roofing						
B3010	Roof	Fair	Roofing, Metal	13,500 SF	7	6690614
Interiors						
C1030	Gymnasium	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	9	7	6690606
C1030	Gymnasium	Fair	Interior Door, Wood, Solid-Core	7	7	6690596
C1070		Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	13	6728020
C2010	Gymnasium	Fair	Wall Finishes, Laminated Paneling (FRP)	9,000 SF	5	6690598
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,200 SF	7	6690609
C2010	Gymnasium	Poor	Wall Finishes, any surface, Prep & Paint	1,000 SF	0	6690613

Component Condition Report | Manzanita Park Road / Gym/MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	7	6690603
C2030	Gymnasium	Fair	Flooring, Plastic Fiberglass-Reinforced	9,000 SF	5	6690610
C2030	Gymnasium	Poor	Flooring, Vinyl Tile (VCT)	2,150 SF	0	6690608
Plumbing						
D2010	Gymnasium	Fair	Sink/Lavatory, Service Sink, Floor	1	5	6690605
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	7	5	6690594
D2010	Gymnasium	Fair	Urinal, Standard	3	5	6690612
D2010	Gymnasium	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	5	6690617
D2010	Gymnasium	Fair	Toilet, Residential Water Closet	8	5	6690589
D2010	Gymnasium	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	11,750 SF	7	6690599
D2010	Gymnasium	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	6690604
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	10	6690593
HVAC						
D3050	Gymnasium	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	10	6690595
Fire Protection						
D4010	Gymnasium	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	11,750 SF	10	6690590
Electrical						
D5030	Gymnasium	Fair	Electrical System, Wiring & Switches, High Density/Complexity	11,750 SF	7	6690600
D5040	Gymnasium	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	11,750 SF	5	6690611
Fire Alarm & Elect	tronic Systems					
D7050	Gymnasium	Fair	Fire Alarm Panel, Fully Addressable	1	5	6690602
Equipment & Furn	nishings					
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	5	6690597
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	6690618
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	6690607
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	300	10	6690616
Pedestrian Plazas	& Walkways					
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,000 SF	0	6690601

Component Condition Report | Manzanita Park Road / Maintenance Buildings & Pump House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	6695760
B2020	Building exterior	Fair	Glazing, any type, by SF	8 SF	15	6695772

Component Condition Report | Manzanita Park Road / Maintenance Buildings & Pump House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	1	12	6695768
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,015 SF	10	6728021
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	20	6695758
C2010	Office	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	300 SF	15	6695778
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	2,015 SF	10	6695769
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	6695764
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash	1	10	6695762
HVAC						
D3020	Throughout building	Fair	Unit Heater, Natural Gas	1	10	6695770
D3030	Building exterior	Fair	Evaporative Cooler, up to 0.33 HP	2	7	6695766
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	1	5	6695773
D3030	Roof	Fair	Evaporative Cooler, 0.75 to 1 HP	1	7	6695759
Electrical						
D5020	Office	Fair	Distribution Panel, 120/208 V	1	15	6695777
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,015 SF	20	6695771
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,015 SF	10	6695757
Equipment & Furn	ishings					
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	6695761
Special Constructi	on & Demo					-
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	100 SF	17	6695755
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	400 SF	15	6695776
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	400 SF	17	6695774
F1020	Site	Poor	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	2	6695763
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	100 SF	10	6695767
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	1,000 SF	15	6695780
Pedestrian Plazas	& Walkways					
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	7,400 SF	2	6695779
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,400 SF	5	6695765
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	550 LF	20	6695756
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	6695775

Component Condition Report | Manzanita Park Road / Swimming Pool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Swimming Pool	Fair	Exterior Walls, Concrete Block (CMU)	300 SF	17	6695981
B2010	Swimming Pool	Fair	Exterior Walls, Concrete Block (CMU)	1,800 SF	17	6695974
B2050	Swimming Pool	Fair	Exterior Door, Wire Mesh Metal, Gate	1	5	6695975
Roofing						
B3010	Swimming Pool	Fair	Roofing, Modified Bitumen	100 SF	8	6695968
B3010	Swimming Pool	Fair	Roofing, Metal	1,800 SF	10	6695979
B3010	Swimming Pool	Fair	Roofing, Metal	100 SF	20	6695971
Plumbing						
D2010	Swimming Pool	Fair	Toilet, Residential Water Closet	1	7	6695964
D2010	Swimming Pool	Fair	Storage Tank, Domestic Water	2	15	6695983
D2010	Swimming Pool	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,800 SF	20	6695976
Electrical						
D5020	Swimming Pool	Fair	Secondary Transformer, Dry, Stepdown	1	9	6695978
D5020	Swimming Pool	Poor	Distribution Panel, 120/240 V, Residential Style	1	1	6695982
D5030	Swimming Pool	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,800 SF	12	6695966
Special Construct	ion & Demo					
F1020	Swimming Pool	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,800 SF	15	6695967
F1050	Swimming Pool	Poor	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15,000 SF	0	6695985
F1050	Swimming Pool	Fair	Pool Equipment, Filtration System	1	7	6695977
F1050	Pool	Poor	Pool Repair, Study by Local Contractor	1	0	6697570
F1050	Swimming Pool	Fair	Pool Accessories, Ladder	4	20	6695965
F1050	Swimming Pool	Fair	Pool Equipment, Circulation Pump	2	12	6695969
F1050	Swimming Pool	Failed	Pool Equipment, Pool Lift, Accessible Transfer Device	1	0	6695963
F1050	Swimming Pool	Failed	Pool Equipment, Supplemental Components, pH Digital Controller, Install	2	0	6695972
Pedestrian Plazas	& Walkways					
G2030	Site	Failed	Sidewalk, Concrete, Large Areas	2,700 SF	1	6695970
G2030	Swimming Pool	Fair	Sidewalk, Concrete, Small Areas/Sections	200 SF	25	6695980
Sitework						
G2060	Swimming Pool	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	6	10	6695984
G4050	Pool Recreation Building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	16	6695973

Component Condition Report | Manzanita Park Road / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Storage Tank, Domestic Water	1	10	6695127
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	669513
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	669514
D2020	Site	Fair	Domestic Water Supply, Chlorine Gas Disinfection System	1	10	669513
HVAC						,
D3020	Oppisite entrance to stable area	NA	Piping Insulation, Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter	30 LF	0	669512
D3020	Adjacent to Don Fedderson Rd. sign	NA	Piping Insulation, Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter	30 LF	0	669513
Electrical						-
D5010	Site, wells	Fair	Automatic Transfer Switch, ATS	1	3	669512
D5010	Site	Fair	Generator, Diesel	1	12	669513
D5010	Site	Poor	Switch, High Voltage, Upto 5.5 kV	3	0	669513
D5010	Site, wells	Fair	Generator, Diesel	1	3	669514
Fire Alarm & Ele	ectronic Systems					
D6030	Throughout site	Fair	Electrical Distribution Systems, High Voltage Cable	4,900 LF	2	679792
Special Constru	uction & Demo					
F1020	Site	Poor	Ancillary Building, Steel, Pre-Engineered	250 SF	2	669514
Pedestrian Plaz	as & Walkways					
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	250,000 SF	2	669512
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	250,000 SF	7	669511
G2020	Site	Fair	Parking Lots, Pavement, Concrete	4,800 SF	20	669511
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	57,000 SF	15	669513
Athletic, Recrea	ational & Playfield Areas					
G2050	Gymnasium	Fair	Playfield Surfaces, Artificial Play Turf	7,500 SF	7	669513
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	669513
Sitework						
G2060	Site	Poor	Fences & Gates, Fence, Wood Split 3-Rail	300 LF	2	669513
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	669512
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	4,500 LF	10	669511
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	70,000 SF	10	669512
G4050	Site	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	30	10	669512
Utilities						
G3010	Site	Fair	Pump, Well Water	1	13	669512
G3010	Site, wells	Fair	Pump, Well Water	·	12	669512

Component Condition Report | Manzanita Park Road / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G3010	Site, wells	Fair	Pump, Well Water	1	12	6695122
G3020	Site	Fair	Septic Tank, Precast Concrete, Replace/Install	2	20	6695141
Follow-up Studie	es					
P2030	Site	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	0	6695144
P2030	Throughout building	NA	Engineering Study, Plumbing, Video Survey, Evaluate/Report	4	0	6695130

Component Condition Report | Manzanita Park Road

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Electrical, General Design	1	0	6697578
Accessibility						
Y1090	Throughout the Property	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	6696165

Appendix E:
Replacement Reserves



(a)

8/4/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estima
Manzanita Park Road	\$22,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,4
Manzanita Park Road / 4 Cottages (Dormitories)	\$0	\$0	\$164,418	\$690,951	\$209,318	\$481,500	\$0	\$60,994	\$10,994	\$0	\$2,475,618	\$273,524	\$730,199	\$273,112	\$234,421	\$1,304,816	\$0	\$134,739	\$14,775	\$134,792	\$2,301,989	\$9,496,1
Manzanita Park Road / Administration Bldg	\$64,317	\$0	\$394,604	\$1,077,579	\$73,261	\$195,026	\$0	\$47,842	\$304,695	\$0	\$1,165,536	\$0	\$166,099	\$130,866	\$0	\$404,556	\$0	\$0	\$41,687	\$0	\$1,363,447	\$5,429,5
Manzanita Park Road / Barn Stable (General Purpose)	\$0	\$0	\$0	\$37,469	\$31,398	\$174,903	\$0	\$17,402	\$19,878	\$0	\$221,194	\$0	\$4,640	\$23,044	\$0	\$1,054,429	\$0	\$0	\$26,714	\$134,249	\$124,281	\$1,869,5
Manzanita Park Road / Chapel	\$0	\$0	\$0	\$0	\$10,117	\$26,500	\$0	\$0	\$0	\$5,460	\$12,080	\$0	\$3,094	\$0	\$0	\$110,948	\$0	\$0	\$0	\$9,240	\$16,515	\$193,9
Manzanita Park Road / Dining/Kitchen/Rec Room/Library	\$13,638	\$10,647	\$37,191	\$1,128,554	\$0	\$667,273	\$0	\$221,484	\$15,313	\$0	\$1,184,073	\$0	\$176,993	\$177,068	\$0	\$1,058,292	\$0	\$0	\$0	\$0	\$1,951,540	\$6,642,0
Manzanita Park Road / Elementary School	\$0	\$17,001	\$19,566	\$111,772	\$48,841	\$181,057	\$0	\$21,119	\$3,141	\$0	\$978,292	\$0	\$22,538	\$54,395	\$0	\$376,245	\$8,456	\$0	\$0	\$9,240	\$575,497	\$2,427,1
Manzanita Park Road / Gym/MPR	\$143,744	\$0	\$0	\$0	\$0	\$608,119	\$1,110	\$663,785	\$0	\$0	\$888,466	\$0	\$0	\$31,863	\$0	\$25,956	\$0	\$0	\$0	\$0	\$87,892	\$2,450,9
Manzanita Park Road / Maintenance Buildings & Pump House	\$0	\$0	\$20,273	\$0	\$0	\$72,045	\$0	\$25,408	\$0	\$0	\$114,299	\$0	\$8,905	\$0	\$0	\$193,743	\$0	\$46,954	\$0	\$0	\$52,308	\$533,9
Manzanita Park Road / Site	\$123,215	\$0	\$1,012,817	\$118,546	\$0	\$8,983	\$0	\$2,168,142	\$0	\$0	\$565,616	\$0	\$367,641	\$9,491	\$0	\$2,768,509	\$0	\$303,548	\$0	\$0	\$221,690	\$7,668,1
Manzanita Park Road / Swimming Pool	\$182,024	\$40,546	\$0	\$0	\$0	\$3,414	\$0	\$12,771	\$1,963	\$5,864	\$58,735	\$0	\$39,995	\$0	\$0	\$349,384	\$5,969	\$107,586	\$0	\$0	\$83,693	\$891,9
Grand Total	\$549,410	\$68,194	\$1,648,869	\$3,164,871	\$372,934	\$2,418,820	\$1,110	\$3,238,946	\$355,985	\$11,324	\$7,663,908	\$273,524	\$1,520,103	\$699,838	\$234,421	\$7,646,878	\$14,424	\$592,827	\$83,177	\$287,520	\$6,778,852	\$37,625,9

Manzanita Park Road

Uniformat Code	eID	Cost Description	Lifespan (EU	IL)EAge	RUL	Quanti	tyUnit	Unit Cost w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043Γ	Deficiency Repair Estimate
P2030	6697578	Engineering Study, Electrical, General Design	0	0	0	1	EA	\$7,000.00 \$10,848.60	\$10,849	\$10,849																					\$10,849
Y1090	6696165	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Rep	ort 0	0	0	1	EA	\$7,500.00 \$11,623.50	3 \$11,624	\$11,624																					\$11,624
Totals, Unesca	alated									\$22,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,472
Totals, Escalat	ted (3.0%	inflation, compounded annually)								\$22,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,472

Manzanita Park Road / 4 Cottages (Dormitories)

Uniformat Code		Lifespan (EUL)	EAge	RUL	Quantity	nit Unit Cost	w/ Markup * Subtotal 2023	2024 2025 2	026 2027	2028 2029	9 2030 2031	2032 2033	2034 2035	2036	2037	038 2039 204	2041 2042	Deficien 2043 Rep Estima
B2010	6695158 Exterior Walls, any painted surface, Prep & Paint	10	5	5	2000	SF \$3.00	\$4.65 \$9,299			9,299					\$9,	299		\$18,59
B2010	6695149 Exterior Walls, Brick Veneer, Replace	50	30	20	8400	SF \$27.00	\$41.84 \$351,495										\$351	,495 \$351,4 9
B2020	6695187 Glazing, any type, by SF, Replace	30	27	3	2000	SF \$55.00	\$85.24 \$170,478	\$170,	178									\$170,47
B2050	6695193 Exterior Door, Steel, Standard, Replace	40	20	20	96	EA \$600.00	\$929.88 \$89,268										\$89	,268 \$89,26
B3010	6695198 Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	8	12	32000	SF \$3.80	\$5.89 \$188,456						\$188,456					\$188,45
B3010	6695152 Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	4300	SF \$17.00	\$26.35 \$113,290						\$113,290					\$113,29
B3060	6695157 Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	4	EA \$1,300.00	\$2,014.74 \$8,059										\$8	,059 \$8,05
C1030	6695147 Interior Door, Wood, Solid-Core, Replace	40	20	20	96	EA \$700.00	\$1,084.86 \$104,147										\$104	,147 \$104,1 4
C2010	6695172 Wall Finishes, Ceramic Tile, Replace	40	20	20	6000	SF \$18.00	\$27.90 \$167,378										\$167	,378 \$167,37
C2010	6695169 Wall Finishes, any surface, Prep & Paint	10	5	5	80000	SF \$1.50	\$2.32 \$185,976		\$1	35,976					\$185,	976		\$371,95
C2030	6695182 Flooring, Ceramic Tile, Replace	40	20	20	3200	SF \$18.00	\$27.90 \$89,268										\$89	,268 \$89,26
C2030	6695155 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	34800	SF \$7.50	\$11.62 \$404,498					\$404,498						\$404,49
C2050	6695170 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	40000	SF \$2.00	\$3.10 \$123,984		\$1	23,984					\$123,	984		\$247,96
D2010	6695171 Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA \$16,600.00	\$25,726.68 \$25,727					\$25,727						\$25,72
D2010	6695151 Water Heater, Gas, Commercial (200 MBH), Replace	20	3	17	1	EA \$16,600.00	\$25,726.68 \$25,727									\$25,727		\$25,72
D2010	6695194 Water Heater, Gas, Commercial (125 MBH), Replace	20	1	19	4	EA \$12,400.00	\$19,217.52 \$76,870										\$76,870	\$76,87
D2010	6695173 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	40000	SF \$11.00	\$17.05 \$681,912					\$681,912						\$681,91
D2010	6695186 Toilet, Commercial Water Closet, Replace	30	20	10	36	EA \$1,300.00	\$2,014.74 \$72,531					\$72,531						\$72,53
D2010	6695199 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	8	EA \$1,200.00	\$1,859.76 \$14,878					\$14,878						\$14,87
D2010	6695167 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	44	EA \$1,100.00	\$1,704.78 \$75,010								\$75,	010		\$75,01
D2010	6695192 Shower, Ceramic Tile, Replace	30	15	15	32	EA \$2,500.00	\$3,874.50 \$123,984								\$123,	984		\$123,98
D3050	6695160 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	4	EA \$9,000.00	\$13,948.20 \$55,793					\$55,793						\$55,79
D3050	6695161 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	8	EA \$11,000.00	\$17,047.80 \$136,382						\$136,382					\$136,38
D3050	6695162 HVAC System, Ductwork, Medium Density, Replace	30	15	15	40000	SF \$4.00	\$6.20 \$247,968								\$247,	968		\$247,96
D4010	6695175 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	40000	SF \$3.00	\$4.65 \$185,976		\$185,976									\$185,97
D5010	6695195 Generator, Gas or Gasoline, Replace	25	12	13	1	EA \$120,000.00	\$185,976.00 \$185,976							\$185,976				\$185,97

VEAT AS

8/4/2023

Uniforma Code		fespan :UL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup * Sub	btotal 2023	2024 202	5 2026	2027 2	2028	2029 2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 20	10 204	1 2042	2043	Deficienc Repai Estimat
D5010	6695180 Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	\$20,000.00	\$30,996.00 \$3	30,996													\$30,996					\$30,996
D5020	6695179 Switchgear, 277/480 V, Replace	40	37	3	1	EA	\$170,000.00	\$263,466.00 \$26	63,466		\$263,466																\$263,466
D5020	6695197 Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$40,000.00	\$61,992.00 \$6	61,992		\$61,992																\$61,992
D5020	6695159 Secondary Transformer, Dry, Stepdown, Replace	30	27	3	4	EA	\$20,000.00	\$30,996.00 \$12	23,984		\$123,984																\$123,984
D5020	6695176 Distribution Panel, 120/208 V, Replace	30	27	3	4	EA	\$2,000.00	\$3,099.60 \$1	12,398		\$12,398																\$12,398
D5030	6695148 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	40000	SF	\$2.50	\$3.87 \$15	54,980	\$154,980																	\$154,98
D5040	6695188 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	40000	SF	\$2.50	\$3.87 \$15	54,980											\$	154,980						\$154,980
D7030	6695146 Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	40000	SF	\$2.00	\$3.10 \$12	23,984							\$	123,984										\$123,984
D7050	6695150 Fire Alarm Panel, Multiplex, Replace	15	8	7	4	EA	\$4,000.00	\$6,199.20 \$2	24,797					\$24,797													\$24,79
D7050	6727163 Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	40000	SF	\$2.00	\$3.10 \$12	23,984							\$	123,984										\$123,984
E1030	6695178 Laundry Equipment, Washer, Commercial, Replace	10	5	5	4	EA	\$6,500.00	\$10,073.70 \$4	40,295			\$40,	295									\$40,295					\$80,59
E1030	6695174 Laundry Equipment, Dryer, Commercial, Replace	15	8	7	4	EA	\$4,000.00	\$6,199.20 \$2	24,797					\$24,797													\$24,79
E1060	6695168 Residential Appliances, Dishwasher, Replace	10	2	8	8	EA	\$700.00	\$1,084.86	\$8,679						\$8,679									\$8,679	9		\$17,35
E1060	6695164 Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	8	EA	\$600.00	\$929.88	\$7,439										\$7,439								\$7,43
E1060	6695156 Residential Appliances, Range, Electric, Replace	15	3	12	8	EA	\$620.00	\$960.88	\$7,687										\$7,687								\$7,68
E2010	6695177 Casework, Cabinetry Economy, Replace	20	10	10	800	LF	\$175.00	\$271.22 \$2	16,972							\$2	216,972										\$216,97
E2010	6695191 Casework, Cabinetry, Hardwood Standard, Replace	20	3	17	120	LF	\$300.00	\$464.94 \$5	55,793														\$55,79	3			\$55,79
F1020	6695190 Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	350	SF	\$60.00	\$92.99 \$3	32,546							:	32,546										\$32,54
G2030	6695165 Sidewalk, Concrete, Large Areas, Replace	50	30	20	28000	SF	\$9.00	\$13.95 \$39	90,550																\$39	90,550	\$390,55
G2050	6695181 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	4	EA	\$9,500.00	\$14,723.10 \$5	58,892									9	558,892								\$58,89
G2050	6695189 Play Structure, Swing Set, 4 Seats, Replace	20	9	11	3	EA	\$2,500.00	\$3,874.50 \$	11,624									\$11,624									\$11,62
G2050	6695153 Play Structure, Multipurpose, Medium, Replace	20	9	11	4	EA	\$20,000.00	\$30,996.00 \$12	23,984								5	123,984									\$123,98
G2050	6695196 Play Structure, Multipurpose, Small, Replace	20	9	11	4	EA	\$10,000.00	\$15,498.00 \$6	61,992									\$61,992									\$61,99
G2060	6695166 Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	60	EA	\$600.00	\$929.88 \$5	55,793			\$55,	793														\$55,79
G2060	6695163 Fences & Gates, Fence, Vinyl 4', Replace	25	5	20	2000	LF	\$24.00	\$37.20 \$7	74,390																\$	74,390	\$74,39
G4050	6695184 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	96	EA	\$600.00	\$929.88 \$8	89,268							:	89,268										\$89,26
Totals, U	Inescalated								\$0	\$0 \$154,980	\$632,318	185,976 \$415,	346	\$0 \$49,594	\$8,679	\$0 \$1,	342,092	197,600 \$5	512,147 \$1	85,976 \$	154,980	\$837,512	\$0 \$81,51	9 \$8,679	\$76,870 \$1,2	74,556	\$6,618,824
Totals, E	Scalated (3.0% inflation, compounded annually)								\$0	\$0 \$164,418	\$690,951	209,318 \$481,	500	\$0 \$60,994	\$10,994	\$0 \$2,	175,618	273,524 \$7	30,199 \$2	73,112 \$	234,421	31,304,816	\$0 \$134,73	9 \$14,77	5 \$134,792 \$2,30	01,989	\$9,496,162

Manzanita Park Road / Administration Bldg

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal 2	023	2024 202	5 2026	2027 2028	3 2029	2030 2	031 2032	2033 2	034 2035	2036 20	37 203	8 2039	2040 2041	2042 2043 De	eficiency Repai Estimate
A2010	6695401 Basement Wall, any type, Waterproofing of Exterior Face, Replace	0	0	0	1500	SF	\$9.00	\$13.95	\$20,922	\$20,922														\$20,922
A2010	6695436 Basement Wall, Moisture Barrier, Horizontal Face or Crawlspace, Replace	0	0	0	500	SF	\$3.50	\$5.42	\$2,712	\$2,712														\$2,712
B1010	6695437 Structural Flooring/Decking, Concrete, Replace	75	75	0	550	SF	\$35.00	\$54.24	\$29,834	\$29,834														\$29,834
B1080	6695377 Stair Treads, Pre-Cast Concrete, Replace	30	25	5	750	SF	\$38.00	\$58.89	\$44,169				\$44,169											\$44,169
B2010	6695383 Exterior Walls, any painted surface, Prep & Paint	10	5	5	1900	SF	\$3.00	\$4.65	\$8,834				\$8,834							\$8,83	4			\$17,668
B2010	6695433 Exterior Walls, Brick Veneer, Replace	50	30	20	12000	SF	\$27.00	\$41.84	\$502,135														\$502,135	\$502,135
B2020	6695391 Glazing, any type, by SF, Replace	30	27	3	1500	SF	\$55.00	\$85.24	\$127,859			\$127,859												\$127,859
B2050	6695380 Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	15	10	8	EA	\$1,500.00	\$2,324.70	\$18,598								\$18,598							\$18,598
B3010	6695402 Roofing, Metal, Replace	40	20	20	1800	SF	\$13.00	\$20.15	\$36,265														\$36,265	\$36,265
B3010	6695394 Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	14600	SF	\$17.00	\$26.35	\$384,660								\$384,660							\$384,660
B3020	6695414 Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	700	LF	\$9.00	\$13.95	\$9,764								\$9,764							\$9,764
B3060	6695426 Roof Skylight, per SF of glazing, Replace	30	15	15	150	SF	\$50.00	\$77.49	\$11,624											\$11,62	4			\$11,624
B3060	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	9	EA	\$1,300.00	\$2,014.74	\$18,133														\$18,133	\$18,133
C1030	6695397 Interior Door, Wood, Solid-Core, Replace	40	20	20	50	EA	\$700.00	\$1,084.86	\$54,243														\$54,243	\$54,243
C1070	6695439 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	10300	SF	\$3.50	\$5.42	\$55,870									\$55,870						\$55,870
C1090	6695392 Toilet Partitions, Metal, Replace	20	10	10	2	EA	\$850.00	\$1,317.33	\$2,635								\$2,635							\$2,635
C2010	6695387 Wall Finishes, Ceramic Tile, Replace	40	20	20	500	SF	\$18.00	\$27.90	\$13,948														\$13,948	\$13,948

VERTAL

Uniformat Code		Lifespan (EUL)	EAge	RUL	Quantity	yUnit	Unit Cost v	// Markup * Subtotal 2023	2024 2025	2026	2027 2028	2029	2030 2031	2032 2033	2034 2035 2036	2037 2038	2039	2040 2041	2042 2043 ^D	Deficiency Repa Estimat
C2010	6695406 Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	20	10	2500	SF	\$28.00	\$43.39 \$108,486						\$108,486						\$108,48
C2010	6695419 Wall Finishes, any surface, Prep & Paint	10	5	5	25000	SF	\$1.50	\$2.32 \$58,118			\$58,118					\$58,118				\$116,23
C2030	6695409 Flooring, Ceramic Tile, Replace	40	30	10	500	SF	\$18.00	\$27.90 \$13,948						\$13,948						\$13,94
C2030	6695429 Flooring, Ceramic Tile, Replace	40	20	20	4500	SF	\$18.00	\$27.90 \$125,534											\$125,534	\$125,53
C2030	6695428 Flooring, Vinyl Tile (VCT), Replace	15	5	10	4000	SF	\$5.00	\$7.75 \$30,996						\$30,996						\$30,99
C2030	6695421 Flooring, Carpet, Commercial Standard, Replace	10	7	3	3000	SF	\$7.50	\$11.62 \$34,871	\$	34,871					\$34,871					\$69,74
C2050	6695423 Ceiling Finishes, Wood Paneling, Replace	30	15	15	3000	SF	\$14.00	\$21.70 \$65,092								\$65,092				\$65,09
C2050	6695407 Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	500	SF	\$2.50	\$3.87 \$1,937			\$1,937					\$1,937				\$3,87
D2010	6695408 Storage Tank, Domestic Water, Replace	30	10	20	1	EA	\$2,400.00	\$3,719.52 \$3,720											\$3,720	\$3,72
D2010	6695417 Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$12,400.00	\$19,217.52 \$19,218						\$19,218						\$19,21
D2010	6695379 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	14000	SF	\$11.00	\$17.05 \$238,669					\$238,669							\$238,66
D2010	6695405 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	\$1,200.00	\$1,859.76 \$1,860					\$1,860							\$1,86
D2010	6695376 Toilet, Residential Water Closet, Replace	30	20	10	8	EA	\$700.00	\$1,084.86 \$8,679						\$8,679						\$8,67
D2010	6695399 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	1	EA	\$1,100.00	\$1,704.78 \$1,705						\$1,705						\$1,70
D2010	6695416 Urinal, Standard, Replace	30	20	10	1	EA	\$1,100.00	\$1,704.78 \$1,705						\$1,705						\$1,70
D2010	6695381 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	8	EA	\$1,200.00	\$1,859.76 \$14,878								\$14,878				\$14,87
D2010	6695375 Shower, Ceramic Tile, Replace	30	15	15	2	EA	\$2,500.00	\$3,874.50 \$7,749								\$7,749				\$7,74
D3020	6695435 Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$15,800.00	\$24,486.84 \$24,487										\$24,487		\$24,48
D3030	6695403 Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$120,000.00	\$185,976.00 \$185,976	\$1;	85,976										\$185,97
D3030	6695396 Chiller, Air-Cooled, Replace	25	22	3	1	EA		\$43,859.34 \$43,859	\$	43,859										\$43,85
D3030	6695430 Packaged Terminal Air Conditioner, PTAC, Replace	15	8	7	3	EA		\$5,269.32 \$15,808	·	.,,,,,,,		\$·	15,808							\$15,80
D3030	6695389 Split System Ductless, Single Zone, Replace	15	8	7	1	EA		\$9,453.78 \$9,454					\$9,454							\$9,45
D3030	6695386 Split System Ductless, Single Zone, Replace	15	8	7	1	EA		\$7,439.04 \$7,439					\$7,439							\$7,43
D3050	6695410 HVAC System, Hydronic Piping, 4-Pipe, Replace	40	37	3	14000		\$8.00	\$12.40 \$173,578	\$1	73,578			\$1 ,100							\$173,57
D3050	6695378 Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA		\$10,073.70 \$10,074	Ψ1	70,070					\$10,074					\$10,07
D3050	6695434 Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA		\$125,533.80 \$125,534	\$1:	25,534					\$10,074					\$10,07
				-	1															
D3050	6695404 Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA		\$125,533.80 \$125,534		25,534										\$125,53
D3050	6695420 Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA		\$125,533.80 \$125,534		25,534										\$125,53
D3050	6695413 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA		\$11,623.50 \$11,624		11,624										\$11,62
D3050	6695425 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA		\$8,523.90 \$8,524		\$8,524										\$8,52
D3050	6695384 Fan Coil Unit, Hydronic Terminal, Replace	20		_	30	-		\$5,951.23 \$178,537						\$178,537						\$178,53
D3050	6695415 Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	15	10	1	EA		\$14,258.16 \$14,258						\$14,258						\$14,25
D3050	6695390 HVAC System, Ductwork, Medium Density, Replace	30	15	15	14000		\$4.00	\$6.20 \$86,789								\$86,789				\$86,78
D4010	6727164 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	14000		\$3.00	\$4.65 \$65,092		\$6	5,092									\$65,09
D5010	6695398 Generator, Diesel, Replace	25	13	12	1	EA		\$30,996.00 \$30,996							\$30,996					\$30,99
D5010	6695385 Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA		\$18,597.60 \$18,598							\$18,598					\$18,59
D5020	6695382 Switchgear, 120/208 V, Replace	40	38	2	1	EA	\$240,000.00	\$371,952.00 \$371,952	\$371,952											\$371,95
D5020	6695393 Motor Control Center, w/ Main Breaker, Replace	30	27	3	1	EA	\$15,000.00	\$23,247.00 \$23,247	\$	23,247										\$23,24
D5030	6695432 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	14000	SF	\$2.50	\$3.87 \$54,243			\$54,243									\$54,24
D5040	6695400 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	14000	SF	\$2.50	\$3.87 \$54,243							\$54,243					\$54,24
D7050	6695427 Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,000.00	\$6,199.20 \$6,199				!	\$6,199							\$6,19
D7050	6695438 Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	14000	SF	\$2.00	\$3.10 \$43,394						\$43,394						\$43,39
E1060	6695431 Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$929.88 \$930			\$930								\$930	\$1,86
E1060	Residential Appliances, Range, Electric, Replace	15	3	12	1	EA	\$620.00	\$960.88 \$961							\$961					\$96
E2010	6695395 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	30	LF	\$300.00	\$464.94 \$13,948						\$13,948						\$13,94
E2010	6695388 Casework, Countertop, Ceramic Tile, Replace	30	15	15	30	LF	\$100.00	\$154.98 \$4,649								\$4,649				\$4,64
G4050	6695422 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	18	EA	\$600.00	\$929.88 \$16,738						\$16,738						\$16,73
P2030	6695418 Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$10,848.60 \$10,849 \$10,849												\$10,84



Uniformat Code ID Cost Description	Lifespan (EUL) EAge RUL QuantityUnit	Unit Cost w/ Markup * Subtotal 2023	2024 2025	5 2026	2027 20	28 2029	2030 2	2031 203	2033	2034	2035	2036	2037	2038	2039	2040 204	1 2042	2043 Defi	iciency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)		\$64,317	\$0 \$394,604	\$1,077,579 \$	73,261 \$195,02	6 \$0 \$	47,842 \$304,	,695 \$	0 \$1,165,536	\$0 \$1	166,099 \$1	130,866	\$0 \$4	04,556	\$0	\$0 \$41,68	\$0 \$1	363,447	\$5,429,515

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Co	w/ Mar st *	kup Subtota	I 2023	2024 202	25 2026	2027	2028	2029 2030 2031	2032	2033 2034	4 2035	2036	2037 203	38 2039	2040 204	11 2042 2043	Deficiency Repair Estimate
B2010	6695472 Exterior Walls, any painted surface, Prep & Paint	10	5	5	5000	SF	\$3.0	00	4.65 \$23,24	7				\$23,247						\$23,24	7			\$46,494
B2020	6695469 Glazing, any type, by SF, Replace	30	15	15	100	SF	\$55.0	00 \$8	5.24 \$8,5	24										\$8,52	4			\$8,524
B2050	6695471 Exterior Door, Wood, Solid-Core, Replace	25	13	12	3	EA	\$700.	00 \$1,08	4.86 \$3,2	55								\$3,255						\$3,255
B2050	6695470 Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	2	EA	\$4,400.0	00 \$6,8	9.12 \$13,6	8										\$13,63	8			\$13,638
B3010	6727167 Roofing, Metal, Replace	40	21	19	3800	SF	\$13.0	00 \$2	20.15 \$76,50	60													\$76,560	\$76,560
C1030	6695452 Interior Door, Wood, Solid-Core, Replace	40	20	20	7	EA	\$700.	00 \$1,08	4.86 \$7,59)4													\$7,594	\$7,594
C2010	6695453 Wall Finishes, any surface, Prep & Paint	10	5	5	1000	SF	\$1.	50 \$	2.32 \$2,3	25				\$2,325						\$2,32	.5			\$4,649
C2030	6695458 Flooring, Luxury Vinyl Tile (LVT), Replace	15	10	5	200	SF	\$7.	50 \$	1.62 \$2,3	25				\$2,325									\$2,325	\$4,649
C2030	6695465 Flooring, Vinyl Tile (VCT), Replace	15	8	7	100	SF	\$5.0	00 9	7.75 \$7	75					\$775									\$775
C2030	6695455 Flooring, Vinyl Tile (VCT), Replace	15	8	7	150	SF	\$5.0	00 5	7.75 \$1,10	52					\$1,162									\$1,162
C2050	6695475 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	300	SF	\$2.0	00	3.10 \$9	0				\$930						\$93	0			\$1,860
D2010	6695463 Water Heater, Electric, Residential, Replace	15	8	7	1	EA	\$550.	00 \$8	2.39 \$8	52					\$852									\$852
D2010	6695449 Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	6000	SF	\$1.0	00	1.55 \$9,29	9													\$9,299	\$9,299
D2010	6695454 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,200.	00 \$1,85	9.76 \$1,86	60					\$1,860									\$1,860
D2010	6695474 Shower, Fiberglass, Replace	20	10	10	1	EA	\$1,600.	00 \$2,47	9.68 \$2,4	30							\$2,480							\$2,480
D2010	6695473 Toilet, Residential Water Closet, Replace	30	15	15	1	EA	\$700.0	00 \$1,08	4.86 \$1,0	15										\$1,08	5			\$1,085
D3030	6695464 Split System, Interior & Exterior Component Pairing, Replace	15	8	7	1	EA	\$5,530.	00 \$8,57	0.39 \$8,5	0					\$8,570									\$8,570
D4010	6727166 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	all 40	36	4	6000	SF	\$3.0	00	4.65 \$27,8	06			\$27,896											\$27,896
D5020	6695448 Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	\$1,100.0	00 \$1,70	4.78 \$1,70	5										\$1,70	5			\$1,705
D5030	6695467 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	6000	SF	\$2.	50 5	3.87 \$23,24	7													\$23,247	\$23,247
D5040	6695476 Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	6000	SF	\$2.	10 9	3.25 \$19,5	27							\$19,527							\$19,527
D7050	6727165 Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	17	3	6000	SF	\$2.0	00	3.10 \$18,59	98		\$18,598												\$18,598
E1060	6695456 Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	8	7	1	EA	\$600.	00 \$92	9.88 \$9:	30					\$930									\$930
E2010	6695461 Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	10	10	1	EA	\$1,200.	00 \$1,85	9.76 \$1,86	60							\$1,860							\$1,860
F1020	6695457 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	570	SF	\$50.0	00 \$7	7.49 \$44,10	9										\$44,16	9			\$44,169
F1020	6695462 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	7500	SF	\$50.	00 \$7	7.49 \$581,1	75										\$581,17	5			\$581,175
G2020	6695459 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	22500	SF	\$0.4	45 5	0.70 \$15,69	2		\$15,692			\$15,692				\$15,692			\$15,692	2	\$62,767
G2020	6695466 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	22500	SF	\$3.	50 8	55.42 \$122,04	7			5	6122,047										\$122,047
G2060	6695468 Fences & Gates, Fence, Wood Board 6', Replace	20	10	10	3200	LF	\$28.0	00 \$4	3.39 \$138,86	52						\$	\$138,862							\$138,862
G2060	6695460 Fences & Gates, Fence, Metal Tube 4', Replace	40	20	20	500	LF	\$34.0	00 \$5	2.69 \$26,3	7													\$26,347	\$26,347
G4050	6695451 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	\$600.	00 \$92	9.88 \$1,86	60							\$1,860							\$1,860
	calated									\$0	\$0 \$	0 \$34,289			\$0 \$14,150 \$15,692		\$164.589 \$0	\$3,255		\$0 \$676.79	8 \$0		2 \$76,560 \$68,811	\$1,264,296

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	Manzanita Park Road / Chapel	

Uniformat Cod	deID Cost Description	Lifespan (EUL)E	EAge F	RUL	Quantity	Unit	Unit Cost	w/ Markup	o *Subtotal 2023	2024	2025 202	6 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043De	eficiency Repair Estimate
B2010	6695484 Exterior Walls, any painted surface, Prep & Paint	10	5	5	1700	SF	\$3.00	\$4.6	\$7,904				\$7,904										\$7,904						\$15,808
B2020	6695493 Glazing, any type, by SF, Replace	30	15	15	100	SF	\$55.00	\$85.2	24 \$8,524														\$8,524						\$8,524
B2050	6695496 Exterior Door, Wood, Solid-Core, Replace	25	13	12	2	EA	\$700.00	\$1,084.8	86 \$2,170											\$2,170									\$2,170
C1030	6695480 Interior Door, Wood, Solid-Core, Replace	40	20	20	3	EA	\$700.00	\$1,084.8	36 \$3,255																			\$3,255	\$3,255
C2010	6695489 Wall Finishes, any surface, Prep & Paint	10	5	5	1600	SF	\$1.50	\$2.3	32 \$3,720				\$3,720										\$3,720						\$7,439
C2030	6695488 Flooring, Ceramic Tile, Replace	40	20	20	100	SF	\$18.00	\$27.9	90 \$2,790																			\$2,790	\$2,790
C2030	6695482 Flooring, Carpet, Commercial Standard, Replace	10	5	5	700	SF	\$7.50	\$11.6	\$8,136				\$8,136										\$8,136						\$16,273
C2050	6695485 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	\$2.00	\$3.1	10 \$3,100				\$3,100										\$3,100						\$6,199
D3020	6695495 Furnace, Gas, Replace	20	11	9	1	EA	\$2,700.00	\$4,184.4	\$4,184								\$4,184												\$4,184

VERITAS.

Uniformat Code	eID	Cost Description	Lifespan (EUL	.)EAge	RUL	Quantity	yUnit	Unit Cost	w/ Markup	*Subtotal 202	3	2024	2025	2026	2027 202	8 2029	2030	2031	2032	2033	2034 2	035 20	36 203	7 2038	2039	2040	2041	2042	2043Defici	iency Repair Estimate
D3030	669548	7 Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$3,400.00	\$5,269.3	2 \$5,269				\$	55,269												\$5	,269		\$10,539
D3050	669548	HVAC System, Ductwork, Medium Density, Replace	30	15	15	800	SF	\$4.00	\$6.20	0 \$4,959														\$4,959						\$4,959
D4010	669549	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Insta	I 40	36	4	800	SF	\$3.00	\$4.6	5 \$3,720				\$	3,720															\$3,720
D5030	669547	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	800	SF	\$2.50	\$3.8	7 \$3,100																		\$	\$3,100	\$3,100
D5040	669549	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	10	10	800	SF	\$4.50	\$6.9	7 \$5,579										\$5,579										\$5,579
D7050	672801	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	800	SF	\$2.00	\$3.10	0 \$2,480										\$2,480										\$2,480
E2010	669549	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	15	15	75	LF	\$300.00	\$464.9	4 \$34,871														\$34,871						\$34,871
G4050	669548	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	\$600.00	\$929.8	8 \$930										\$930										\$930
Totals, Unesca	lated										\$0	\$0	\$0	\$0 \$	88,989 \$22,86	\$0	\$0	\$0	\$4,184	\$8,989	\$0 \$2, ²	70 :	\$0 \$0	\$71,213	\$0	\$0	\$0 \$5	,269 \$	\$9,144	\$132,818
Totals, Escalat	ed (3.0%	inflation, compounded annually)									\$0	\$0	\$0	\$0 \$1	10,117 \$26,50	\$0	\$0	\$0	\$5,460	\$12,080	\$0 \$3,0	94	\$0 \$0	\$110,948	\$0	\$0	\$0 \$9	,240 \$1	16,515	\$193,954

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cost w/	Markup *	Subtotal 2023	2024	2025	2026	2027	2028	2029 2	030 20	31 2032	2033	2034	2035 20	36 20	37 2	2038 20	039 2040	2041	2042 20	Deficiency Repa
B2010	6695541 Exterior Walls, any painted surface, Prep & Paint	10	5	5	2000	SF	\$3.00	\$4.65	\$9,299					\$9,299								\$9,2	299				\$18,59
B2010	6695550 Exterior Walls, Brick Veneer, Replace	50	30	20	12000	SF	\$27.00	\$41.84	\$502,135																	\$502,1	35 \$502,1 3
B2020	6695506 Glazing, any type, by SF, Replace	30	25	5	2500	SF	\$55.00	\$85.24	\$213,098				\$2	213,098													\$213,09
B2050	6695575 Exterior Door, Wood, Solid-Core, Replace	25	12	13	4	EA	\$700.00	\$1,084.86	\$4,339											\$4,33	9						\$4,33
B2050	6695567 Exterior Door, Steel, Standard, Replace	40	20	20	9	EA	\$600.00	\$929.88	\$8,369																	\$8,3	69 \$8,30
B3010	6695544 Roofing, Metal, Replace	40	20	20	4400	SF	\$13.00	\$20.15	\$88,649																	\$88,6	\$88,64
B3010	6695498 Roofing, Modified Bitumen, Replace	20	15	5	3000	SF	\$10.00	\$15.50	\$46,494				\$	\$46,494													\$46,49
B3010	6695559 Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	3500	SF	\$17.00	\$26.35	\$92,213									\$92,213									\$92,2
B3060	6695511 Roof Skylight, per SF of glazing, Replace	30	15	15	160	SF	\$50.00	\$77.49	\$12,398													\$12,3	398				\$12,39
B3080	6695545 Soffit, Wood, Replace	20	19	1	460	SF	\$14.50	\$22.47	\$10,337	\$10,337																	\$10,3
C1030	6695534 Interior Door, Wood, Solid-Core, Replace	40	20	20	32	EA	\$700.00	\$1,084.86	\$34,716																	\$34,7	16 \$34,7
C1090	6695500 Toilet Partitions, Metal, Replace	20	10	10	6	EA	\$850.00	\$1,317.33	\$7,904									\$7,904									\$7,90
C2010	6695586 Wall Finishes, Ceramic Tile, Replace	40	20	20	500	SF	\$18.00	\$27.90	\$13,948																	\$13,9	148 \$13,9 4
C2010	6695569 Wall Finishes, Ceramic Tile, Replace	40	20	20	500	SF	\$18.00	\$27.90	\$13,948																	\$13,9	148 \$13,9 4
C2010	6695532 Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	15	15	3000	SF	\$28.00	\$43.39	\$130,183													\$130,1	183				\$130,18
C2010	6695530 Wall Finishes, any surface, Prep & Paint	10	5	5	36000	SF	\$1.50	\$2.32	\$83,689				\$	\$83,689								\$83,6	689				\$167,37
C2030	6695570 Flooring, Ceramic Tile, Replace	40	30	10	500	SF	\$18.00	\$27.90	\$13,948									\$13,948									\$13,94
C2030	6695510 Flooring, Ceramic Tile, Replace	40	20	20	6000	SF	\$18.00	\$27.90	\$167,378																	\$167,3	78 \$167,3
C2030	6695540 Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	15	0	200	SF	\$8.00	\$12.40	\$2,480 \$2,48	30												\$2,4	480				\$4,9
C2030	6695499 Flooring, Luxury Vinyl Tile (LVT), Replace	15	8	7	4800	SF	\$7.50	\$11.62	\$55,793						\$55,7	793											\$55,79
C2030	6695579 Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	\$5.00	\$7.75	\$3,875						\$3,8	375											\$3,87
C2030	6695600 Flooring, Carpet, Commercial Standard, Replace	10	7	3	6000	SF	\$7.50	\$11.62	\$69,741			\$69,741								\$69,74	1						\$139,48
C2050	6695529 Ceiling Finishes, Wood Paneling, Replace	30	15	15	4000	SF	\$14.00	\$21.70	\$86,789													\$86,7	789				\$86,78
C2050	6695563 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	15000	SF	\$2.00	\$3.10	\$46,494				\$	\$46,494								\$46,4	494				\$92,98
D2010	6695561 Storage Tank, Domestic Water, Replace	30	15	15	1	EA	\$2,400.00	\$3,719.52	\$3,720													\$3,7	720				\$3,72
D2010	6695503 Water Heater, Electric, Commercial (12 kW), Replace	20	13	7	1	EA	\$12,400.00	\$19,217.52	\$19,218						\$19,2	218											\$19,2
D2010	6695524 Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	20000	SF	\$11.00	\$17.05	\$340,956									\$340,956									\$340,9
D2010	6695560 Backflow Preventer, Domestic Water, Replace	30	18	12	1	EA	\$6,600.00	\$10,228.68	\$10,229											\$10,229							\$10,22
D2010	6695549 Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	8	7	1	EA	\$3,600.00	\$5,579.28	\$5,579						\$5,5	579											\$5,57
D2010	6695504 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	6	EA	\$1,100.00	\$1,704.78	\$10,229									\$10,229									\$10,22
D2010	6695505 Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$2,169.72	\$2,170									\$2,170									\$2,17
D2010	6695543 Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,200.00	\$1,859.76	\$1,860									\$1,860									\$1,86
D2010	6695571 Urinal, Standard, Replace	30	20	10	2	EA	\$1,100.00	\$1,704.78	\$3,410									\$3,410									\$3,4
D2010	6695580 Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$2,014.74	\$2,015													\$2,0	015				\$2,0
D2010	6695564 Toilet, Commercial Water Closet, Replace	30	15	15	6	EA	\$1,300.00	\$2,014.74	\$12,088													\$12,0	088				\$12,08

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ID Cost Description	(EUL)	EAge	RUL	

 | Quant | ityUnit | Unit Cost | w/ Markup *
 | Subtotal | 23 2024 2025 | 5 2026 | 2027 | 2028 2029 203 | 30 2031
 | 2032 | 2033 | 2034 2035 | 2036 2037 | 2038 | 2039 204
 | 2041 | 2042 | 2043 | Estim |
| 6695590 Sink/Lavatory, Wall-Hung, Vitreous China, Replace | 30 | 15 | 15

 | 1 | EA | \$1,500.0 | 0 \$2,324.70
 | \$2,325 | | | | |
 | | | | | \$2,325 |
 | | | | \$2,3 |
| 6695514 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace | 30 | 15 | 15

 | 1 | EA | \$1,100.0 | 0 \$1,704.78
 | \$1,705 | | | | |
 | | | | | \$1,705 |
 | | | | \$1,7 |
| 6695587 Boiler, Gas, HVAC, Replace | 30 | 15 | 15

 | 1 | EA | \$33,800.0 | 0 \$52,383.24
 | \$52,383 | | | | |
 | | | | | \$52,383 |
 | | | | \$52,3 |
| 6695517 Chiller, Water-Cooled, Replace | 25 | 22 | 3

 | 1 | EA | \$66,400.0 | 0 \$102,906.72
 | \$102,907 | | \$102,907 | | |
 | | | | | |
 | | | | \$102,9 |
| 6695574 Chiller, Air-Cooled, Replace | 25 | 15 | 10

 | 1 | EA | \$48,000.0 | 0 \$74,390.40
 | \$74,390 | | | | |
 | | \$74,390 | | | |
 | | | | \$74,3 |
| 6695594 Split System Ductless, Single Zone, Replace | 15 | 8 | 7

 | 1 | EA | \$6,100.0 | 0 \$9,453.78
 | \$9,454 | | | | \$9,45 | i4
 | | | | | |
 | | | | \$9,4 |
| 6695526 Split System Ductless, Single Zone, Replace | 15 | 8 | 7

 | 1 | EA | \$4,800.0 | 0 \$7,439.04
 | \$7,439 | | | | \$7,43 | 9
 | | | | | |
 | | | | \$7, |
| 6695546 Split System Ductless, Single Zone, Replace | 15 | 7 | 8

 | 1 | EA | \$6,100.0 | 0 \$9,453.78
 | \$9,454 | | | | | \$9,454
 | | | | | |
 | | | | \$9,4 |
| 6695535 HVAC System, Hydronic Piping, 4-Pipe, Replace | 40 | 37 | 3

 | 2000 | 0 SF | \$8.0 | 0 \$12.40
 | \$247,968 | | \$247,968 | | |
 | | | | | |
 | | | | \$247, |
| 6695528 Air Handler, Interior AHU, Easy/Moderate Access, Replace | 30 | 27 | 3

 | 1 | EA | \$70,000.0 | 0 \$108,486.00
 | \$108,486 | | \$108,486 | | |
 | | | | | |
 | | | | \$108, |
| 6695573 Air Handler, Interior AHU, Easy/Moderate Access, Replace | 30 | 27 | 3

 | 1 | EA | \$70,000.0 | 0 \$108,486.00
 | \$108,486 | | \$108,486 | | |
 | | | | | |
 | | | | \$108, |
| 6695551 HVAC System, Ductwork, Medium Density, Replace | 30 | 15 | 15

 | 2000 | 0 SF | \$4.0 | 0 \$6.20
 | \$123,984 | | | | |
 | | | | | \$123,984 |
 | | | | \$123 |
| 6695588 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace | 20 | 15 | 5

 | 1 | EA | \$3,000.0 | 0 \$4,649.40
 | \$4,649 | | | | \$4,649 |
 | | | | | |
 | | | | \$4, |
| 6695537 Exhaust Fan, Centrifugal, 36"Damper, Replace | 25 | 20 | 5

 | 1 | EA | \$5,600.0 | 0 \$8,678.88
 | \$8,679 | | | | \$8,679 |
 | | | | | |
 | | | | \$8 |
| 6695552 Exhaust Fan. Roof or Wall-Mounted. 16" Damper. Replace | | | 5

 | 1 | EA | \$2,400.0 | 0 \$3,719.52
 | \$3.720 | | | | \$3.720 |
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| 6695533 Laundry Equipment, Dryer, Commercial, Replace | 15 | 8 | 7

 | 1 | EA | |
 | | | | | \$7,59 | 14
 | | | | | |
 | | | | \$7 |
| 6695597 Foodservice Equipment, Dishwasher Commercial, Replace | 10 | 8 | 2

 | 1 | EA | \$21,500.0 | 0 \$33,320.70
 | \$33,321 | \$33,321 | | | |
 | | | \$33,321 | | |
 | | | | \$66 |
| 6695577 Foodservice Equipment, Range/Oven, 8-Burner, Replace | 15 | 10 | 5

 | 1 | EA | \$7,400.0 | 0 \$11,468.52
 | \$11,469 | | | | \$11,469 |
 | | | | | |
 | | \$ | 11,469 | \$22 |
| 6695556 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$6,300.0 | 0 \$9,763.74
 | \$9,764 | | | | \$9,764 |
 | | | | | |
 | | | \$9,764 | \$19 |
| 6695596 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$4,600.0 | 0 \$7,129.08
 | \$7,129 | | | | \$7,129 |
 | | | | | |
 | | | \$7,129 | \$14 |
| 6695518 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$6,300.0 | 0 \$9,763.74
 | \$9,764 | | | | \$9,764 |
 | | | | | |
 | | | \$9,764 | \$19 |
| 6695516 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$6,300.0 | 0 \$9,763.74
 | \$9,764 | | | | \$9,764 |
 | | | | | |
 | | | \$9,764 | \$19 |
| 6695525 Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$6,300.0 | 0 \$9,763.74
 | \$9,764 | | | | \$9,764 |
 | | | | | |
 | | | \$9,764 | \$19 |
| 6695508 Foodservice Equipment, Convection Oven, Single, Replace | 10 | 5 | 5

 | 1 | EA | \$5,600.0 | 0 \$8,678.88
 | \$8,679 | | | | \$8,679 |
 | | | | | \$8,679 |
 | | | | \$17 |
| 6695562 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$4,600.0 | 0 \$7,129.08
 | \$7,129 | | | | \$7,129 |
 | | | | | |
 | | | \$7,129 | \$14 |
| 6695592 Foodservice Equipment, Slicer, Replace | 10 | 5 | 5

 | 1 | EA | \$3,200.0 | 0 \$4,959.36
 | \$4,959 | | | | \$4,959 |
 | | | | | \$4,959 |
 | | | | \$9 |
| 6695548 Foodservice Equipment, Convection Oven, Double, Replace | 10 | 5 | 5

 | 1 | EA | \$9,500.0 | 0 \$14,723.10
 | \$14,723 | | | | \$14,723 |
 | | | | | \$14,723 |
 | | | | \$29 |
| 6695538 Foodservice Equipment, Convection Oven, Single, Replace | 10 | 5 | 5

 | 1 | EA | \$5,600.0 | 0 \$8,678.88
 | \$8,679 | | | | \$8,679 |
 | | | | | \$8,679 |
 | | | | \$17 |
| 6695547 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$4,600.0 | 0 \$7,129.08
 | \$7,129 | | | | \$7,129 |
 | | | | | |
 | | | \$7,129 | \$14 |
| 6695591 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 10 | 5

 | 1 | EA | \$4,600.0 | 0 \$7,129.08
 | \$7,129 | | | | \$7,129 |
 | | | | | |
 | | | \$7,129 | \$14 |
| 6695531 Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace | 15 | 8 | 7

 | 1 | EA | \$3,800.0 | 0 \$5,889.24
 | \$5,889 | | | | \$5,88 | 19
 | | | | | |
 | | | | \$5 |
| 6695581 Foodservice Equipment, Icemaker, Freestanding, Replace | 15 | 8 | 7

 | 1 | EA | \$6,700.0 | 0 \$10,383.66
 | \$10,384 | | | | \$10,38 | 34
 | | | | | |
 | | | | \$10 |
| 6695501 Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace | 15 | 8 | 7

 | 2 | EA | \$4,500.0 | 0 \$6,974.10
 | \$13,948 | | | | |
 | | | | | |
 | | | | \$13 |
| 6695520 Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace | 15 | 8 | 7

 | 1 | EA | | | |
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 | | | | \$7 |
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| . Soudor not Equipmont, Ortadio, Nopidoo | 15 | 8 | 7

 | 1 | EA | \$7,000.0 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | \$10,84 |
 | | | | | |
 | | | | \$10 |
| | 6895591 Sink/Lavatory, Wall-Hung, Vitreous China, Replace 6895514 Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace 6895577 Chiller, Water-Cooled, Replace 6895574 Chiller, Air-Cooled, Replace 6895575 Chiller, Water-Cooled, Replace 6895574 Chiller, Air-Cooled, Replace 6895575 Spitt System Ductless, Single Zone, Replace 6895526 Spitt System Ductless, Single Zone, Replace 6895526 Spitt System Ductless, Single Zone, Replace 6895528 HvAC System, Hydronic Piping, 4-Pipe, Replace 6895528 HvAC System, Hydronic Piping, 4-Pipe, Replace 6895529 Air Handler, Interior AHU, Easy/Moderate Access, Replace 6895531 HvAC System, Ductwork, Medium Density, Replace 6895532 HvAC System, Ductwork, Medium Density, Replace 6895533 Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace 6895534 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895535 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895532 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895533 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895534 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895535 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895535 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895535 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895535 Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace 6895535 Mutoratic Transfer Switch, ATS, Replace 6895536 Judonatic Transfer Switch, ATS, Replace 6895537 Belectrical System, Wiring & Switches, Average or Low DensitylComplexity, Replace 6895539 Electrical System, Wiring & Switches, Average or Low DensitylComplexity, Replace 6895539 Electrical System, Full Upgrade, Medium Density & Standard Fixtures, Replace 6895539 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace 6895539 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace 6895539 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace 6895531 Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Rep | | ID Cost Description (EUL) PAge 66955901 Sink-Luvatory, Wall+Jung, Vitrouse China, Replace 30 15 66955871 Sink-Luvatory, Wall+Jung, Siolid Surface or Vitrouse China, Replace 30 15 66955871 Chiller, Water-Cooled, Replace 25 22 6695572 Chiller, Ar-Cooled, Replace 25 15 6695584 Chiller, Ar-Cooled, Replace 25 15 6695585 Chiller, Ar-Cooled, Replace 15 8 6695586 Spit System Ductless, Single Zone, Replace 15 7 6695535 HyAC System, Hydrorine Piping, 4-Pipe, Replace 40 37 6695535 HyAC System, Hydrorine Piping, 4-Pipe, Replace 30 27 6695531 Air Handler, Interior AHU, EasyModerate Access, Replace 30 27 6695532 Air Handler, Interior AHU, EasyModerate Access, Replace 30 27 6695532 Schaust Fan, Roci or Wall-Mounted, 24° Damper, Replace 20 15 6695532 Schaust Fan, Roci or Wall-Mounted, 16° Damper, Replace 20 15 <td< td=""><td>BOD Cost Description (EUL) EAge NUL 69955901 Sink-Lavatory, Wall-Hung, Witrous China, Replace 30 15 10 6895574 Chiller, MicCooled, Replace 25 15 10 10 6895584 Stoff System Ducliess, Single Zone, Replace 15 8 7 6895584 Stoff System Ducliess, Single Zone, Replace 15 7 8 6895584 Stoff System, Ducliess, Single Zone, Replace 15 7 8 6895584 Stoff System, Ducliess, Single Zone, Replace 30 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 <</td><td> Cost Description</td><td> Cest Description Cest Descri</td><td> Marchest Case Cas</td><td> December Company Com</td><td> 100 100</td><td> 10 10 10 10 10 10 10 10</td><td> 1908 1000 </td><td> Marche M</td><td> Marie Control Contro</td><td> 1</td><td> Company Comp</td><td> Marie Mari</td><td> Section Sect</td><td> Mathematic Mat</td><td> Mathematical Math</td><td> Mathematical Process Mathematical Process</td><td> Mathematical</td><td> Manual M</td><td> Mathematical Math</td></td<> | BOD Cost Description (EUL) EAge NUL 69955901 Sink-Lavatory, Wall-Hung, Witrous China, Replace 30 15 10 6895574 Chiller, MicCooled, Replace 25 15 10 10 6895584 Stoff System Ducliess, Single Zone, Replace 15 8 7 6895584 Stoff System Ducliess, Single Zone, Replace 15 7 8 6895584 Stoff System, Ducliess, Single Zone, Replace 15 7 8 6895584 Stoff System, Ducliess, Single Zone, Replace 30 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 27 3 3 < | Cost Description | Cest Description Cest Descri | Marchest Case Cas | December Company Com | 100 100 | 10 10 10 10 10 10 10 10 | 1908 1000 | Marche M | Marie Control Contro | 1 | Company Comp | Marie Mari | Section Sect | Mathematic Mat | Mathematical Math | Mathematical Process Mathematical Process | Mathematical | Manual M | Mathematical Math |



Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	yUnit	Unit Cost v	v/ Markup [•]	Subtotal 2023	202	24 2025 2026	2027 2028	3 202	9 2030 2	031 2	032 2033	2034	2035 2036	2037	2038	2039	2040	2041	2042	2043 Defi	ficiency Repair Estimate
E1030	6695522	Foodservice Equipment, Range, 1-Burner, Replace	15	7	8	1	EA	\$1,700.00	\$2,634.6	6 \$2,635					\$2,6	635											\$2,635
E1030	6695527	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$23,247.0	\$23,247							\$23,247										\$23,247
E1030	6695513	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$23,247.0	\$23,247							\$23,247										\$23,247
E1030	6695598	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	\$25,000.00	\$38,745.0	\$38,745							\$38,745										\$38,745
E1030	6695515	Foodservice Equipment, Steam Kettle, Replace	20	7	13	1	EA	\$30,000.00	\$46,494.0	0 \$46,494									\$46,494								\$46,494
E1060	6695554	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$929.8	\$930			\$930													\$930	\$1,860
E2010	6695599	Casework, Countertop, Plastic Laminate, Replace	15	8	7	60	LF	\$50.00	\$77.4	9 \$4,649					\$4,649												\$4,649
E2010	6695555	Casework, Cabinetry Economy, Replace	20	10	10	60	LF	\$175.00	\$271.2	2 \$16,273							\$16,273										\$16,273
G2030	6695595	Sidewalk, Brick/Masonry Pavers, Repair	0	0	0	200	SF	\$33.00	\$51.1	4 \$10,229 \$10,229	9																\$10,229
G2030	6695576	Sidewalk, Concrete, Large Areas, Replace	50	30	20	2000	SF	\$9.00	\$13.9	5 \$27,896															\$:	27,896	\$27,896
G2060	6695509	Park Bench, Wood/Composite/Fiberglass, Replace	20	20	0	1	EA	\$600.00	\$929.8	8 \$930 \$930	0															\$930	\$1,860
G2060	6695536	Fences & Gates, Fence, Wood Board 6', Replace	20	18	2	40	LF	\$28.00	\$43.3	9 \$1,736		\$1,736															\$1,736
G2060	6695568	Retaining Wall, Brick/Stone, Replace	40	20	20	300	SF	\$140.00	\$216.9	7 \$65,092															\$6	65,092	\$65,092
G4050	6695507	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	16	EA	\$600.00	\$929.8	8 \$14,878							\$14,878										\$14,878
Totals, Une	scalated									\$13,63	8 \$10,33	7 \$35,056 \$1,032,787	\$0 \$575,596	\$(0 \$180,087 \$12,0	088	\$0 \$881,061	\$0	\$124,139 \$120,574	\$0	\$679,277	\$0	\$0	\$0	\$0 \$1,08	80,521	\$4,745,162
Totals, Esca	lated (3.0	0% inflation, compounded annually)								\$13,63	8 \$10,64	7 \$37,191 \$1,128,554	\$0 \$667,273	\$(0 \$221,484 \$15,3	313	\$0 \$1,184,073	\$0	\$176,993 \$177,068	\$0 \$1	1,058,292	\$0	\$0	\$0	\$0 \$1,95	51,540	\$6,642,066

Uniformat	Park Road / Elementary School	Lifespan																									Deficiency Repair
Code	ID Cost Description	(EUL)	EAge	RUL	Quantity	Jnit	Unit Cost w/	Markup * Subtotal 2023	2024	2025	2026 20	27 2	:028 20	029 20	:030	2031	2032 20	33 203	4 2035	2036 20	037 2	038 20	039 20	40 2041	2042	2043	Estimate
B1080	6695736 Stairs, Wood, Exterior, Refinish	10	5	5	200	SF	\$2.00	\$3.10 \$620				\$6	620								\$6	620					\$1,240
B2020	6695712 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	15	15	6	EA	\$650.00	\$1,007.37 \$6,044													\$6,0)44					\$6,044
B2020	6695694 Glazing, any type by SF, Replace	30	25	5	1200	SF	\$55.00	\$85.24 \$102,287				\$102,2	287														\$102,287
B2050	6695751 Exterior Door, Wood, Solid-Core, Replace	25	23	2	17	EA	\$700.00	\$1,084.86 \$18,443		\$18,443																	\$18,443
B2050	6695725 Exterior Door, Wood, Solid-Core, Replace	25	13	12	1	EA	\$700.00	\$1,084.86 \$1,085											\$1,085								\$1,085
B2050	6695697 Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Rep	lace 30	15	15	1	EA	\$1,300.00	\$2,014.74 \$2,015													\$2,0)15					\$2,015
B3010	6695692 Roofing, Metal, Replace	40	30	10	6400	SF	\$13.00	\$20.15 \$128,943									\$128,9	43									\$128,943
B3010	6695741 Roofing, Metal, Replace	40	20	20	900	SF	\$13.00	\$20.15 \$18,133																		\$18,133	\$18,133
B3010	6695693 Roofing, Modified Bitumen, Replace	20	10	10	5200	SF	\$10.00	\$15.50 \$80,590									\$80,5	90									\$80,590
B3060	6695720 Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	8	EA	\$1,300.00	\$2,014.74 \$16,118													\$16,1	118					\$16,118
B3080	6695739 Soffit, Wood, Replace	20	19	1	500	SF	\$14.50	\$22.47 \$11,236	\$11,236																		\$11,236
C1030	6695743 Interior Door, Wood, Solid-Core, Replace	40	20	20	9	EA	\$700.00	\$1,084.86 \$9,764																		\$9,764	\$9,764
C1030	6695696 Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	\$700.00	\$1,084.86 \$2,170																		\$2,170	\$2,170
C2010	6695727 Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	2500	SF	\$16.00	\$24.80 \$61,992									\$61,9	92									\$61,992
C2010	6695707 Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	400	SF	\$16.00	\$24.80 \$9,919													\$9,9	919					\$9,919
C2010	6695726 Wall Finishes, Vinyl, Replace	15	5	10	2000	SF	\$2.50	\$3.87 \$7,749									\$7,7	49									\$7,749
C2030	6695714 Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	600	SF	\$12.00	\$18.60 \$11,159				\$11,1	159								\$11,1	159					\$22,317
C2030	6695698 Flooring, Ceramic Tile, Replace	40	20	20	650	SF	\$18.00	\$27.90 \$18,133																		\$18,133	\$18,133
C2030	6695717 Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10	5800	SF	\$7.50	\$11.62 \$67,416									\$67,4	16									\$67,416
C2030	6695748 Flooring, Carpet, Commercial Standard, Replace	10	5	5	1350	SF	\$7.50	\$11.62 \$15,692				\$15,6	692								\$15,6	692					\$31,383
C2050	6695730 Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8200	SF	\$2.00	\$3.10 \$25,417				\$25,4	417								\$25,4	117					\$50,833
D2010	6695691 Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$650.00	\$1,007.37 \$1,007				\$1,0	007													\$1,007	\$2,015
D2010	6695731 Water Heater, Electric, Instant Hot, Replace	15	8	7	3	EA	\$500.00	\$774.90 \$2,325						\$2,3	325												\$2,325
D2010	6695744 Plumbing System, Supply & Sanitary, Medium Density (excludes	fixtures), Replace 40	20	20	8200	SF	\$11.00	\$17.05 \$139,792																	5	139,792	\$139,792
D2010	6695747 Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	8	EA	\$1,500.00	\$2,324.70 \$18,598													\$18,5	598					\$18,598
D2010	6695721 Urinal, Standard, Replace	30	15	15	2	EA	\$1,100.00	\$1,704.78 \$3,410													\$3,4	110					\$3,410
D2010	6695738 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	8	EA	\$1,200.00	\$1,859.76 \$14,878													\$14,8	378					\$14,878
D2010	6695723 Toilet, Commercial Water Closet, Replace	30	15	15	4	EA	\$1,300.00	\$2,014.74 \$8,059													\$8,0	059					\$8,059
D3030	6695718 Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	\$5,500.00	\$8,523.90 \$8,524									\$8,5	24									\$8,524
D3050	6695706 Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	8	EA	\$9,000,00 \$	\$13,948.20 \$111,586									\$111.5	86									\$111,586

VERITAS

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost v	v/ Markup * Subtota	2023	2024 202	2020	3 2027	2028 2029	2030	2031	2032	2033	2034 2035 2036	2037	2038	2039	2040	2041 2042	2043	Deficiency Repair Estimate
D3050	6695742 HVAC System, Ductwork, Medium Density, Replace	30	15	15	8200	SF	\$4.00	\$6.20 \$50,83	3											\$50,833					\$50,833
D3050	6695735 HVAC System, Ductwork, Medium Density, Replace	30	15	15	8200	SF	\$4.00	\$6.20 \$50,83	3											\$50,833					\$50,833
D3060	6695745 Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	2	EA	\$1,400.00	\$2,169.72 \$4,33	9								\$4,339								\$4,339
D4010	6727541 Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	8200	SF	\$3.00	\$4.65 \$38,12	5			\$38,125													\$38,125
D5020	6695729 Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$66,000.00	\$102,286.80 \$102,28	7		\$102,287														\$102,287
D5020	6695733 Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	\$1,100.00	\$1,704.78 \$1,70	5											\$1,705					\$1,705
D5020	6695713 Distribution Panel, 120/208 V, Replace	30	15	15	2	EA	\$2,000.00	\$3,099.60 \$6,19	9											\$6,199					\$6,199
D5020	6728018 Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	e 40	20	20	1000	SF	\$18.00	\$27.90 \$27,89	6															\$27,896	\$27,896
D5030	6695700 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	8200	SF	\$2.50	\$3.87 \$31,77	1															\$31,771	\$31,771
D5040	6728019 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	1000	SF	\$4.50	\$6.97 \$6,97	4								\$6,974								\$6,974
D5040	6695719 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	7	13	8200	SF	\$2.50	\$3.87 \$31,77	1									\$31,771							\$31,771
D7050	6695716 Fire Alarm Panel, Annunciator, Replace	15	8	7	1	EA	\$1,580.00	\$2,448.68 \$2,44	9					\$2,449											\$2,449
D7050	6695705 Fire Alarm Panel, Multiplex, Replace	15	8	7	1	EA	\$4,000.00	\$6,199.20 \$6,19	9					\$6,199											\$6,199
D7050	6695722 Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	10	10	8200	SF	\$2.00	\$3.10 \$25,41	7								\$25,417								\$25,417
E1060	6695711 Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	8	7	1	EA	\$600.00	\$929.88 \$93	0					\$930											\$930
E2010	6695695 Casework, Countertop, Plastic Laminate, Replace	15	7	8	32	LF	\$50.00	\$77.49 \$2,48	0						\$2,480										\$2,480
E2010	6695701 Casework, Cabinetry Economy, Replace	20	10	10	32	LF	\$175.00	\$271.22 \$8,67	9								\$8,679								\$8,679
E2010	6695690 Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	160	LF	\$300.00	\$464.94 \$74,39	0								\$74,390								\$74,390
G2050	6695699 Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	1	EA	\$9,500.00	\$14,723.10 \$14,72	3									\$14,723							\$14,723
G2050	6695732 Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	2	1	3400	SF	\$1.00	\$1.55 \$5,26	9	\$5,269		\$5,269		\$5,269			\$5,269	\$5,269			\$5,269		\$5,269		\$36,885
G2050	6695708 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$30,996.00 \$30,99	6								\$30,996								\$30,996
G2050	6695709 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$30,996.00 \$30,99	6								\$30,996								\$30,996
G2050	6695737 Play Structure, Swing Set, 4 Seats, Replace	20	10	10	2	EA	\$2,500.00	\$3,874.50 \$7,74	9								\$7,749								\$7,749
G2050	6695704 Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$30,996.00 \$30,99	6								\$30,996								\$30,996
G2060	6695734 Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	15	EA	\$600.00	\$929.88 \$13,94	8								\$13,948								\$13,948
G2060	6695740 Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	175	LF	\$18.00	\$27.90 \$4,88	2															\$4,882	\$4,882
G2060	6695749 Retaining Wall, Brick/Stone, Replace	40	20	20	300	SF	\$140.00	\$216.97 \$65,09	2															\$65,092	\$65,092
G4050	6695710 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	23	EA	\$600.00	\$929.88 \$21,38	7								\$21,387								\$21,387
Totals, Une	scalated								\$	0 \$16,505 \$18,44	3 \$102,287	\$43,394 \$1	56,181 \$0	\$17,172	\$2,480	\$0 \$	727,941	\$0 \$15,808 \$37,040	\$0	\$241,498	\$5,269	\$0	\$0 \$5,269	\$318,639	\$1,707,926
	lated (3.0% inflation, compounded annually)									0 \$17,001 \$19,56	_				\$3,141		978,292	\$0 \$22,538 \$54,395		\$376,245		\$0	\$0 \$9,240		\$2,427,159

Manzanita Park Road / Gym/MPR

Uniformat CodeID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	yUnit	Unit Cost	w/ Marku	p *Subtotal 2023	202	4 2025 2	202	7 202	202	2030	2031	1 2032	2033 2	034 20	35 2030	2037	2038	2039	2040	2041	2042 2	43Deficiency Repair Estimate
B2010 6690	0591 Exterior Walls, Insulated Finishing System (EIFS), Replace	30	20	10	11750	SF	\$23.0	0 \$35	65 \$418,833								\$41	8,833									\$418,833
B2020 6690	0588 Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	20	10	35	EA	\$650.0	0 \$1,007	37 \$35,258								\$3	5,258									\$35,258
B2050 6690	0615 Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	8	EA	\$1,300.0	0 \$2,014	74 \$16,118				\$16,118	1													\$16,118
B2050 6690	0592 Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$600.0	0 \$929	88 \$7,439																	\$7,4	39 \$7,439
B3010 6690	0614 Roofing, Metal, Replace	40	33	7	13500	SF	\$13.0	0 \$20	15 \$271,990						\$271,990												\$271,990
C1030 6690	0606 Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	33	7	9	EA	\$1,300.0	0 \$2,014	74 \$18,133						\$18,133												\$18,133
C1030 6690	0596 Interior Door, Wood, Solid-Core, Replace	40	33	7	7	EA	\$700.0	0 \$1,084	86 \$7,594						\$7,594												\$7,594
C1070 6728	8020 Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	4000	SF	\$3.5	0 \$5	42 \$21,697											\$21,697							\$21,697
C2010 6690	0609 Wall Finishes, Ceramic Tile, Replace	40	33	7	2200	SF	\$18.0	0 \$27	90 \$61,372						\$61,372												\$61,372
C2010 6690	0598 Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	9000	SF	\$16.0	0 \$24	80 \$223,171				\$223,17														\$223,171
C2010 6690	0613 Wall Finishes, any surface, Prep & Paint	10	10	0	1000	SF	\$1.5	0 \$2	32 \$2,325 \$2,3	25							\$	2,325								\$2,3	\$6,974
C2030 6690	0603 Flooring, Ceramic Tile, Replace	40	33	7	600	SF	\$18.0	0 \$27	90 \$16,738						\$16,738												\$16,738
C2030 6690	0610 Flooring, Plastic Fiberglass-Reinforced, Replace	30	25	5	9000	SF	\$12.0	0 \$18	60 \$167,378				\$167,378														\$167,378
C2030 6690	0608 Flooring, Vinyl Tile (VCT), Replace	15	15	0	2150	SF	\$5.0	0 \$7	75 \$16,660 \$16,6	60												\$16,660					\$33,321
D2010 6690	0617 Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	10	5	1	EA	\$900.0	0 \$1,394	82 \$1,395				\$1,39													\$1,3	95 \$2,790
D2010 6690	0599 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	e 40	33	7	11750	SF	\$5.0	0 \$7	75 \$91,051						\$91,051												\$91,051

VERIVAS

Uniformat Codel	ID	Cost Description	Lifespan (EU	L)EAge	RUL	Quantity	Jnit	Unit Cost w/ Markup *Subtotal	2023	2024	202	5 2020	5 2027 2	028	2029	2030	2031	2032	2033	2034 20	35 203	6 2037	2038	2039	2040	2041	2042 2	043Deficiency Repair Estimate
D2010	6690605	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	\$800.00 \$1,239.84 \$1,240	0				\$1,2	240														\$1,240
D2010	6690594	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	7	EA	\$1,700.00 \$2,634.66 \$18,443	3				\$18,4	143														\$18,443
D2010	6690612	Urinal, Standard, Replace	30	25	5	3	EA	\$1,100.00 \$1,704.78 \$5,114	4				\$5,	114														\$5,114
D2010	6690589	Toilet, Residential Water Closet, Replace	30	25	5	8	EA	\$700.00 \$1,084.86 \$8,679	9				\$8,6	679														\$8,679
D2010	6690604	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,200.00 \$1,859.76 \$1,860	0				\$1,8	360													\$1,	\$3,720
D2010	6690593	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00 \$3,874.50 \$3,875	5										\$3,875									\$3,875
D3050	6690595	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	3	EA	\$9,000.00 \$13,948.20 \$41,845	5									\$	41,845									\$41,845
D4010	6690590	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	11750	SF	\$1.07 \$1.66 \$19,485	5									\$	19,485									\$19,485
D5030	6690600	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	33	7	11750	SF	\$4.00 \$6.20 \$72,84	1							\$72,841												\$72,841
D5040	6690611	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, F	Replace 20	15	5	11750	SF	\$2.50 \$3.87 \$45,525	5				\$45,	525														\$45,525
D7050	6690602	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00 \$23,247.00 \$23,247	7				\$23,2	247													\$23,	247 \$46,494
E1030	6690597	Proofservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Repla	ice 15	10	5	2	EA	\$1,700.00 \$2,634.66 \$5,269	9				\$5,2	269													\$5,	269 \$10,539
E1030	6690618	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00 \$7,129.08 \$7,129	9				\$7,	129													\$7,	129 \$14,258
E1060	6690607	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00 \$929.88 \$930	0					\$	\$930													\$930
E2010	6690616	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	300	EA	\$300.00 \$464.94 \$139,482	2									\$1	39,482									\$139,482
G2020	6690601	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	23000	SF	\$3.50 \$5.42 \$124,759	9 \$124,	759																		\$124,759
Totals, Unescala	ated								\$143,	744 \$0	\$(0 \$0	\$0 \$524,	569 \$	\$930 \$	539,718	\$0	\$0 \$6	61,102	\$0	0 \$21,69	7 \$0	\$16,660	\$0	\$0	\$0	\$0 \$48,	\$1,957,084
Totals, Escalate	d (3.0%	ն inflation, compounded annually)							\$143,	744 \$0	\$(0 \$0	\$0 \$608,	119 \$1	,110 \$	663,785	\$0	\$0 \$8	88,466	\$0	0 \$31,86	3 \$0	\$25,956	\$0	\$0	\$0	\$0 \$87,	\$2,450,935

	rk Road / Maintenance Buildings & Pump House				_																				
Uniformat Co	•	Lifespan (EUL)		RUL	Quantit	,			*Subtotal 2023	2024	4 2025	2026 2027		2029	2030	2031	2032 203	33 203	34 2035		038 203	9 2040	2041	2042 20	043Deficiency Repair Estima
B2010	6695760 Exterior Walls, any painted surface, Prep & Paint	10	5	5	4000	-	\$3.00		5 \$18,598				\$18,598							\$18,5					\$37,19
B2020	6695772 Glazing, any type, by SF, Replace	30	15	15	8	SF	\$55.00		\$682												82				\$68
B2050	6695768 Exterior Door, Wood, Solid-Core, Replace	25	13	12	1	EA	\$700.00												\$1,085						\$1,08
B3010	6728021 Roofing, Metal, Replace	40	30	10	2015	SF	\$13.00		5 \$40,597								\$40,59	7							\$40,59
C1030	6695758 Interior Door, Wood, Solid-Core, Replace	40	20	20	3	EA	\$700.00																	\$3,2	
C2010	6695778 Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	15	15	300	SF	\$28.00	\$43.39	9 \$13,018											\$13,0	18				\$13,01
D2010	6695769 Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	30	10	2015	SF	\$1.00	\$1.55	5 \$3,123								\$3,12	3							\$3,12
D2010	6695762 Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	1	EA	\$1,500.00	\$2,324.70	\$2,325								\$2,32	5							\$2,32
D2010	6695764 Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,859.76	\$1,860											\$1,8	60				\$1,86
D3020	6695770 Unit Heater, Natural Gas, Replace	20	10	10	1	EA	\$5,500.00	\$8,523.90	\$8,524								\$8,52	4							\$8,52
D3030	6695766 Evaporative Cooler, up to 0.33 HP, Replace	15	8	7	2	EA	\$2,100.00	\$3,254.58	3 \$6,509						\$6,509										\$6,50
D3030	6695759 Evaporative Cooler, 0.75 to 1 HP, Replace	15	8	7	1	EA	\$5,200.00	\$8,058.96	\$8,059						\$8,059										\$8,05
D3030	6695773 Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	\$2,200.00	\$3,409.56	\$3,410				\$3,410							\$3,4	10				\$6,81
D5020	6695777 Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$2,000.00	\$3,099.60	\$3,100											\$3,	00				\$3,10
D5030	6695771 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2015	SF	\$2.50	\$3.87	7 \$7,807															\$7,8	\$7,80
D5040	6695757 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	e 20	10	10	2015	SF	\$4.50	\$6.97	\$14,053								\$14,05	3							\$14,05
E1060	6695761 Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	8	7	1	EA	\$600.00	\$929.88	3 \$930						\$930										\$93
F1020	6695763 Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	33	2	150	SF	\$60.00	\$92.99	\$13,948		\$13,948														\$13,94
F1020	6695767 Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	25	10	100	SF	\$100.00	\$154.98	3 \$15,498								\$15,49	8							\$15,49
F1020	6695776 Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	20	15	400	SF	\$60.00	\$92.99	\$37,195											\$37,	95				\$37,19
F1020	6695780 Ancillary Building, Steel, Pre-Engineered, Replace	35	20	15	1000	SF	\$30.00	\$46.49	\$46,494											\$46,4	.94				\$46,49
F1020	6695755 Ancillary Building, Steel, Pre-Engineered, Replace	35	18	17	100	SF	\$30.00	\$46.49	9 \$4.649													\$4,649			\$4,64
F1020	6695774 Ancillary Building, Steel, Pre-Engineered, Replace	35	18	17	400	SF	\$30.00	\$46.49	\$18,598													\$18,598			\$18,59
G2020	6695779 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	7400	-	\$0.45		\$5,161		\$5,161				\$5,161				\$5,161			\$5,161			\$20,64
G2020	6695765 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	7400	-	\$3.50		2 \$40,140		. ,		\$40,140						1			+			\$40,14
G2060	6695756 Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	550	LF	\$21.00		5 \$17.900				2.5,110									+		\$17,9	
G4050	6695775 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA			3 \$930								\$93	0				+			\$93
		20		10	'		Ψ550.00	Ψ020.00	φοσο	00 11	040 :==	40	***		100 6							0 000 125	-	00 000	
Totals, Unesc	аіатес									\$0 \$0	\$19,109	\$0 \$0	\$62,147	\$0 \$	\$20,659	\$0	\$0 \$85,04	9 \$	0 \$6,246	\$0 \$0 \$124,3	56 \$0	0 \$28,408	\$0	\$0 \$28,9 \$0 \$52,3	962 \$374,93

VERTIAS

Manzanita Park Road / Site

Uniformat Code	at ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	/ Markup	Subtotal 2023	20	024 2025	2026	2027	2028	2029	2030 2031	2032	2033	2034	2035 2036	2037	2038	2039 2040	2041	2042 2043	Deficiend Repa Estima
D2010	6695127 Storage Tank, Domestic Water, Replace	30	20	10	1	EA	\$18,000.00	27,896.40	\$27,896									\$27,896								\$27,89
D2010	6695133 Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$3,200.00	\$4,959.36	\$4,959									\$4,959								\$4,95
D2010	6695142 Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$6,600.00	10,228.68	\$10,229													\$10,229				\$10,22
D2020	6695135 Domestic Water Supply, Chlorine Gas Disinfection System, Replace	20	10	10	1	EA	\$15,365.00	23,812.68	\$23,813									\$23,813								\$23,81
D3020	6695128 Piping Insulation, Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter,	0	0	0	30	LF	\$10.60	\$16.43	\$493 \$	\$493																\$49
D3020	6695138 Piping Insulation, Asbestos Containing Materials (ACM) or PACM, Up To 6" Diameter,	0	0	0	30	LF	\$10.60	\$16.43	\$493 \$	\$493																\$49
D5010	6695134 Switch, High Voltage, Upto 5.5 kV, Replace	30	64	0	3	EA	\$21,956.00 \$	34,027.41	\$102,082 \$102,	,082																\$102,08
D5010	6695143 Generator, Diesel, Replace	25	22	3	1	EA	\$58,000.00	89,888.40	\$89,888			\$89,888														\$89,88
D5010	6695137 Generator, Diesel, Replace	25	13	12	1	EA	\$40,000.00 \$	61,992.00	\$61,992										\$	\$61,992						\$61,99
D5010	6695126 Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	\$12,000.00	18,597.60	\$18,598			\$18,598														\$18,59
D6030	6797922 Electrical Distribution Systems, High Voltage Cable, Replace	50	48	2	4900	LF	\$100.00	\$154.98	\$759,402		\$759,402															\$759,40
F1020	6695140 Ancillary Building, Steel, Pre-Engineered, Replace	35	33	2	250	SF	\$30.00	\$46.49	\$11,624		\$11,624															\$11,62
G2020	6695124 Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	250000	SF	\$0.45	\$0.70	\$174,353		\$174,353					\$174,353			\$1	174,353			\$174,353			\$697,41
G2020	6695118 Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	250000	SF	\$3.50	\$5.42	\$1,356,075						\$1	1,356,075										\$1,356,07
G2020	6695117 Parking Lots, Pavement, Concrete, Replace	50	30	20	4800	SF	\$9.00	\$13.95	\$66,951																\$66,951	\$66,95
G2030	6695136 Sidewalk, Concrete, Small Areas/Sections, Replace	50	35	15	57000	SF	\$20.00	\$31.00	\$1,766,772													\$1,766,772				\$1,766,77
G2050	6695139 Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,000.00	\$7,749.00	\$7,749					\$7,749												\$7,74
G2050	6695131 Playfield Surfaces, Artificial Play Turf, Replace	15	8	7	7500	SF	\$20.00	\$31.00	\$232,470							\$232,470										\$232,47
G2060	6695132 Fences & Gates, Fence, Wood Split 3-Rail, Replace	15	13	2	300	LF	\$20.00	\$31.00	\$9,299		\$9,299												\$9,299			\$18,59
G2060	6695119 Fences & Gates, Fence, Wood Board 6', Replace	20	10	10	4500	LF	\$28.00	\$43.39	\$195,275									\$195,275								\$195,27
G2060	6695123 Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,000.00	\$4,649.40	\$4,649									\$4,649								\$4,64
G2080	6695120 Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	70000	SF	\$1.00	\$1.55	\$108,486									\$108,486								\$108,48
G3010	6695129 Pump, Well Water, Replace	25	13	12	1	EA	\$6,940.00 \$	10,755.61	\$10,756										9	\$10,756						\$10,75
G3010	6695122 Pump, Well Water, Replace	25	13	12	1	EA	\$6,940.00 \$	10,755.61	\$10,756										\$	\$10,756						\$10,75
G3010	6695121 Pump, Well Water, Replace	25	12	13	1	EA	\$4,170.00	\$6,462.67	\$6,463											\$6,463						\$6,46
G3020	6695141 Septic Tank, Precast Concrete, Replace/Install	40	20	20	2	EA	\$18,000.00	27,896.40	\$55,793																\$55,793	\$55,79
G4050	6695125 Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	10	10	30	EA	\$1,200.00	\$1,859.76	\$55,793									\$55,793								\$55,79
P2030	6695144 Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	t 0	0	0	1	EA	\$5,000.00	\$7,749.00	\$7,749 \$7,	,749																\$7,74
P2030	6695130 Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	0	0	4	EA	\$2,000.00	\$3,099.60	\$12,398 \$12,	,398																\$12,39
Totals, U	Unescalated								\$123,	,215	\$0 \$954,677	\$108,486	\$0	\$7,749	\$0 \$1	1,762,898 \$0	\$0	\$420,871	\$0 \$2	257,856 \$6,463	\$0	\$1,777,001	\$0 \$183,651	\$0	\$0 \$122,744	\$5,725,61
Totals, Es	Escalated (3.0% inflation, compounded annually)								\$123.	.215	\$0 \$1,012,817	\$118.546	\$0	\$8,983	\$0 \$2	2,168,142 \$0	\$0	\$565,616	\$0 \$3	367,641 \$9,491	\$0	\$2,768,509	\$0 \$303,548	\$0	\$0 \$221,690	\$7,668,19

Manzanita Par	k Road / S	Swim	ımi	ng P	o	ol
Uniformat Cod	eID	Cos	ł D	escri	ipt	ior
D0040	0005004					_

Uniformat Code	ID Cost Description	Lifespan (EUL)EA	je RUL	Qua	ntityUnit	Unit Cos	t w/ Marku	p *Subtotal 2023	2024	4 2025 2	2026 203	27 2028	2029	2030 2	2031 2	32 203	3 2034	2035	2036	2037 203	8 2039	2040	2041	2042 2043	Deficiency Repair Estimate
B2010	6695981 Exterior Walls, Concrete Block (CMU), Replace	50	33 1	7 3	00 SF	\$20	.00 \$31.	00 \$9,299														\$9,299			\$9,299
B2010	6695974 Exterior Walls, Concrete Block (CMU), Replace	50	33 1	7 18	300 SF	\$20	.00 \$31.	00 \$55,793														\$55,793			\$55,793
B2050	6695975 Exterior Door, Wire Mesh Metal, Gate, Replace	10	5 5	5	1 EA	\$1,900	.00 \$2,944.	62 \$2,945				\$2,945								\$2,945	5				\$5,889
B3010	6695979 Roofing, Metal, Replace	40	30 1	0 18	300 SF	\$13	.00 \$20.	15 \$36,265								\$36,26	5								\$36,265
B3010	6695971 Roofing, Metal, Replace	40	20 2	0 1	00 SF	\$13	.00 \$20.	15 \$2,015																\$2,015	\$2,015
B3010	6695968 Roofing, Modified Bitumen, Replace	20	12 8	3 1	00 SF	\$10	.00 \$15.	50 \$1,550						\$1,5	550										\$1,550
D2010	6695983 Storage Tank, Domestic Water, Replace	30	15 1	5	2 EA	\$2,400	.00 \$3,719.	52 \$7,439												\$7,439					\$7,439
D2010	6695976 Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20 2	0 18	300 SF	\$5	.00 \$7.	75 \$13,948																\$13,948	\$13,948
D2010	6695964 Toilet, Residential Water Closet, Replace	30	23 7	,	1 EA	\$700	.00 \$1,084.	86 \$1,085					\$1.	,085											\$1,085
D5020	6695978 Secondary Transformer, Dry, Stepdown, Replace	30	21 9)	1 EA	\$2,900	.00 \$4,494.	42 \$4,494							\$4,4	94									\$4,494
D5020	6695982 Distribution Panel, 120/240 V, Residential Style, Replace	30	29 1		1 EA	\$1,100	.00 \$1,704.	78 \$1,705	\$1,705																\$1,705
D5030	6695966 Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replacement	ce 40	28 1:	2 18	300 SF	\$2	.50 \$3.	87 \$6,974										\$6,974							\$6,974
F1020	6695967 Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15 1	5 18	300 SF	\$25	.00 \$38.	75 \$69,741												\$69,741					\$69,741

Replacement Reserves Report

Uniformat Code	ID	Cost Description	Lifespan (EUL)EA	ige RUL	Quantit	yUnit	Unit Cost	w/ Markup *Subtot	tal 2023	2024	2025	2020	6 20:	27 2028	2029 203	0 203	31 2	032 2033	2034	2035	2036	2037	2038	2039	2040	2041	2042 2	043Deficiency Repai	r Estimate
F1050	669598	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	15 0	15000	SF	\$6.20	\$9.61 \$144,1	131 \$144	,131													\$144,131						\$288,263
F1050	669757	Pool Repair, Study by Local Contractor, Replace	0	0 0	1	EA	\$8,450.00	\$13,095.81 \$13,0	096 \$13	,096																			\$13,096
F1050	669596	Pool Equipment, Pool Lift, Accessible Transfer Device, Replace	20	20 0	1	EA	\$12,000.00	\$18,597.60 \$18,5	598 \$18	,598																	\$18,	98	\$37,195
F1050	669597	Pool Equipment, Supplemental Components, pH Digital Controller, Install	20	20 0	2	EA	\$2,000.00	\$3,099.60 \$6,1	199 \$6	,199																	\$6,	99	\$12,398
F1050	669597	7 Pool Equipment, Filtration System, Replace	15	8 7	1	EA	\$6,000.00	\$9,298.80 \$9,2	299						\$9,29	Э													\$9,299
F1050	669596	Pool Equipment, Circulation Pump, Replace	25	13 12	2	EA	\$6,800.00	\$10,538.64 \$21,0	077											\$21,077									\$21,077
F1050	669596	Pool Accessories, Ladder, Replace	40	20 20	4	EA	\$900.00	\$1,394.82 \$5,5	579																		\$5,	79	\$5,579
G2030	669597	O Sidewalk, Concrete, Large Areas, Replace	50	49 1	2700	SF	\$9.00	\$13.95 \$37,6	660	\$37,660																			\$37,660
G2060	669598	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	15 10	6	EA	\$800.00	\$1,239.84 \$7,4	439									\$7,439											\$7,439
G4050	669597	23 Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4 16	4	EA	\$600.00	\$929.88 \$3,7	720															\$3,720					\$3,720
Totals, Unescal	lated								\$182	,024 \$39,365	\$0	\$0	5	\$0 \$2,945	\$0 \$10,38	4 \$1,55	60 \$4,4	194 \$43,704	\$0	\$28,051	\$0	\$0	\$224,256	\$3,720	\$65,092	\$0	\$0 \$46,	39	\$651,923
Totals, Escalate	ed (3.0%	inflation, compounded annually)							\$182	,024 \$40,546	\$0	\$0) \$	\$0 \$3,414	\$0 \$12,77	1 \$1,96	3 \$5,8	864 \$58,735	\$0	\$39,995	\$0	\$0	\$349,384	\$5,969 \$	107,586	\$0	\$0 \$83,	93	\$891,943

Appendix F:
Equipment Inventory List



D20 Plumbir	ng												
ndex	ID	UFCode	Component Descriptio	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	6695127	D2010	Storage Tank	Domestic Water	2501 - 5000 GAL	Manzanita Park Road / Site	Site						
	6695408	D2010	Storage Tank	Domestic Water	80 - 150 GAL	Manzanita Park Road / Administration Bldg	Boiler room						
	6695983	D2010	Storage Tank	Domestic Water	100 GAL	Manzanita Park Road / Swimming Pool	Swimming Pool	No dataplate	No dataplate	No dataplate			2
	6695561	D2010	Storage Tank	Domestic Water	80 - 150 GAL	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Mechanical room						
	6695503	D2010	Water Heater	Electric, Commercial (12 kW)	30 - 80 GAL	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Laundry room						
	6695731	D2010	Water Heater	Electric, Instant Hot		Manzanita Park Road / Elementary School	Restrooms						3
	6695463	D2010	Water Heater	Electric, Residential	5 - 15 GAL	Manzanita Park Road / Barr Stable (General Purpose)	Utility closet						
	6695691	D2010	Water Heater	Electric, Residential	16 - 29 GAL	Manzanita Park Road / Elementary School	Utility closet						
	6690617	D2010	Water Heater	Electric, Residential, 30 to 5	2 30	Manzanita Park Road / Gym/MPR	Gymnasium	Bradford White	MH36565519	MH36565519		MH36565519	
0	6695194	D2010	Water Heater	Gas, Commercial (125 MBH) 75 - 99 GAL	Manzanita Park Road / 4 Cottages (Dormitories)	Utility closet				2022		4
1	6695417	D2010	Water Heater	Gas, Commercial (125 MBH) 75 - 99 GAL	Manzanita Park Road / Administration Bldg	Boiler room						
2	6695151	D2010	Water Heater	Gas, Commercial (200 MBH) 100 - 199 GAL	Manzanita Park Road / 4 Cottages (Dormitories)	Utility closet				2020		
3	6695171	D2010	Water Heater	Gas, Commercial (200 MBH) 100 - 199 GAL	Manzanita Park Road / 4 Cottages (Dormitories)	Utility closet						
4	6695133	D2010	Backflow Preventer	Domestic Water	4 IN	Manzanita Park Road / Site	Site						
5	6695142	D2010	Backflow Preventer	Domestic Water	4 IN	Manzanita Park Road / Site	Site						
6	6695560	D2010	Backflow Preventer	Domestic Water	4 IN	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Site				2005		
30 HVAC													
ndex	ID	UFCode	Component Descriptio	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	6695587	D3020	Boiler	Gas, HVAC	751 - 1000 MBH	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Mechanical room						
	6695435	D3020	Boiler	Gas, HVAC	200 MBH	Manzanita Park Road / Administration Bldg	Boiler room				2011		
	6695495	D3020	Furnace	Gas	41 - 50 MBH	Manzanita Park Road / Chapel	Utility closet				2012		
	6695770	D3020	Unit Heater	Natural Gas	56 - 75 MBH	Manzanita Park Road / Maintenance Buildings & Pump House	Throughout building						
	6695403	D3030	Chiller	Air-Cooled	21 - 30 TON	Manzanita Park Road / Administration Bldg	Mechanical room						
	6695574	D3030	Chiller	Air-Cooled	31 - 40 TON	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Building exterior						
	6695396	D3030	Chiller	Air-Cooled	10 - 20 TON	Manzanita Park Road / Administration Bldg	Site				1999		
	6695517	D3030	Chiller	Water-Cooled	41 - 50 TON	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Mechanical room						

9	6695759	D3030	Evaporative Cooler	0.75 to 1 HP	3000 CFM	Manzanita Park Road / Maintenance Buildings & Pump House	Roof					
10	6695766	D3030	Evaporative Cooler	up to 0.33 HP	3000 CFM	Manzanita Park Road / Maintenance Buildings & Pump House	Building exterior					2
11	6695773	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Manzanita Park Road / Maintenance Buildings & Pump House	Building exterior					
12	6695718	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 - 4 TON	Manzanita Park Road / Elementary School	Throughout building					
13	6695430	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Manzanita Park Road / Administration Bldg	Building exterior					3
14	6695487	D3030	Split System	Condensing Unit/Heat Pump		Manzanita Park Road / Chapel	Building exterior				2012	
15	6695464	D3030	Split System	Interior & Exterior Component Pairing	2.5 TON	Manzanita Park Road / Barn Stable (General Purpose)	Roof					
16	6695546	D3030	Split System Ductless	s Single Zone	2.5 - 3 TON	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Building exterior					
17	6695389	D3030	Split System Ductless	Single Zone	2.5 - 3 TON	Manzanita Park Road / Administration Bldg	Building exterior					
18	6695594	D3030	Split System Ductless	s Single Zone	2.5 - 3 TON	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Building exterior					
19	6695526	D3030	Split System Ductless	s Single Zone	2.5 - 3 TON	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Building exterior					
20	6695386	D3030	Split System Ductless	s Single Zone	1.5 - 2 TON	Manzanita Park Road / Administration Bldg	Roof				2015	
21	6695378	D3050	Pump	Distribution, HVAC Heating Water	6 - 7.5 HP	Manzanita Park Road / Administration Bldg	Boiler room					
22	6695434	D3050	Air Handler	Interior AHU, Easy/Moderate Access	15001 - 20000 CFM	Manzanita Park Road / Administration Bldg	Mechanical room					
23	6695528	D3050	Air Handler	Interior AHU, Easy/Moderate Access	10001 - 15000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Mechanical room					
24	6695404	D3050	Air Handler	Interior AHU, Easy/Moderate Access	15001 - 20000 CFM	Manzanita Park Road / Administration Bldg	Mechanical room					
25	6695573	D3050	Air Handler	Interior AHU, Easy/Moderate Access	CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Utility closet					
26	6695415	D3050	Air Handler	Interior AHU, Easy/Moderate Access	801 - 1200 CFM	Manzanita Park Road / Administration Bldg	Ceiling					
27	6695420	D3050	Air Handler	Interior AHU, Easy/Moderate Access	15001 - 20000 CFM	Manzanita Park Road / Administration Bldg	Mechanical room					
28	6695384	D3050	Fan Coil Unit	Hydronic Terminal	1201 - 1800 CFM	Manzanita Park Road / Administration Bldg	Throughout building					30
29	6690595	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	16 TON	Manzanita Park Road / Gym/MPR	Gymnasium	Carrier	48TCFD16A3A6A0A0G0	SERIAL 3818P10141		3
30	6695161	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Manzanita Park Road / 4 Cottages (Dormitories)	Roof				2015	8
31	6695160	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Manzanita Park Road / 4 Cottages (Dormitories)	Roof				2013	4
32	6695413	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	2 TON	Manzanita Park Road / Administration Bldg	Roof				2006	
33	6695706	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Manzanita Park Road / Elementary School	Roof					8

35	6695537	D3060	Exhaust Fan	Centrifugal, 36"Damper	2001 - 5000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Roof						
36	6695542	D3060	Exhaust Fan	Centrifugal, 36"Damper	2001 - 5000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Roof						
37	6695745	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Manzanita Park Road / Elementary School	Roof						2
38	6695593	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Building exterior						
39	6695552	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2001 - 5000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Roof						
40	6695553	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2001 - 5000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Roof						
41	6695588	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2001 - 5000 CFM	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Roof						
D40 Fire Prote	ection												
Index	ID	UFCode	Component Descriptio	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6695566	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Kitchen						20
D50 Electrical	l												
Index	ID	UFCode	Component Descriptio	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6695137	D5010	Generator	Diesel	65 - 125 KW	Manzanita Park Road / Site	Site						
2	6695143	D5010	Generator	Diesel	93 KW	Manzanita Park Road / Site	Site, wells				1999		
3	6695398	D5010	Generator	Diesel	10 - 30 KW	Manzanita Park Road / Administration Bldg	Building exterior						
4	6695578	D5010	Generator	Gas or Gasoline	40 - 80 KW	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Site						
5	6695195	D5010	Generator	Gas or Gasoline	125 KW	Manzanita Park Road / 4 Cottages (Dormitories)	Site				2011		
6	6695585	D5010	Automatic Transfer Switch	ATS	400 AMP	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Electrical room						
7	6695126	D5010	Automatic Transfer Switch	ATS	200 AMP	Manzanita Park Road / Site	Site, wells						
8	6695180	D5010	Automatic Transfer Switch	ATS	400 AMP	Manzanita Park Road / 4	Site						
9						Cottages (Dormitories)							
	6695385	D5010	Automatic Transfer Switch	ATS	200 AMP	Manzanita Park Road / Administration Bldg	Electrical room						
	6695385 6695978	D5010		ATS Dry, Stepdown	200 AMP .75 KVA	Manzanita Park Road /		Federal Pacific Electri	c SBN16N.750F	70828100126			
10			Switch Secondary			Manzanita Park Road / Administration Bldg Manzanita Park Road / Swimming Pool Manzanita Park Road / 4 Cottages (Dormitories)	Electrical room	Federal Pacific Electri	c SBN16N.750F	70828100126			4
10	6695978	D5020	Switch Secondary Transformer Secondary	Dry, Stepdown	.75 KVA	Manzanita Park Road / Administration Bldg Manzanita Park Road / Swimming Pool Manzanita Park Road / 4	Electrical room Swimming Pool	Federal Pacific Electri	c SBN16N.750F	70828100126			4
10	6695978 6695159	D5020 D5020	Switch Secondary Transformer Secondary Transformer	Dry, Stepdown	.75 KVA 112.5 KVA	Manzanita Park Road / Administration Bldg Manzanita Park Road / Swimming Pool Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road /	Electrical room Swimming Pool Utility closet	Federal Pacific Electri	c SBN16N.750F	70828100126			4
10 11 12	6695978 6695159 6695729	D5020 D5020 D5020	Switch Secondary Transformer Secondary Transformer Switchboard	Dry, Stepdown Dry, Stepdown 120/208 V	.75 KVA 112.5 KVA 1200 AMP	Manzanita Park Road / Administration Bldg Manzanita Park Road / Swimming Pool Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / Elementary School Manzanita Park Road / 4	Electrical room Swimming Pool Utility closet Electrical room	Federal Pacific Electri	c SBN16N.750F	70828100126	1959		4
10 11 12 13	6695978 6695159 6695729 6695197	D5020 D5020 D5020 D5020	Switch Secondary Transformer Secondary Transformer Switchboard Switchboard	Dry, Stepdown Dry, Stepdown 120/208 V 120/208 V	.75 KVA 112.5 KVA 1200 AMP 400 AMP	Manzanita Park Road / Administration Bldg Manzanita Park Road / Swimming Pool Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / Elementary School Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / 4 Cottages (Dormitories)	Electrical room Swimming Pool Utility closet Electrical room Utility closet	Federal Pacific Electri	c SBN16N.750F	70828100126	1959		4

17	6695179	D5020	Switchgear	277/480 V	1000 AMP	Manzanita Park Road / 4 Cottages (Dormitories)	Site				1959		
18	6695713	D5020	Distribution Panel	120/208 V	200 AMP	Manzanita Park Road / Elementary School	Utility closet						2
19	6695176	D5020	Distribution Panel	120/208 V	200 AMP	Manzanita Park Road / 4 Cottages (Dormitories)	Electrical room						4
20	6695777	D5020	Distribution Panel	120/208 V	200 AMP	Manzanita Park Road / Maintenance Buildings & Pump House	Office						
21	6695733	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Manzanita Park Road / Elementary School	Building exterior						
22	6695982	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Manzanita Park Road / Swimming Pool	Swimming Pool						
23	6695448	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Manzanita Park Road / Bar Stable (General Purpose)	n Office						
24	6695393	D5020	Motor Control Center	w/ Main Breaker	800 AMP	Manzanita Park Road / Administration Bldg	Mechanical room						
25	6695523	D5020	Motor Control Center	w/ Main Breaker	800 AMP	Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Mechanical room						
D70 Electro	nic Safety & Securi	ty											
Index	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6690602	D7050	Fire Alarm Panel	Fully Addressable		Manzanita Park Road / Gym/MPR	Gymnasium						
2	6695150	D7050	Fire Alarm Panel	Multiplex		Manzanita Park Road / 4 Cottages (Dormitories)	Office						4
3	6695427	D7050	Fire Alarm Panel	Multiplex		Manzanita Park Road / Administration Bldg	Electrical room						
4	6695705	D7050	Fire Alarm Panel	Multiplex		Manzanita Park Road / Elementary School	Electrical room						
E10 Equipm	nent												
Index	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	6695174	E1030	Laundry Equipment	Dryer Commercial	00 5015	Manzanita Park Road / 4							
2			Launary Equipment	Dryer, Commercial	30 - 50 LB	Cottages (Dormitories)	Utility closet						4
	6695533	E1030	Laundry Equipment		51 - 75 LB		Utility closet Laundry room						4
3	6695533 6695565	E1030		Dryer, Commercial		Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec	·						2
3			Laundry Equipment	Dryer, Commercial Washer, Commercial	51 - 75 LB	Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec	Laundry room						
	6695565	E1030	Laundry Equipment Laundry Equipment	Dryer, Commercial Washer, Commercial	51 - 75 LB 51 - 60 LB	Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / 4	Laundry room Laundry room						
4	6695565 6695178	E1030	Laundry Equipment Laundry Equipment Laundry Equipment Foodservice	Dryer, Commercial Washer, Commercial Washer, Commercial	51 - 75 LB 51 - 60 LB	Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec	Laundry room Laundry room Utility closet						
5	6695565 6695178 6695548	E1030 E1030 E1030	Laundry Equipment Laundry Equipment Laundry Equipment Foodservice Equipment Foodservice	Dryer, Commercial Washer, Commercial Washer, Commercial Convection Oven, Double	51 - 75 LB 51 - 60 LB	Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec	Laundry room Laundry room Utility closet Kitchen						
5	6695565 6695178 6695548 6695508	E1030 E1030 E1030	Laundry Equipment Laundry Equipment Laundry Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment	Dryer, Commercial Washer, Commercial Washer, Commercial Convection Oven, Double Convection Oven, Single	51 - 75 LB 51 - 60 LB	Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec	Laundry room Laundry room Utility closet Kitchen						
5	6695565 6695178 6695548 6695508	E1030 E1030 E1030 E1030	Laundry Equipment Laundry Equipment Laundry Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment Foodservice Equipment	Dryer, Commercial Washer, Commercial Washer, Commercial Convection Oven, Double Convection Oven, Single Convection Oven, Single	51 - 75 LB 51 - 60 LB	Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / 4 Cottages (Dormitories) Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec	Laundry room Laundry room Utility closet Kitchen Kitchen						

10 mm Sinch Britania Company of State S										
Second S	11	6695531	E1030	Garbage Disposal, 1 to 3 HP	Dining/Kitchen/Rec	Kitchen				
Property	12	6695589	E1030	Griddle	Dining/Kitchen/Rec	Kitchen				
Parameter Para	13	6695557	E1030	Griddle	Dining/Kitchen/Rec	Kitchen				
Process Proc	14	6695581	E1030	Icemaker, Freestanding	Dining/Kitchen/Rec	Kitchen				
Personal P	15	6695583	E1030	Mixer, Freestanding	Dining/Kitchen/Rec	Kitchen				
Process Proc	16	6695520	E1030	•	Dining/Kitchen/Rec	Kitchen				
Parameter Para	17	6695582	E1030	· · · · · · · · · · · · · · · · · · ·	Dining/Kitchen/Rec	Kitchen				
Part	18	6695522	E1030	Range, 1-Burner	Dining/Kitchen/Rec	Kitchen				
File Septiment (Septiment) (Se	19	6695577	E1030	Range/Oven, 8-Burner	Dining/Kitchen/Rec	Kitchen				
Postpool	20	6690618	E1030	_		Kitchen	Traulsen	M0DEL ADT226WREPHS	SERIAL T384460B99	
Parameter Para	21	6695592	E1030	Slicer	Dining/Kitchen/Rec	Kitchen				
23 degested glupment Redgested Freezer Redgested Freezer Render Rende	22	6695515	E1030	Steam Kettle	Dining/Kitchen/Rec	Kitchen				
Parameter Para	23	6695556	E1030		Dining/Kitchen/Rec	Roof				
Productive Pro	24	6695518	E1030		Dining/Kitchen/Rec	Roof				
26 695525 E1030 Foodservice Equipment Refigerator/Freezer Reflogrator/Freezer Reflogrator/Freezer Room/Library Roof 27 695596 E1030 Foodservice Equipment Reflogrator/Freezer Reflogrator/Freezer Reflogrator/Freezer Room/Library Kitchen 28 695502 E1030 Foodservice Equipment Reflogrator/Freezer Reflogrator/Freezer Reflogrator/Freezer Room/Library Kitchen 29 695547 E1030 Foodservice Equipment Reflogrator/Freezer Reflogrator/Freezer Reflogrator/Freezer Room/Library Kitchen/Rec Room/Library Kitchen 30 695591 E1030 Foodservice Equipment Room Reflogrator/Freezer Reflogrator/Freezer Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Kitchen 31 695598 E1030 Foodservice Equipment Reflogrator/Freezer Reflogrator/Freezer Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Kitchen 31 695598 E1030 Foodservice Round-Library Walk-In, Evaporator for Reflegrator/Freezer Mal-In, Evaporator for Room/Library Kitchen/Rec Room/Library Kitchen 31 695598 E1030 Foodservice Round-Library Walk-In, Evaporator for Room/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library	25	6695516	E1030		Dining/Kitchen/Rec	Roof				
27 695596 E1030 Foodservice Equipment Refigerator/Freezer Schorm/Library 28 695562 E1030 Foodservice Equipment Refigerator/Freezer Schorm/Library 29 695547 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Room/Library 30 695591 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Room/Library 31 695598 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Room/Library 31 695598 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Room/Library 31 695598 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Room/Library 32 Manzanita Park Road / Dining/Kitchen/Rec Room/Library 33 695598 E1030 Foodservice Equipment Walk-In, Freezer Walk-In, Freezer Manzanita Park Road / Dining/Kitchen/Rec Room/Library 34 Manzanita Park Road / Dining/Kitchen/Rec Room/Library 35 Manzanita Park Road / Dining/Kitchen/Rec Room/Library 36 Manzanita Park Road / Dining/Kitchen/Rec Room/Library 37 Manzanita Park Road / Dining/Kitchen/Rec Kitchen/Rec Kitchen	26	6695525	E1030		Dining/Kitchen/Rec	Roof				
28 695562 E1030 Foodservice Equipment Refigerator/Freezer Som/Library 29 695547 E1030 Foodservice Equipment Refigerator/Freezer Som/Library 30 695591 E1030 Foodservice Equipment Refigerator/Freezer Som/Library 31 695598 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Malk-In, Evaporator for Refigerator/Freezer Som/Library Manzanita Park Road / Dining/Kitchen/Rec Room/Library Manzanita Park Road / Dining/Kitchen/Rec Kitchen/Rec Kit	27	6695596	E1030		Dining/Kitchen/Rec	Kitchen				
29 695547 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Dining/Kitchen/Rec Room/Library 30 695591 E1030 Foodservice Equipment Walk-In, Evaporator for Refigerator/Freezer Walk-In, Evaporator for Refigerator/Freezer Walk-In, Evaporator for Room/Library 31 695598 E1030 Foodservice Equipment Walk-In, Freezer Walk-In, Freezer Walk-In, Freezer Walk-In, Freezer Walk-In, Freezer Walk-In, Freezer Kitchen/Rec Kitchen	28	6695562	E1030		Dining/Kitchen/Rec	Kitchen				
10 6695591 E1030 Foodservice Equipment Refigerator/Freezer Walk-In, Evaporator for Dining/Kitchen/Rec Room/Library 11 6695598 E1030 Foodservice Equipment Walk-In, Freezer Walk-In, Evaporator for Room/Library Manzanita Park Road / Dining/Kitchen/Rec Kitchen Manzanita Park Road / Dining/Kitchen/Rec Kitchen	29	6695547	E1030		Dining/Kitchen/Rec Room/Library	Kitchen				
31 6695598 E1030 Walk-In, Freezer Dining/Kitchen/Rec Kitchen	30	6695591	E1030		Dining/Kitchen/Rec Room/Library	Kitchen				
	31	6695598	E1030	Walk-In, Freezer	Dining/Kitchen/Rec	Kitchen				

32	6695527	E1030	Foodservice Equipment	Walk-In, Refrigerator		Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Kitchen						
3	6695513	E1030	Foodservice Equipment	Walk-In, Refrigerator		Manzanita Park Road / Dining/Kitchen/Rec Room/Library	Kitchen						
10 OTHER													
ndex	ID	UFCode	Component Description	on Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	6695969	F1050	Pool Equipment	Circulation Pump	10 HP	Manzanita Park Road / Swimming Pool	Swimming Pool	PENTAIR PUMP GROUP	356880	176L8120797703H250	2010	356928	2
	6695977	F1050	Pool Equipment	Filtration System		Manzanita Park Road / Swimming Pool	Swimming Pool	Hayward	No dataplate	No dataplate			
	6695963	F1050	Pool Equipment	Pool Lift, Accessible Transfer Device	г	Manzanita Park Road / Swimming Pool	Swimming Pool						
G30 Liquid & G	Gas Site Utilities												
ndex	ID	UFCode	Component Description	n Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
	6695121	G3010	Pump	Well Water	15 HP	Manzanita Park Road / Site	; Site						
2	6695129	G3010	Pump	Well Water	30 HP	Manzanita Park Road / Site	Site, wells						
3	6695122	G3010	Pump	Well Water	30 HP	Manzanita Park Road / Site	Site, wells						
4	6695141	G3020	Septic Tank	Precast Concrete	5000 GAL	Manzanita Park Road / Site	Site						2