



## Orange Unified School District

Facilities Condition Assessment for:

**El Modena High School**  
**3920 Spring Street**  
**Orange, CA 92869**

Presented By:

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# Campus Report



Campus: El Modena HS

Report: Mar 11, 2013

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Campus Executive Summary

**El Modena HS**

|                      |              |
|----------------------|--------------|
| Number of Buildings: | 12           |
| Replacement Value:   | \$73,771,573 |
| Repair Cost:         | \$41,022,050 |
| Total FCI:           | 55.61%       |
| Total RSLI:          | 11%          |



**Description:**

El Modena High School was constructed in 1965. The site is approximately 43 acres, and is surrounded by the city of Orange, CA. The campus has 4 two-story Classroom buildings, Library, Cafetorium, Tech Classroom, Gymnasium, Administration, Electrical Distribution, and Pool Equipment Buildings. Site improvements include: swimming pool, tennis courts, handball courts, paved basketball courts, softball and baseball fields amphitheater, pedestrian paving with covered walkways, and paved parking lots.

All buildings are original 1964 construction. Building foundations are slab-on-grade construction. Suspended floors and exterior stairs are cast-in-place concrete. Exterior walls are typically painted CMU block. Exterior wood doors and single-pane windows typically have aluminum frames and are well beyond their expected service life. Roofs are low-slope built-up type.

Interior systems; doors, ceiling finishes, and floor finishes, are in most cases original construction that are in varying conditions depending on renovations. Wall finishes are generally well maintained. The majority of the interior systems are well beyond expected service life.

Building Services including mechanical, electrical and plumbing systems are original to the campus construction date with the exception of rooftop HVAC Units replaced in 2008. All buildings have a limited Fire Protection System that includes; fire sprinkler systems, kitchen hood fire protection, standpipes and fire extinguishers. Conveying System consist of one non-functioning elevator located at Building D and two wheelchair lifts at Building G.

Communication and Security consisting of fire alarm system, data systems, internal security system locally monitored, public address and paging system, are all recently updated but in need of improvements.

Site Utilities including electrical distribution, water distribution, sanitary, storm sewer and fuel distribution of natural gas is provided from the campus systems and are original to the building construction date. All utilities are served from public/municipal systems. Site lighting for vehicular and pedestrian security is undergoing improvements but generally systems are beyond expected life.

The detailed condition and deficiency statements are contained in this report for each building and site improvements on the campus.

**Bldg A**

**Executive Summary**

Gross Area (SF): 6,006  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$2,582,352  
 Repair Cost: \$1,364,482  
 Total FCI: 52.84%  
 Total RSLI: 9%



**Facility Description:**

**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification          | RSLI%       | FCI%         | Current Repair Amount |
|-----------------------------------|-------------|--------------|-----------------------|
| A10 Foundations                   | NR          | 0.00         | \$0                   |
| B10 Superstructure                | NR          | 0.00         | \$0                   |
| B20 Exterior Enclosure            | 0.00        | 20.43        | \$63,425              |
| B30 Roofing                       | 0.00        | 110.00       | \$194,264             |
| C10 Interior Construction         | 0.00        | 38.93        | \$77,879              |
| C30 Interior Finishes             | 0.00        | 39.67        | \$94,125              |
| D20 Plumbing                      | 0.00        | 54.91        | \$96,785              |
| D30 HVAC                          | 42.23       | 46.66        | \$166,011             |
| D40 Fire Protection               | 2.16        | 106.76       | \$56,510              |
| D50 Electrical                    | 4.75        | 99.42        | \$465,349             |
| E10 Equipment                     | 0.00        | 91.45        | \$8,646               |
| E20 Furnishings                   | 0.00        | 70.81        | \$61,056              |
| F20 Selective Building Demolition | 0.00        | 100.00       | \$80,432              |
| <b>Total:</b>                     | <b>8.98</b> | <b>52.84</b> | <b>\$1,364,482</b>    |

## System Listing for Bldg A

| Uniformat | System Description          | Unit Price | Qty   | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|-----------------------------|------------|-------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations        | \$20.49    | 6,006 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$123,070               |
| A1030     | Slab on Grade               | \$17.73    | 6,006 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$106,465               |
| B1020     | Roof Construction           | \$33.19    | 6,006 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$199,351               |
| B2010     | Exterior Walls              | \$36.52    | 6,006 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$219,330               |
| B2020     | Exterior Windows            | \$6.74     | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.70 | \$28,325           | \$40,476                |
| B2030     | Exterior Doors              | \$8.42     | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.69 | \$35,100           | \$50,595                |
| B3010105  | Built-Up                    | \$23.44    | 7,200 | SF   | 25   | 1988         | 2013              | 2012                      | 1                | 0.00   |      | 1    | \$185,670          | \$168,791               |
| B3020     | Roof Openings               | \$7.812    | 1     | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$8,593            | \$7,812                 |
| C1010     | Partitions                  | \$14.98    | 6,006 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.12 | \$11,016           | \$89,946                |
| C1020     | Interior Doors              | \$15.52    | 6,006 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.59 | \$54,824           | \$93,232                |
| C1030     | Fittings                    | \$2.81     | 6,006 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.71 | \$12,040           | \$16,865                |
| C3010     | Wall Finishes               | \$4.09     | 6,006 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 0.71 | \$17,389           | \$24,562                |
| C3020210  | Carpet                      | \$14.40    | 3,200 | SF   |      | 2004         | 2004              |                           | 0                | 0.00   |      | 0.76 | \$35,141           | \$46,080                |
| C3020210  | Ceramic Tile                | \$34.80    | 300   | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.72 | \$7,534            | \$10,441                |
| C3020410  | Sealed Concrete             | \$2.79     | 200   | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$559                   |
| C3020410  | VCT                         | \$7.60     | 2,300 | SF   |      | 2008         | 2008              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$17,487                |
| C3030     | Ceiling Finishes            | \$23.00    | 6,006 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.25 | \$34,061           | \$138,119               |
| D2010     | Plumbing Fixtures           | \$18.43    | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.22 | \$24,672           | \$110,703               |
| D2020     | Domestic Water Distribution | \$1.86     | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$12,272           | \$11,157                |
| D2030     | Sanitary Waste              | \$6.32     | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$41,764           | \$37,968                |
| D2040     | Rain Water Drainage         | \$1.02     | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$6,755            | \$6,141                 |
|           | Other Plumbing Systems-     |            |       |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D2090     | Nat Gas                     | \$1.71     | 6,006 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$11,321           | \$10,292                |
| D3040     | Distribution Systems        | \$25.13    | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$166,011          | \$150,919               |
| D3050     | Terminal & Package Units    | \$27.88    | 6,006 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$167,438               |
| D3060     | Controls & Instrumentation  | \$6.24     | 6,006 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$37,449                |
| D4010     | Sprinklers                  | \$8.55     | 6,006 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$56,510           | \$51,373                |
| D4030     | Fire Protection Specialties | \$0.26     | 6,006 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$1,557                 |
|           | Electrical                  |            |       |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5010     | Service/Distribution        | \$9.42     | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$62,218           | \$56,562                |
| D5020     | Branch Wiring               | \$32.50    | 6,006 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$214,720          | \$195,200               |
| D5020     | Lighting                    | \$25.56    | 6,006 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$168,865          | \$153,513               |
| D5030310  | Telephone Systems           | \$2.48     | 6,006 |      | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$14,876                |
| D5030910  | Fire Alarm System           | \$3.10     | 6,006 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$18,595                |
|           | Security System, Camers,    |            |       |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5030910  | Access Control              | \$1.63     | 6,006 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$9,773            | \$9,773                 |
| D5030920  | LAN System                  | \$1.63     | 6,006 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$9,773                 |
|           | Public Address / Clock      |            |       |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5030920  | System                      | \$1.63     | 6,006 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$9,773            | \$9,773                 |
| E1090610  | School Equipment, EACH      | \$9,454    | 1     | Ea.  | 20   | 1990         | 2010              |                           | 0                | 0.00   |      | 0.91 | \$8,646            | \$9,454                 |
| E2010     | Fixed Furnishings           | \$14.36    | 6,006 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.71 | \$61,056           | \$86,227                |
|           | Hazardous Components        |            |       |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| F2020     | Abatement                   | \$13.39    | 6,006 | S.F. |      |              |                   | 2013                      | 1                | 0.00   |      | 1    | \$80,432           | \$80,432                |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

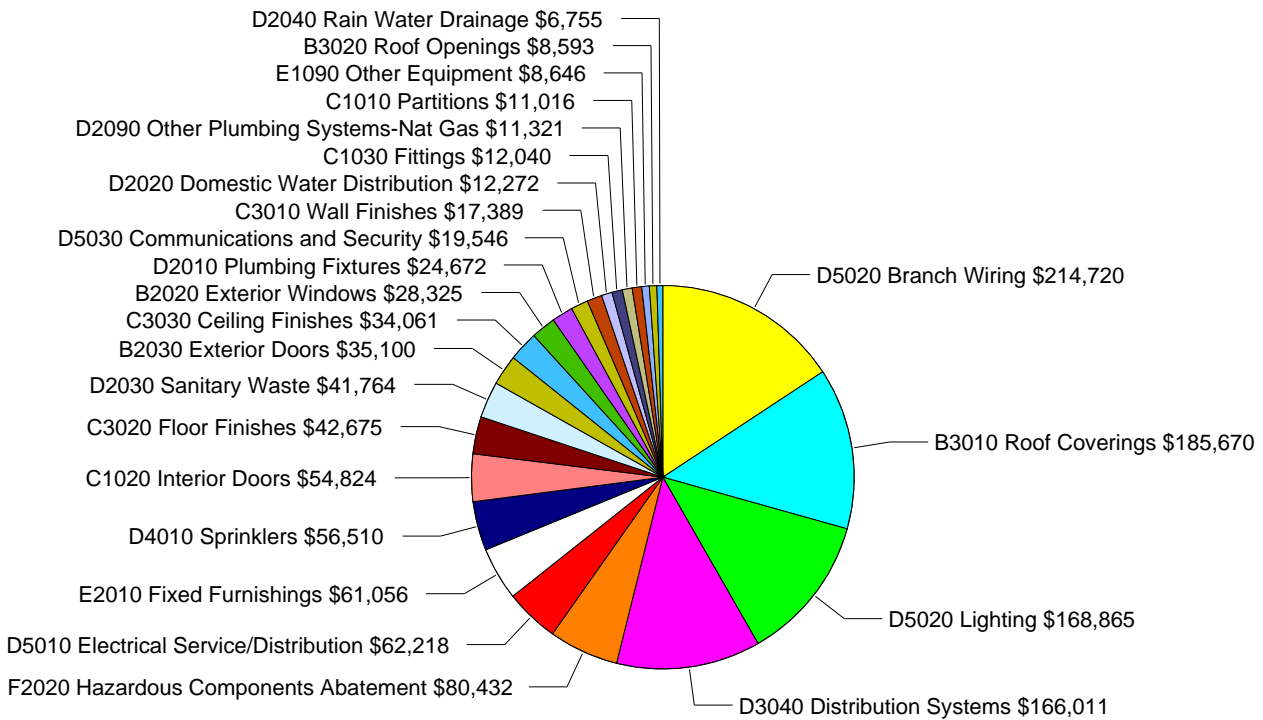
| Uniformat | System Description             | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022     | 2023      | Total       |
|-----------|--------------------------------|-------------|------|------|----------|------|------|------|------|----------|----------|-----------|-------------|
| Total     |                                | \$1,364,481 |      |      | \$20,928 |      |      |      |      | \$33,769 | \$36,310 | \$314,341 | \$1,769,829 |
| A1010     | Standard Foundations           |             |      |      |          |      |      |      |      |          |          |           |             |
| A1030     | Slab on Grade                  |             |      |      |          |      |      |      |      |          |          |           |             |
| B1020     | Roof Construction              |             |      |      |          |      |      |      |      |          |          |           |             |
| B2010     | Exterior Walls                 |             |      |      |          |      |      |      |      |          |          |           |             |
| B2020     | Exterior Windows               | \$28,325    |      |      |          |      |      |      |      |          |          |           | \$28,325    |
| B2030     | Exterior Doors                 | \$35,100    |      |      |          |      |      |      |      |          |          |           | \$35,100    |
| B3010105  | Built-Up                       | \$185,670   |      |      |          |      |      |      |      |          |          |           | \$185,670   |
| B3020     | Roof Openings                  | \$8,593     |      |      |          |      |      |      |      |          |          |           | \$8,593     |
| C1010     | Partitions                     | \$11,016    |      |      |          |      |      |      |      |          |          |           | \$11,016    |
| C1020     | Interior Doors                 | \$54,824    |      |      |          |      |      |      |      |          |          |           | \$54,824    |
| C1030     | Fittings                       | \$12,040    |      |      |          |      |      |      |      |          |          |           | \$12,040    |
| C3010     | Wall Finishes                  | \$17,389    |      |      |          |      |      |      |      |          | \$36,310 |           | \$53,699    |
| C3020210  | Carpet                         | \$35,141    |      |      |          |      |      |      |      |          |          |           | \$35,141    |
| C3020210  | Ceramic Tile                   | \$7,534     |      |      |          |      |      |      |      |          |          |           | \$7,534     |
| C3020410  | Sealed Concrete                |             |      |      |          |      |      |      |      |          |          |           |             |
| C3020410  | VCT                            |             |      |      |          |      |      |      |      |          |          |           |             |
| C3030     | Ceiling Finishes               | \$34,061    |      |      |          |      |      |      |      |          |          |           | \$34,061    |
| D2010     | Plumbing Fixtures              | \$24,672    |      |      |          |      |      |      |      |          |          |           | \$24,672    |
| D2020     | Domestic Water Distribution    | \$12,272    |      |      |          |      |      |      |      |          |          |           | \$12,272    |
| D2030     | Sanitary Waste                 | \$41,764    |      |      |          |      |      |      |      |          |          |           | \$41,764    |
| D2040     | Rain Water Drainage            | \$6,755     |      |      |          |      |      |      |      |          |          |           | \$6,755     |
| D2090     | Other Plumbing Systems-Nat Gas | \$11,321    |      |      |          |      |      |      |      |          |          |           | \$11,321    |
| D3010     | Energy Supply                  |             |      |      |          |      |      |      |      |          |          |           |             |
| D3020     | Heat Generating Systems        |             |      |      |          |      |      |      |      |          |          |           |             |
| D3030     | Cooling Generating Systems     |             |      |      |          |      |      |      |      |          |          |           |             |
| D3040     | Distribution Systems           | \$166,011   |      |      |          |      |      |      |      |          |          |           | \$166,011   |
| D3050     | Terminal & Package Units       |             |      |      |          |      |      |      |      |          |          | \$254,950 | \$254,950   |
| D3060     | Controls & Instrumentation     |             |      |      |          |      |      |      |      |          |          | \$57,021  | \$57,021    |

# Campus Report - El Modena HS

| Uniformat | System Description                         | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023    | Total     |
|-----------|--|-----------|------|------|----------|------|------|------|------|----------|------|---------|-----------|
| D3070     | Systems Testing & Balance                  |           |      |      |          |      |      |      |      |          |      |         |           |
| D3090     | Other HVAC Systems/Equip                   |           |      |      |          |      |      |      |      |          |      |         |           |
| D4010     | Sprinklers                                 | \$56,510  |      |      |          |      |      |      |      |          |      |         | \$56,510  |
| D4020     | Standpipes                                 |           |      |      |          |      |      |      |      |          |      |         |           |
| D4030     | Fire Protection Specialties                |           |      |      |          |      |      |      |      |          |      | \$2,370 | \$2,370   |
| D4090     | Other Fire Protection Systems              |           |      |      |          |      |      |      |      |          |      |         |           |
| D5010     | Electrical Service/Distribution            | \$62,218  |      |      |          |      |      |      |      |          |      |         | \$62,218  |
| D5020     | Branch Wiring                              | \$214,720 |      |      |          |      |      |      |      |          |      |         | \$214,720 |
| D5020     | Lighting                                   | \$168,865 |      |      |          |      |      |      |      |          |      |         | \$168,865 |
| D5030310  | Telephone Systems                          |           |      |      |          |      |      |      |      | \$20,380 |      |         | \$20,380  |
| D5030910  | Fire Alarm System                          |           |      |      | \$20,928 |      |      |      |      |          |      |         | \$20,928  |
| D5030910  | Security System, Camers,<br>Access Control | \$9,773   |      |      |          |      |      |      |      |          |      |         | \$9,773   |
| D5030920  | LAN System                                 |           |      |      |          |      |      |      |      | \$13,389 |      |         | \$13,389  |
| D5030920  | Public Address / Clock System              | \$9,773   |      |      |          |      |      |      |      |          |      |         | \$9,773   |
| D5090     | Other Electrical Systems                   |           |      |      |          |      |      |      |      |          |      |         |           |
| E1090610  | School Equipment, EACH                     | \$8,646   |      |      |          |      |      |      |      |          |      |         | \$8,646   |
| E2010     | Fixed Furnishings                          | \$61,056  |      |      |          |      |      |      |      |          |      |         | \$61,056  |
| F2020     | Hazardous Components<br>Abatement          | \$80,432  |      |      |          |      |      |      |      |          |      |         | \$80,432  |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$1,364,482**

## Condition Detail

### System: B2020 - Exterior Windows



**Location:** Exterior windows all sides of building.  
Includes operable windows at attendance.

**Material:** Aluminum Window, Fixed

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Replace windows OUSD EIMo

**Qty:** 410-Ea.

**Estimate:** \$28,325.38

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/22/2013

**Notes:** Quantity/area includes transom panels at doors, ceramic tile assembly above and below windows and transaction windows at attendance office. Existing windows are typically single pane in aluminum frames. Glazing systems are failing. Tile panels are ACM per 2012 AHERA report.

### System: B2030 - Exterior Doors



**Location:** Exterior doors at principal's office,  
conference room, staff lounge and pair at  
electrical closet

**Material:** Solid Core, Painted

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Replace 3'-0" x 7'-0" solid core, painted,  
door

**Qty:** 5-Ea.

**Estimate:** \$14,995.20

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/22/2013

**Notes:** Exterior doors at the building are beyond their expected service life. Replacement, including new frames and hardware, is recommended to reduce maintenance costs and improve security.



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### System: B2030 - Exterior Doors



**Location:** Exterior doors at main entrance, storage, and attendance corridor.

**Material:** Aluminum Doors

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Replace 3'-0" x 7'-0" aluminum door, incl. vision

**Qty:** 5-Ea.

**Estimate:** \$20,104.52

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/22/2013

**Notes:** Exterior doors are beyond their expected life. An ADA operator is recommended for the main entrance.

### System: B3010105 - Built-Up



**Location:** Roof, including roof over attendance queuing area at the east side of the building.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$185,670.14

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/22/2013

**Notes:** The roof system is built-up with a reflective fiber reinforced coating. This roof is visibly deteriorated. Areas of obvious ponding, which contributes to deteriorations, are evident.

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### System: B3020 - Roof Openings



**Location:** Access from electrical equipment room.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$8,593.36  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/22/2013

**Notes:** Replace roof hatch and access ladder with code compliant assembly.

### System: C1010 - Partitions



**Location:** Primarily restrooms and elsewhere as needed.  
**Material:** Interior Partitions  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$11,016.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems and update configurations for ADA compliance and operational efficiency.

## Campus Report - El Modena HS

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### System: C1020 - Interior Doors



**Location:** All interior doors.  
**Material:** Solid Core Interior Doors  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace 3'-0" x 7'-0" solid core wood door interior  
**Qty:** 27-Ea.  
**Estimate:** \$54,823.52  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/22/2013

**Notes:** Doors are well maintained in good working order. However, all doors are beyond their expected life. Several doors installed as dutch doors no longer function in that mode. Doors to restrooms are narrow. Doors do not have lever latches. Replacement of interior doors and hardware is recommended.

### System: C1030 - Fittings



**Location:** Men's and women's staff restrooms.  
Restrooms at nurse's office.  
**Material:** Toilet Partitions  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Toilet partitions  
**Qty:** 3-Ea.  
**Estimate:** \$10,742.49  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/22/2013

**Notes:** Toilet partitions have been repainted, likely multiple times. Hardware is worn. Toilet accessories are beyond expected life. ADA compliant partitions and accessories are absent.

## Campus Report - El Modena HS

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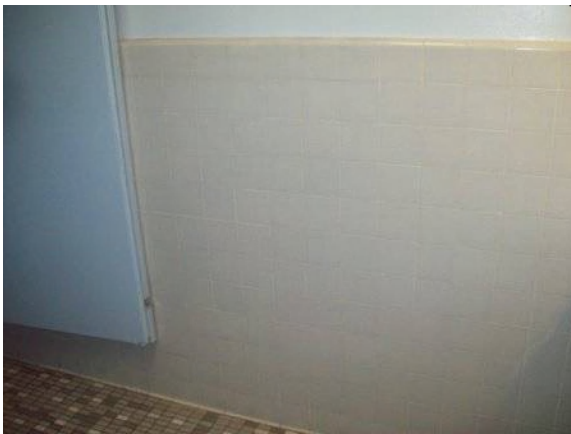
### System: C1030 - Fittings



**Location:** Building wide, typical at doors.  
**Material:** Signage  
**Distress:** Inadequate  
**Category:** Code Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 6,006-S.F.  
**Estimate:** \$1,297.30  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Provide code compliant signage throughout the building.

### System: C3010 - Wall Finishes



**Location:** Staff and nurse station restroom wall wainscot.  
**Material:** Tile  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace 4" x 4" thin set ceramic tile  
**Qty:** 6-C.S.F.  
**Estimate:** \$9,123.84  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Renovations and reconfiguration for ADA compliance will necessitate replacement of ceramic wall tile.

### System: C3010 - Wall Finishes

**Location:** Entire building interior.  
**Material:** Wall Finishes  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Refinish/Repaint  
**Qty:** 14,000-S.F.  
**Estimate:** \$8,265.60  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Expected renovations of adjacent building systems such as exterior windows, interior doors, cabinetry and partition reconfigurations will necessitate re-painting of all interior wall surfaces.

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**System:** C3020210 - Carpet



**Location:** Offices and portion of staff lounge.  
**Material:** Carpet  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace carpet  
**Qty:** 355-S.Y.  
**Estimate:** \$35,140.90  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Existing carpeting has reached the end of it's expected service life. Although well maintained in good condition, replacement is recommended in the near future



**System: C3020210 - Ceramic Tile**



**Location:** Staff and nurse station restrooms  
**Material:** Ceramic Tile  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace 2" x 2" thin set ceramic tile floor  
**Qty:** 3-C.S.F.  
**Estimate:** \$7,534.08  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Restroom renovation and upgrade to ADA standards will necessitate ceramic floor tile replacement.

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**System: C3030 - Ceiling Finishes**



**Location:** Offices, conference, work rooms, nurse rooms, receptions and work rooms.  
**Material:** Acoustic Tile  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace acoustic tile ceiling, non fire-rated  
**Qty:** 47-C.S.F.  
**Estimate:** \$31,335.84  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/22/2013

**Notes:** Acoustical ceiling systems are assumed to be non-original, however have exceeded their expected life.  
Mismatched tile, water stained and dirty tile and grid are common in this building

**System: C3030 - Ceiling Finishes**

## Campus Report - El Modena HS

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**Location:** Restrooms, utility rooms.  
**Material:** Sheetrock  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace sheetrock ceiling  
**Qty:** 4-C.S.F.  
**Estimate:** \$2,725.16  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/24/2013

**Notes:** Replace/repair hard lid ceilings.

### System: D2010 - Plumbing Fixtures



**Location:** Women & Men staff restrooms & Nursery restrooms  
**Material:** Tankless Water Closet  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace tankless water closet  
**Qty:** 5-Ea.  
**Estimate:** \$6,177.31  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Women & Men staff restrooms & Nursery restrooms  
**Material:** Lavatory, Vitreous China  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory, vitreous china  
**Qty:** 5-Ea.  
**Estimate:** \$5,374.94  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

## Campus Report - El Modena HS

### System: D2010 - Plumbing Fixtures



**Location:** Men Staff restroom  
**Material:** Urinal  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace wall-hung urinal  
**Qty:** 1-Ea.  
**Estimate:** \$1,551.31  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Custodial Closet  
**Material:** Service/Utility Sink  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink and fixtures  
**Qty:** 1-Ea.  
**Estimate:** \$3,297.64  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Typical for entire building  
**Material:** Drinking Fountain  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013



## Campus Report - El Modena HS

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**Notes:** The Drinking fountain is beyond its expected life and non-ADA. It is recommended to be replaced during next remodel or renovation.

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### **System: D2010 - Plumbing Fixtures**



**Location:** Staff Lounge & Nurse Cot. Room  
**Material:** Sink, Stainless Steel  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink, stainless steel  
**Qty:** 2-Ea.  
**Estimate:** \$3,458.15  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Sinks are mostly original and beyond expected life and it is recommended to be replaced during next remodel or renovation.

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### **System: D2020 - Domestic Water Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$12,272.42  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Domestic hot water was replaced in 1992; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$41,764.28  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$6,754.59  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$11,321.07  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$166,010.64  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** HVAC system was replaced in 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

**System: D4010 - Sprinklers**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$56,510.21  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and open areas only and it's recommended to be added throughout building wide during next major renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$62,218.32  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.



**System: D5020 - Branch Wiring**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$214,719.79  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

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**System: D5020 - Lighting**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$168,864.70  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

**System: D5030910 - Security System, Camers, Access Control**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$9,772.96  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

**System: D5030920 - Public Address / Clock System**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$9,772.96  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

## Campus Report - El Modena HS

### System: E1090610 - School Equipment, EACH



**Location:** Reception, Conference, Staff Lounge, Copy Room, Nurse Station, Attendance

**Material:** Boards

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Install Smartboards Tackboards  
Markerboards OUSD

**Qty:** 8-Ea.

**Estimate:** \$8,645.76

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/24/2013

**Notes:** Provide new tackboards at listed spaces. Provide whiteboard and Smartboard at conference room.  
Existing products are worn.

### System: E2010 - Fixed Furnishings



**Location:** Office windows at east,west and north elevations, attendance windows, staff lounge windows.

**Material:** Blinds and Other Window Treatment

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Replace window blinds

**Qty:** 150-S.F.

**Estimate:** \$1,626.48

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/24/2013

**Notes:** Existing window treatments to control glare and privacy are in poor condition or are missing.

## Campus Report - El Modena HS

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### System: E2010 - Fixed Furnishings



**Location:** Staff lounge, attendance, nurse's station, work areas, corridors.

**Material:** Fixed Casework

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Replace Casework OUSD

**Qty:** 100-L.F.

**Estimate:** \$59,429.92

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/24/2013

**Notes:** All millwork and cabinetry in the building is original and in generally poor condition with peeling veneers, discoloration, chipping etc. Base cabinets in the staff lounge were re-faced over existing units approximately 5 years ago.

### System: F2020 - Hazardous Components Abatement



**Location:** Friable material above ceilings. Non-friable material in exterior stucco soffits, above and below windows in transite panels, and at interior plaster walls.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$80,432.35

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/24/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.



**Bldg B1-B2**

**Executive Summary**

Gross Area (SF): 16,402  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$7,051,759  
 Repair Cost: \$3,756,177  
 Total FCI: 53.27%  
 Total RSLI: 9%



**Facility Description:**

**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.34         | \$4,143               |
| B20 Exterior Enclosure    | 0.00        | 47.88        | \$372,522             |
| B30 Roofing               | 0.00        | 110.00       | \$309,675             |
| C10 Interior Construction | 0.00        | 94.29        | \$332,193             |
| C30 Interior Finishes     | 1.89        | 48.79        | \$338,418             |
| D10 Conveying             | 0.00        | 110.00       | \$472,071             |
| D20 Plumbing              | 0.00        | 54.94        | \$226,039             |
| D30 HVAC                  | 42.23       | 46.65        | \$387,633             |
| D40 Fire Protection       | 2.24        | 106.64       | \$131,982             |
| D50 Electrical            | 4.75        | 76.25        | \$834,018             |
| E10 Equipment             | 0.00        | 58.43        | \$128,068             |
| E20 Furnishings           | 0.00        | 78.66        | \$74,868              |
| <b>Total:</b>             | <b>8.73</b> | <b>53.27</b> | <b>\$3,756,177</b>    |

## System Listing for Bldg B1-B2

| Uniformat | System Description                         | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI%     | Current Repair Amt | Current Replacement Amt |
|-----------|--|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|----------|--------------------|-------------------------|
| A1010     | Standard Foundations                       | \$17.52    | 16,402 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00     | \$0                | \$287,442               |
| A1030     | Slab on Grade                              | \$15.15    | 16,402 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00     | \$0                | \$248,471               |
| B1010     | Floor Construction                         | \$45.20    | 16,402 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.01     | \$4,143            | \$741,397               |
| B1020     | Roof Construction                          | \$28.38    | 16,402 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00     | \$0                | \$465,528               |
| B2010     | Exterior Walls                             | \$31.23    | 16,402 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.21     | \$108,759          | \$512,294               |
| B2020     | Exterior Windows                           | \$85.90    | 960    | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0.75     | \$62,208           | \$82,460                |
| B2030     | Exterior Doors                             | \$7,635    | 24     | Ea.  | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$201,556          | \$183,233               |
| B3010105  | Built-Up                                   | \$20.04    | 12,300 | SF   | 25   | 1965         | 1990              |                           |                  |        |      | 0 0.00   | \$271,206          | \$246,551               |
| B3020     | Roof Openings                              | \$34,972   | 1      | Ea.  | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$38,469           | \$34,972                |
| C1010     | Partitions                                 | \$12.80    | 16,402 | S.F. | 40   | 1965         | 2005              |                           |                  |        |      | 0.14     | \$29,376           | \$209,972               |
| C1020     | Interior Doors                             | \$3,029    | 13     | Ea.  | 40   | 1965         | 2005              |                           |                  |        |      | 1        | \$55,661           | \$39,378                |
| C1030     | Fittings                                   | \$6.28     | 16,402 | S.F. | 20   | 1965         | 1985              |                           |                  |        |      | 2        | \$247,156          | \$102,978               |
| C3010     | Wall Finishes                              | \$11.07    | 16,402 | S.F. | 10   | 1965         | 1975              |                           |                  |        |      | 0.26     | \$47,497           | \$181,629               |
| C3020210  | Carpet                                     | \$12.31    | 11,520 | SF   | 7    | 1990         | 1997              |                           |                  |        |      | 1        | \$156,018          | \$141,834               |
| C3020210  | Ceramic Tile                               | \$29.76    | 1,000  | SF   | 40   | 1965         | 2005              |                           |                  |        |      | 1        | \$32,741           | \$29,765                |
| C3020410  | Sealed Concrete                            | \$2.39     | 300    | SF   | 100  | 1965         | 2065              |                           |                  |        |      | 53 53.00 | \$0                | \$717                   |
| C3020410  | VCT  | \$6.51     | 2,660  | SF   | 15   | 2008         | 2023              |                           |                  |        |      | 0.00     | \$0                | \$17,313                |
| C3030     | Ceiling Finishes                           | \$19.66    | 16,402 | S.F. | 20   | 1965         | 1985              |                           |                  |        |      | 0.32     | \$102,162          | \$322,398               |
| D1010     | Elevators and Lifts                        | \$26.16    | 16,402 | S.F. | 35   |              |                   | 2012                      |                  |        |      | 0 0.00   | \$472,071          | \$429,155               |
| D2010     | Plumbing Fixtures                          | \$15.75    | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0.22     | \$57,683           | \$258,391               |
| D2020     | Domestic Water Distribution                | \$1.58     | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$28,579           | \$25,981                |
| D2030     | Sanitary Waste                             | \$5.41     | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 1        | \$97,688           | \$88,807                |
| D2040     | Rain Water Drainage                        | \$0.86     | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$15,588           | \$14,171                |
| D2090     | Other Plumbing Systems-<br>Nat Gas         | \$1.47     | 16,402 | S.F. | 20   | 1965         | 1985              |                           |                  |        |      | 0 0.00   | \$26,500           | \$24,091                |
| D3040     | Distribution Systems                       | \$21.48    | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$387,633          | \$352,394               |
| D3050     | Terminal & Package Units                   | \$23.85    | 16,402 | S.F. | 15   | 2008         | 2023              |                           |                  |        |      | 11 73.33 | \$0                | \$391,129               |
| D3060     | Controls & Instrumentation                 | \$5.33     | 16,402 | S.F. | 15   | 2008         | 2023              |                           |                  |        |      | 11 73.33 | \$0                | \$87,390                |
| D4010     | Sprinklers                                 | \$7.32     | 16,402 | S.F. | 25   | 1965         | 1990              |                           |                  |        |      | 0 0.00   | \$131,982          | \$119,984               |
| D4030     | Fire Protection Specialties                | \$0.23     | 16,402 | S.F. | 15   | 2008         | 2023              |                           |                  |        |      | 11 73.33 | \$0                | \$3,779                 |
| D5010     | Electrical<br>Service/Distribution         | \$8.06     | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$145,492          | \$132,266               |
| D5020     | Branch Wiring                              | \$27.81    | 16,402 | S.F. | 30   | 1965         | 1995              |                           |                  |        |      | 0 0.00   | \$501,689          | \$456,081               |
| D5020     | Lighting                                   | \$21.86    | 16,402 | S.F. | 20   | 1965         | 1985              |                           |                  |        |      | 0.36     | \$128,461          | \$358,535               |
| D5030310  | Telephone Systems                          | \$2.12     | 16,402 | SF   | 15   | 2006         | 2021              |                           |                  |        |      | 9 60.00  | \$0                | \$34,720                |
| D5030910  | Fire Alarm System                          | \$2.65     | 16,402 | SF   | 10   | 2006         | 2016              |                           |                  |        |      | 4 40.00  | \$0                | \$43,459                |
| D5030910  | Security System, Camers,<br>Access Control | \$1.40     | 16,402 | SF   | 15   | 2001         | 2016              | 2012                      |                  |        |      | 4 0.00   | \$22,910           | \$22,910                |
| D5030920  | LAN System                                 | \$1.40     | 16,402 | SF   | 15   | 2006         | 2021              |                           |                  |        |      | 9 60.00  | \$12,555           | \$22,910                |
| D5030920  | Public Address / Clock<br>System           | \$1.40     | 16,402 | SF   | 15   | 2001         | 2016              | 2012                      |                  |        |      | 4 0.00   | \$22,910           | \$22,910                |
| E1020     | Institutional Equipment                    | \$13.36    | 16,402 | S.F. | 20   | 1965         | 1985              |                           |                  |        |      | 0 0.00   | \$128,068          | \$219,183               |
| E2010     | Fixed Furnishings                          | \$5.80     | 16,402 | S.F. | 20   | 1965         | 1985              |                           |                  |        |      | 0 0.00   | \$74,868           | \$95,184                |
| F2020     | Hazardous Components<br>Abatement          | \$0.00     | 16,402 | S.F. |      | 2013         | NR                |                           |                  |        |      | 1 NR     | \$144,548          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019      | 2020 | 2021     | 2022      | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|------|-----------|------|----------|-----------|-----------|-------------|
| Total     |                         | \$3,756,177 |      |      | \$48,913 |      |      | \$191,882 |      | \$78,953 | \$268,504 | \$760,736 | \$5,105,165 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |           |      |          |           |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |      |           |      |          |           |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |      |           |      |          |           |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |      |           |      |          |           |           |             |
| B1010     | Floor Construction      | \$4,143     |      |      |          |      |      |           |      |          |           |           | \$4,143     |
| B1020     | Roof Construction       |             |      |      |          |      |      |           |      |          |           |           |             |
| B2010     | Exterior Walls          | \$108,759   |      |      |          |      |      |           |      |          |           |           | \$108,759   |
| B2020     | Exterior Windows        | \$62,208    |      |      |          |      |      |           |      |          |           |           | \$62,208    |
| B2030     | Exterior Doors          | \$201,556   |      |      |          |      |      |           |      |          |           |           | \$201,556   |
| B3010105  | Built-Up                | \$271,206   |      |      |          |      |      |           |      |          |           |           | \$271,206   |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |           |      |          |           |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |           |      |          |           |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |           |      |          |           |           |             |
| B3020     | Roof Openings           | \$38,469    |      |      |          |      |      |           |      |          |           |           | \$38,469    |
| C1010     | Partitions              | \$29,376    |      |      |          |      |      |           |      |          |           |           | \$29,376    |
| C1020     | Interior Doors          | \$55,661    |      |      |          |      |      |           |      |          |           |           | \$55,661    |
| C1030     | Fittings                | \$247,156   |      |      |          |      |      |           |      |          |           |           | \$247,156   |
| C2010     | Stair Construction      |             |      |      |          |      |      |           |      |          |           |           |             |
| C3010     | Wall Finishes           | \$47,497    |      |      |          |      |      |           |      |          | \$268,504 |           | \$316,001   |
| C3020210  | Carpet                  | \$156,018   |      |      |          |      |      | \$191,882 |      |          |           |           | \$347,900   |
| C3020210  | Ceramic Tile            | \$32,741    |      |      |          |      |      |           |      |          |           |           | \$32,741    |
| C3020210  | Epoxy                   |             |      |      |          |      |      |           |      |          |           |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |      |           |      |          |           |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |           |      |          |           |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |           |      |          |           |           |             |
| C3020410  | Sealed Concrete         |             |      |      |          |      |      |           |      |          |           |           |             |
| C3020410  | VCT                     |             |      |      |          |      |      |           |      |          |           | \$26,362  | \$26,362    |
| C3020410  | Wood                    |             |      |      |          |      |      |           |      |          |           |           |             |
| C3030     | Ceiling Finishes        | \$102,162   |      |      |          |      |      |           |      |          |           |           | \$102,162   |

## Campus Report - El Modena HS

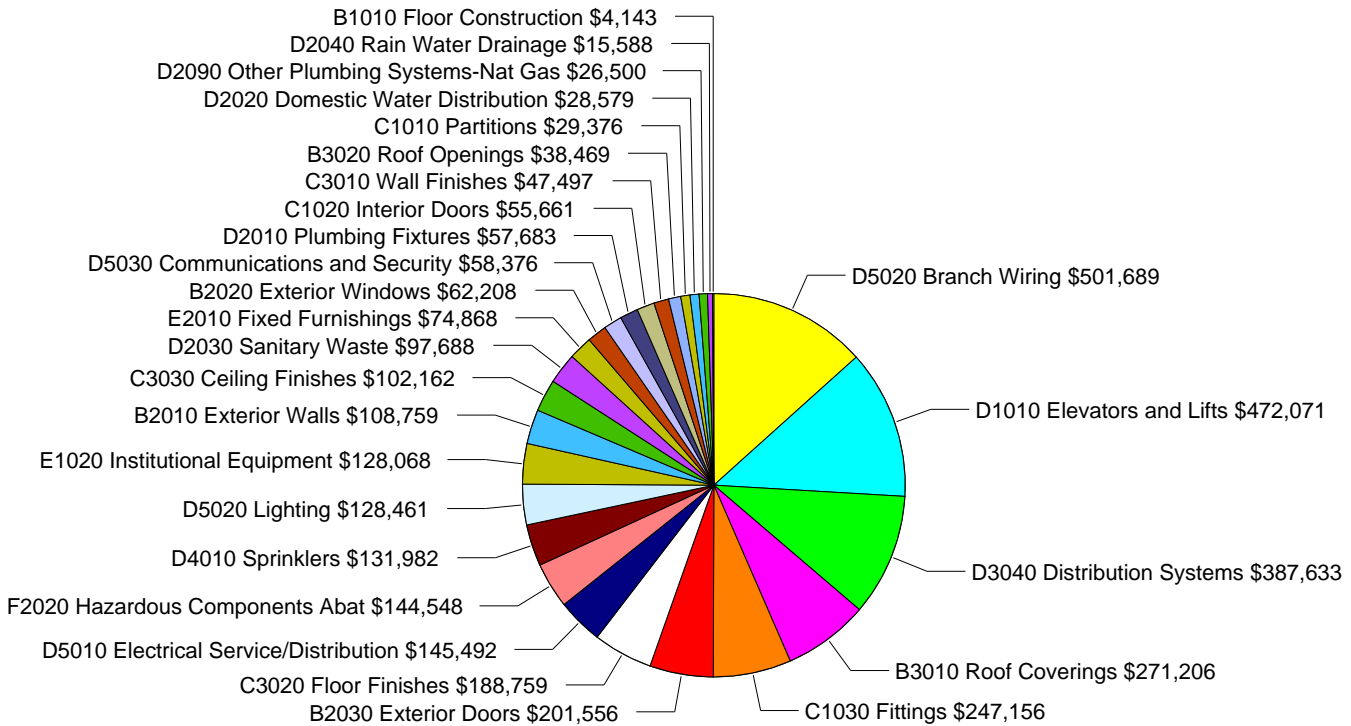
| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     | \$472,071 |      |      |          |      |      |      |      |          |      |           | \$472,071 |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$57,683  |      |      |          |      |      |      |      |          |      |           | \$57,683  |
| D2020     | Domestic Water Distribution             | \$28,579  |      |      |          |      |      |      |      |          |      |           | \$28,579  |
| D2030     | Sanitary Waste                          | \$97,688  |      |      |          |      |      |      |      |          |      |           | \$97,688  |
| D2040     | Rain Water Drainage                     | \$15,588  |      |      |          |      |      |      |      |          |      |           | \$15,588  |
| D2090     | Other Plumbing Systems- Nat Gas         | \$26,500  |      |      |          |      |      |      |      |          |      |           | \$26,500  |
| D3010     | Energy Supply                           |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$387,633 |      |      |          |      |      |      |      |          |      |           | \$387,633 |
| D3050     | Terminal & Package Units                |           |      |      |          |      |      |      |      |          |      | \$595,555 | \$595,555 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$133,065 | \$133,065 |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$131,982 |      |      |          |      |      |      |      |          |      |           | \$131,982 |
| D4020     | Standpipes                              |           |      |      |          |      |      |      |      |          |      |           |           |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$5,754   | \$5,754   |
| D4090     | Other Fire Protection Systems           |           |      |      |          |      |      |      |      |          |      |           |           |
| D5010     | Electrical Service/Distribution         | \$145,492 |      |      |          |      |      |      |      |          |      |           | \$145,492 |
| D5020     | Branch Wiring                           | \$501,689 |      |      |          |      |      |      |      |          |      |           | \$501,689 |
| D5020     | Lighting                                | \$128,461 |      |      |          |      |      |      |      |          |      |           | \$128,461 |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$47,566 |      |           | \$47,566  |
| D5030910  | Fire Alarm System                       |           |      |      | \$48,913 |      |      |      |      |          |      |           | \$48,913  |
| D5030910  | Security System, Camers, Access Control | \$22,910  |      |      |          |      |      |      |      |          |      |           | \$22,910  |
| D5030920  | LAN System                              | \$12,555  |      |      |          |      |      |      |      | \$31,387 |      |           | \$43,942  |

## Campus Report - El Modena HS

| Uniformat | System Description             | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|--------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| D5030920  | Public Address / Clock System  | \$22,910  |      |      |      |      |      |      |      |      |      |      | \$22,910  |
| D5090     | Other Electrical Systems       |           |      |      |      |      |      |      |      |      |      |      |           |
| E1020     | Institutional Equipment        | \$128,068 |      |      |      |      |      |      |      |      |      |      | \$128,068 |
| E1030     | Vehicular Equipment            |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090     | Other Equipment                |           |      |      |      |      |      |      |      |      |      |      |           |
| E2010     | Fixed Furnishings              | \$74,868  |      |      |      |      |      |      |      |      |      |      | \$74,868  |
| F1010     | Special Structures             |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction        |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems   |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities             |           |      |      |      |      |      |      |      |      |      |      |           |
| F2020     | Hazardous Components Abatement | \$144,548 |      |      |      |      |      |      |      |      |      |      | \$144,548 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$3,756,177**

## Condition Detail

### System: B1010 - Floor Construction



**Location:** Level 2 exterior balcony cantilevered slabs.  
**Material:** Floor Construction Concrete  
**Distress:** Damaged  
**Category:** Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Repair concrete suspended slab  
**Qty:** 200-SF  
**Estimate:** \$3,841.92  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Slab appears to be cracking at some rebar locations. In some cases rebar is exposed. Condition may be a tripping hazard.

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### System: B1010 - Floor Construction



**Location:** Exterior concrete steps, south end of building.  
**Material:** Concrete Stairs  
**Distress:** Damaged  
**Category:** Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Repair concrete steps  
**Qty:** 10-S.F.  
**Estimate:** \$301.10  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Damage to steps is a tripping hazard.

**System: B2010 - Exterior Walls**



**Location:** Exterior soffits.  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 1,200-S.F.  
**Estimate:** \$66,897.79  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Soffits are stained and cracked. Water damage from roof leaks. Soffits are non-friable ACM.

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**System: B2010 - Exterior Walls**



**Location:** Second floor balcony railings.  
**Material:** Balcony Sreen OUSD  
**Distress:** Damaged  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace balcony wall screening material  
**Qty:** 475-L.F.  
**Estimate:** \$41,860.80  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Heavy duty galvanized balcony screen/railing assemblies have damage. Some are visibly bent.



## Campus Report - El Modena HS

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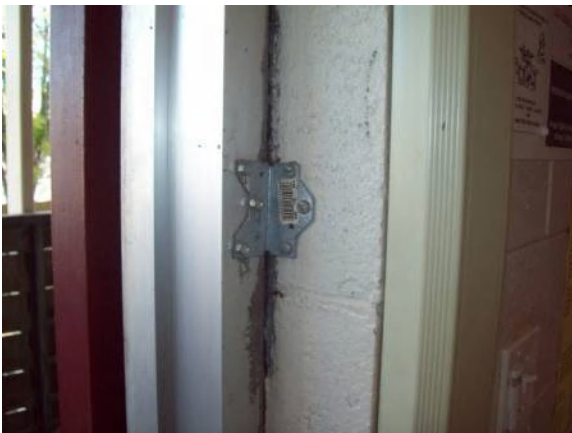
### System: B2020 - Exterior Windows



**Location:** Classrooms adjacent to entry doors.  
**Material:** Aluminum Window, Fixed  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace windows OUSD EIMo  
**Qty:** 960-Ea.  
**Estimate:** \$62,208.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Window system including mosaic panels below windows, are in poor condition. Transite panels are non-friable ACM per the 2012 AHERA report.

### System: B2030 - Exterior Doors



**Location:** All classrooms, restrooms and utility rooms.  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$201,555.89  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Existing wood exterior doors are deteriorated. Aluminum frames are failing. Many have attached reinforcing hardware to stabilize them. Caulking is failed. Provide interior locking lever hardware at classrooms. Door at second floor women's restroom drags on concrete.

## Campus Report - El Modena HS

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### System: B3010105 - Built-Up



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$271,206.14  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** The roof system is built-up with granular cap sheet. It is beyond it's expected life and failing. Water damage to soffits is present. Water stains to 2nd floor ceiling tiles are present. Roof slopes/sags to outside corners where gutters and downspouts have been retrofitted.

### System: B3020 - Roof Openings



**Location:** Accessed from 2nd floor janitor closet.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$38,469.15  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Roof hatch is beyond it's expected life. Ladder does not have code required extension.

## Campus Report - El Modena HS

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### System: C1010 - Partitions



**Location:** Building wide as needed.  
**Material:** Interior Partitions  
**Distress:** Damaged  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$29,376.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Provide an allowance to repair and remodel interior partitions as required to accommodate renovations to adjacent systems (door replacement, ACM abatement) etc. Repair existing minor damage. Photo shows minor settlement cracking at restroom walls.

### System: C1020 - Interior Doors



**Location:** Interior doors between classrooms.  
Faculty/staff restrooms.  
**Material:** Solid Core Interior Doors  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace 3070 SC Int Dr Fr & Hdwe OUSD  
**Qty:** 13-Ea.  
**Estimate:** \$24,159.10  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Doors are well maintained in good working order. However, all doors are beyond their expected life and do not have lever hardware.

## Campus Report - El Modena HS

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### System: C1020 - Interior Doors



**Location:** Doors between classrooms. Faculty/staff restroom doors.

**Material:** System

**Distress:** Beyond Service Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$31,502.17

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/25/2013

**Notes:** Interior doors are in fair to poor condition. System renewal is recommended.

### System: C1030 - Fittings



**Location:** First and second floor male and female restrooms.

**Material:** Toilet Partitions

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Replace toilet partitions and accessories  
OUSD

**Qty:** 4-Ea.

**Estimate:** \$41,105.55

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/25/2013

**Notes:** Toilet partitions and accessories are in poor condition. Rust is present. It appears that repairs to anchorage, bracing, and hardware have all been done in the past. ADA compliance is assumed.

## Campus Report - El Modena HS

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### System: C1030 - Fittings



**Location:** Exterior first floor.  
**Material:** Fixed Furnishings - Lockers  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Student lockers stacked 2-high  
**Qty:** 500-Ea.  
**Estimate:** \$202,507.20  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Exterior lockers appear to be mostly original. Missing hardware, rust, and general damage is widespread. Existing Units are typically 2 or 3 tier.

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### System: C1030 - Fittings



**Location:** Throughout the building.  
**Material:** Signage  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 16,402-S.F.  
**Estimate:** \$3,542.83  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Provide code compliant signage throughout the building.



## Campus Report - El Modena HS

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### System: C3010 - Wall Finishes



**Location:** Faculty and student restrooms.

**Material:** Tile

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Replace 4" x 4" thin set ceramic tile

**Qty:** 24-C.S.F.

**Estimate:** \$36,495.36

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/26/2013

**Notes:** Replace expired ceramic tile.

### System: C3010 - Wall Finishes



**Location:** All interior walls.

**Material:** Wall Finishes

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Refinish/Repaint

**Qty:** 22,000-S.F.

**Estimate:** \$11,001.60

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/26/2013

**Notes:** Interior wall paint has some wear and tear. Some old vinyl wall covering has been painted over. Other recommended renovations will necessitate repainting.



## Campus Report - El Modena HS

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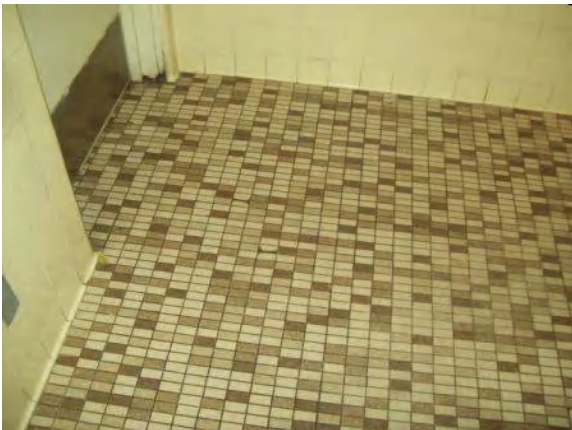
### System: C3020210 - Carpet



**Location:** All classrooms except 206, 222, 227.  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$156,017.66  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Carpeting in classrooms is extremely worn and stained. Some rips/tears have been repaired. Some classrooms have been provided with a stopgap VCT area in front of entrance doors.

### System: C3020210 - Ceramic Tile



**Location:** All restrooms  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$32,741.28  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Ceramic tile is expired and in worn conditions. Replacement is recommended.

**System: C3030 - Ceiling Finishes**



**Location:** All classrooms  
**Material:** Acoustic Tile  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace acoustic tile ceiling, non fire-rated  
**Qty:** 142-C.S.F.  
**Estimate:** \$94,674.24  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Tiles and grid are stained, mismatched and occasionally damaged. Full system replacement is recommended.

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**System: C3030 - Ceiling Finishes**



**Location:** Restrooms, janitor closets  
**Material:** Sheetrock  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace sheetrock ceiling  
**Qty:** 10-C.S.F.  
**Estimate:** \$7,488.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Replace hard lid ceilings at restrooms and janitor closets.

## Campus Report - El Modena HS

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### System: D1010 - Elevators and Lifts

Photo is not available.

**Location:** Typical for entire building  
**Material:** System  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$472,070.55  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/28/2013

Notes: Building is missing an elevator and it is recommended to be added during next major renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Women/Men restrooms & Staff restrooms,  
South end at both levels  
**Material:** Tankless Water Closet  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace tankless water closet  
**Qty:** 16-Ea.  
**Estimate:** \$19,767.40  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

Notes: Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures

## Campus Report - El Modena HS

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**Location:** Women/Men restrooms & Staff restrooms,  
South end at both levels  
**Material:** Lavatory, Vitreous China  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory, vitreous china  
**Qty:** 16-Ea.  
**Estimate:** \$17,199.82  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

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### System: D2010 - Plumbing Fixtures

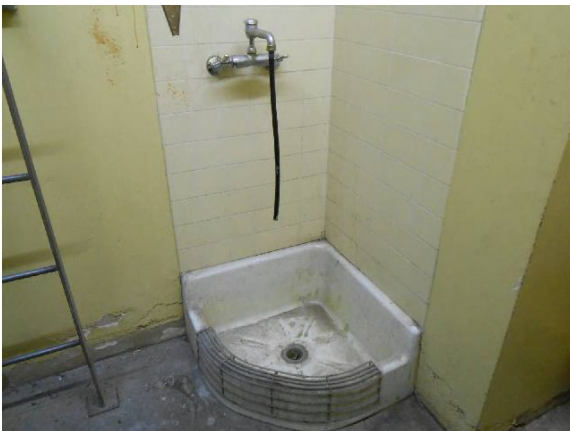


**Location:** Men restrooms, South end at both levels  
**Material:** Urinal  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace wall-hung urinal  
**Qty:** 6-Ea.  
**Estimate:** \$9,307.87  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

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### System: D2010 - Plumbing Fixtures



**Location:** Custodial Rooms, South end at both levels  
**Material:** Service/Utility Sink  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink and fixtures  
**Qty:** 2-Ea.  
**Estimate:** \$6,595.29  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2010 - Plumbing Fixtures

Photo is not available.

**Location:** Typical for entire building  
**Material:** Drinking Fountain  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

Notes: A drinking fountain is missing and is recommended to be provided including (1) ADA during next remodel or renovation.

### System: D2020 - Domestic Water Distribution



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$28,578.84  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

Notes: Domestic hot water was replaced in 2004 and is currently furnished for custodial rooms only; however it is recommended to replace the domestic water distribution system during next remodel or renovation.



## Campus Report - El Modena HS

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### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$97,687.69  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The Sanitary Sewer is original and it is reported to be constantly clogged. Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$15,588.46  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace system during next remodel or renovation.



## Campus Report - El Modena HS

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### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$26,500.38  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$387,633.06  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The roof centrifugal exhaust fan (1) was replaced in 2004, however the ductwork, air vents and fresh air supply is recommended to be upgraded during the next major renovation.

**System: D4010 - Sprinklers**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$131,982.30  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and it's recommended to be added throughout building wide during next major renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$145,492.30  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D5020 - Branch Wiring



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$501,688.63  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

### System: D5020 - Lighting



**Location:** Typical for all classrooms  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 318-Ea.  
**Estimate:** \$111,622.75  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

**System: D5020 - Lighting**



**Location:** Women/Men restrooms & Staff restrooms,  
South end at both levels

**Material:** Fluorescent Lighting Fixture, 80 W

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace fixture fluorescent lighting fixture,  
80 W

**Qty:** 16-Ea.

**Estimate:** \$13,681.53

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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**System: D5020 - Lighting**



**Location:** Custodial rooms at both levels

**Material:** Fluorescent Lighting Fixture, 80 W

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace fixture fluorescent lighting fixture,  
80 W

**Qty:** 4-Ea.

**Estimate:** \$3,156.51

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

**System: D5030910 - Security System, Camers, Access Control**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$22,910.31  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

**System: D5030920 - LAN System**



**Location:** Typical for entire building  
**Material:** Lan System  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace LAN System Drop CAT6  
**Qty:** 32-Ea.  
**Estimate:** \$12,555.19  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Most of the existing LAN outlets will require new drops and it is recommended to be enhanced during the next major building renovation.



## Campus Report - El Modena HS

### System: D5030920 - Public Address / Clock System



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$22,910.31  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

### System: E1020 - Institutional Equipment



**Location:** All classrooms.  
**Material:** Boards  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Install Smartboards Tackboards  
Markerboards OUSD  
**Qty:** 16-Ea.  
**Estimate:** \$128,067.84  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Tackboards are dilapidated. Some greenboards still exist. Some whiteboards are stained and cannot be cleaned. A Smartboard is present in only one classroom.



## Campus Report - El Modena HS

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### System: E2010 - Fixed Furnishings



**Location:** Exterior windows at classrooms.  
**Material:** Blinds and Other Window Treatment  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace window blinds  
**Qty:** 288-S.F.  
**Estimate:** \$3,122.84  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Window treatments are generally failing or missing. Provide window treatment to allow control of glare and facilitate A/V presentations.

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### System: E2010 - Fixed Furnishings



**Location:** All classrooms  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 128-L.F.  
**Estimate:** \$71,744.95  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/25/2013

**Notes:** Each classroom has a tall cabinet and a small base unit with counter. They are in poor condition with delaminating veneers and counters, missing or malfunctioning hardware etc.

**System: F2020 - Hazardous Components Abatement**



**Location:** Building wide. Friable asbestos is present in first and second floor attics, and in fire door insulation. Non-friable ACM is present in stucco soffits, window transite panels, and interior plaster.

**Material:** Removal of Hazardous Components

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Abate all ACM in building

**Qty:** 16,402-S.F.

**Estimate:** \$144,547.55

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/26/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.

Bldg C1-C2

Executive Summary

|                    |             |
|--------------------|-------------|
| Gross Area (SF):   | 15,230      |
| Year Built:        | 1965        |
| Last Reno:         |             |
| Replacement Value: | \$5,442,203 |
| Repair Cost:       | \$2,945,613 |
| Total FCI:         | 54.13%      |
| Total RSLI:        | 7%          |



Current Investment Requirement and Condition by Uniformat Classification

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 1.95         | \$16,452              |
| B20 Exterior Enclosure    | 0.00        | 57.54        | \$305,220             |
| B30 Roofing               | 0.00        | 110.00       | \$193,486             |
| C10 Interior Construction | 0.00        | 47.59        | \$222,999             |
| C30 Interior Finishes     | 0.06        | 109.74       | \$405,253             |
| D10 Conveying             | 0.00        | 110.00       | \$356,316             |
| D20 Plumbing              | 0.00        | 44.86        | \$129,376             |
| D30 HVAC                  | 24.44       | 27.02        | \$271,640             |
| D40 Fire Protection       | 2.23        | 106.66       | \$92,396              |
| D50 Electrical            | 4.63        | 77.79        | \$611,961             |
| E10 Equipment             | 0.00        | 109.96       | \$131,428             |
| E20 Furnishings           | 0.00        | 112.29       | \$74,868              |
| <b>Total:</b>             | <b>7.36</b> | <b>54.13</b> | <b>\$2,945,613</b>    |

## System Listing for Bldg C1-C2

| Uniformat | System Description                            | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI %   | REMR  | FCI%   | Current Repair Amt | Current Replacement Amt |
|-----------|---|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|----------|-------|--------|--------------------|-------------------------|
| A1010     | Standard Foundations                          | \$13.22    | 15,230 | S.F. | 100  | 1965         | NR                |                           |                  | NR       |       | 0.00   | \$0                | \$201,328               |
| A1030     | Slab on Grade                                 | \$11.43    | 15,230 | S.F. | 100  | 1965         | NR                |                           |                  | NR       |       | 0.00   | \$0                | \$174,134               |
| B1010     | Floor Construction                            | \$34.10    | 15,230 | S.F. | 100  | 1965         | NR                |                           |                  | NR       |       | 0.03   | \$16,452           | \$519,331               |
| B1020     | Roof Construction                             | \$21.41    | 15,230 | S.F. | 100  | 1965         | NR                |                           |                  | NR       |       | 0.00   | \$0                | \$326,117               |
| B2010     | Exterior Walls                                | \$23.56    | 15,230 | S.F. | 75   | 1965         | NR                |                           |                  | NR       |       | 0.32   | \$116,407          | \$358,794               |
| B2020     | Exterior Windows                              | \$64.80    | 960    | S.F. | 30   | 1965         | 1995              |                           |                  |          |       | 1      | \$68,429           | \$62,208                |
| B2030     | Exterior Doors                                | \$5,760    | 19     | Ea.  | 30   | 1965         | 1995              |                           |                  |          |       | 0 0.00 | \$120,384          | \$109,440               |
| B3010105  | Built-Up                                      | \$15.12    | 11,300 | SF   | 25   | 1986         | 2011              |                           |                  |          |       | 1      | \$187,942          | \$170,856               |
| B3020     | Roof Openings                                 | \$5,040    | 1      | Ea.  | 30   | 1965         | 1995              |                           |                  |          |       | 1      | \$5,544            | \$5,040                 |
| C1010     | Partitions                                    | \$9.66     | 15,230 | S.F. | 40   | 1965         | 2005              |                           |                  |          |       | 0.10   | \$14,688           | \$147,158               |
| C1020     | Interior Doors                                | \$2,285    | 1      | Ea.  | 40   | 1965         | 2005              |                           |                  |          |       | 1      | \$2,514            | \$2,285                 |
| C1030     | Fittings                                      | \$20.95    | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  |          |       | 0.64   | \$205,797          | \$319,099               |
| C3010     | Wall Finishes                                 | \$0.72     | 15,230 | S.F. | 10   | 1965         | 1975              |                           |                  |          |       | 1      | \$11,612           | \$10,966                |
| C302010   | Carpet  | \$9.29     | 14,208 | SF   | 7    | 1995         | 2002              |                           |                  |          |       | 1      | \$145,160          | \$131,964               |
| C3020410  | Sealed Concrete                               | \$1.80     | 250    | SF   | 100  | 1965         | 2065              |                           |                  | 53       | 53.00 | 0.00   | \$0                | \$450                   |
| C3030     | Ceiling Finishes                              | \$14.83    | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  |          |       | 1      | \$248,480          | \$225,891               |
| D1010     | Elevators and Lifts                           | \$21.27    | 15,230 | S.F. | 35   |              |                   | 2012                      |                  | 0 0.00   |       | 1      | \$356,316          | \$323,924               |
| D2010     | Plumbing Fixtures                             | \$11.89    | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  |          |       | 0.06   | \$11,408           | \$181,152               |
| D2020     | Domestic Water Distribution                   | \$1.20     | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  |          |       | 1      | \$20,023           | \$18,203                |
| D2030     | Sanitary Waste                                | \$4.08     | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  |          |       | 1      | \$68,272           | \$62,065                |
| D2040     | Rain Water Drainage                           | \$0.66     | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  |          |       | 1      | \$11,097           | \$10,088                |
| D2090     | Other Plumbing Systems-<br>Nat Gas            | \$1.11     | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  | 0 0.00   |       | 1      | \$18,576           | \$16,887                |
| D3020     | Heat Generating Systems<br>Cooling Generating | \$6.15     | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  | 0 0.00   |       | 0.00   | \$0                | \$93,646                |
| D3030     | Systems                                       | \$20.48    | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  | 0 0.00   |       | 0.00   | \$0                | \$311,862               |
| D3040     | Distribution Systems                          | \$16.21    | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  | 0 0.00   |       | 1      | \$271,640          | \$246,945               |
| D3050     | Terminal & Package Units                      | \$17.99    | 15,230 | S.F. | 15   | 2008         | 2023              |                           |                  | 11 73.33 |       | 0.00   | \$0                | \$273,921               |
| D3060     | Controls & Instrumentation                    | \$4.02     | 15,230 | S.F. | 15   | 2008         | 2023              |                           |                  | 11 73.33 |       | 0.00   | \$0                | \$61,188                |
| D3070     | Systems Testing & Balance                     | \$1.17     | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  | 0 0.00   |       | 0.00   | \$0                | \$17,764                |
| D4010     | Sprinklers                                    | \$5.52     | 15,230 | S.F. | 25   | 1965         | 1990              |                           |                  | 0 0.00   |       | 1      | \$92,396           | \$83,996                |
| D4030     | Fire Protection Specialties                   | \$0.17     | 15,230 | S.F. | 15   | 2008         | 2023              |                           |                  | 11 73.33 |       | 0.00   | \$0                | \$2,632                 |
| D5010     | Electrical<br>Service/Distribution            | \$6.08     | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  | 0 0.00   |       | 1      | \$101,805          | \$92,550                |
| D5020     | Branch Wiring                                 | \$20.97    | 15,230 | S.F. | 30   | 1965         | 1995              |                           |                  | 0 0.00   |       | 1      | \$351,250          | \$319,318               |
| D5020     | Lighting                                      | \$16.49    | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  | 0 0.00   |       | 0.46   | \$114,332          | \$251,112               |
| D5030310  | Telephone Systems                             | \$1.60     | 15,230 | SF   | 15   | 2006         | 2021              |                           |                  | 9 60.00  |       | 0.00   | \$0                | \$24,344                |
| D5030910  | Fire Alarm System                             | \$2.00     | 15,230 | SF   | 10   | 2006         | 2016              |                           |                  | 4 40.00  |       | 0.00   | \$0                | \$30,484                |
| D5030910  | Security System, Camers,<br>Access Control    | \$1.05     | 15,230 | SF   | 15   | 2001         | 2016              | 2012                      |                  | 4 0.00   |       | 1      | \$16,010           | \$16,010                |
| D5030920  | LAN System                                    | \$1.05     | 15,230 | SF   | 15   | 2006         | 2021              |                           |                  | 9 60.00  |       | 0.78   | \$12,555           | \$16,010                |
| D5030920  | Public Address / Clock<br>System              | \$1.05     | 15,230 | SF   | 15   | 2001         | 2016              | 2012                      |                  | 4 0.00   |       | 1      | \$16,010           | \$16,010                |
| D5090     | Other Electrical Systems                      | \$1.37     | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  | 0 0.00   |       | 0.00   | \$0                | \$20,835                |
| E1020     | Institutional Equipment                       | \$7.85     | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  | 0 0.00   |       | 1      | \$131,428          | \$119,525               |
| E2010     | Fixed Furnishings                             | \$4.38     | 15,230 | S.F. | 20   | 1965         | 1985              |                           |                  | 0 0.00   |       | 1      | \$74,868           | \$66,671                |
| F2020     | Hazardous Components<br>Abatement             | \$0.00     | 0      |      |      |              | NR                |                           |                  | 0        | NR    | -      | \$134,219          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019      | 2020 | 2021     | 2022     | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|------|-----------|------|----------|----------|-----------|-------------|
| Total     |                         | \$2,945,614 |      |      | \$34,310 |      |      | \$178,529 |      | \$55,285 | \$16,211 | \$514,262 | \$3,744,211 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |           |      |          |          |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |      |           |      |          |          |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |      |           |      |          |          |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |      |           |      |          |          |           |             |
| B1010     | Floor Construction      | \$16,452    |      |      |          |      |      |           |      |          |          |           | \$16,452    |
| B1020     | Roof Construction       |             |      |      |          |      |      |           |      |          |          |           |             |
| B2010     | Exterior Walls          | \$116,407   |      |      |          |      |      |           |      |          |          |           | \$116,407   |
| B2020     | Exterior Windows        | \$68,429    |      |      |          |      |      |           |      |          |          |           | \$68,429    |
| B2030     | Exterior Doors          | \$120,384   |      |      |          |      |      |           |      |          |          |           | \$120,384   |
| B3010105  | Built-Up                | \$187,942   |      |      |          |      |      |           |      |          |          |           | \$187,942   |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |           |      |          |          |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |           |      |          |          |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |           |      |          |          |           |             |
| B3020     | Roof Openings           | \$5,544     |      |      |          |      |      |           |      |          |          |           | \$5,544     |
| C1010     | Partitions              | \$14,688    |      |      |          |      |      |           |      |          |          |           | \$14,688    |
| C1020     | Interior Doors          | \$2,514     |      |      |          |      |      |           |      |          |          |           | \$2,514     |
| C1030     | Fittings                | \$205,797   |      |      |          |      |      |           |      |          |          |           | \$205,797   |
| C2010     | Stair Construction      |             |      |      |          |      |      |           |      |          |          |           |             |
| C3010     | Wall Finishes           | \$11,612    |      |      |          |      |      |           |      |          | \$16,211 |           | \$27,823    |
| C3020210  | Carpet                  | \$145,160   |      |      |          |      |      | \$178,529 |      |          |          |           | \$323,689   |
| C3020210  | Ceramic Tile            |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020210  | Epoxy                   |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020410  | Sealed Concrete         |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020410  | VCT                     |             |      |      |          |      |      |           |      |          |          |           |             |
| C3020410  | Wood                    |             |      |      |          |      |      |           |      |          |          |           |             |
| C3030     | Ceiling Finishes        | \$248,480   |      |      |          |      |      |           |      |          |          |           | \$248,480   |

# Campus Report - El Modena HS

| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     | \$356,316 |      |      |          |      |      |      |      |          |      |           | \$356,316 |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$11,408  |      |      |          |      |      |      |      |          |      |           | \$11,408  |
| D2020     | Domestic Water Distribution             | \$20,023  |      |      |          |      |      |      |      |          |      |           | \$20,023  |
| D2030     | Sanitary Waste                          | \$68,272  |      |      |          |      |      |      |      |          |      |           | \$68,272  |
| D2040     | Rain Water Drainage                     | \$11,097  |      |      |          |      |      |      |      |          |      |           | \$11,097  |
| D2090     | Other Plumbing Systems- Nat Gas         | \$18,576  |      |      |          |      |      |      |      |          |      |           | \$18,576  |
| D3010     | Energy Supply -Nat Gas                  |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$271,640 |      |      |          |      |      |      |      |          |      |           | \$271,640 |
| D3050     | Terminal & Package Units                |           |      |      |          |      |      |      |      |          |      | \$417,087 | \$417,087 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$93,168  | \$93,168  |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$92,396  |      |      |          |      |      |      |      |          |      |           | \$92,396  |
| D4020     | Standpipes                              |           |      |      |          |      |      |      |      |          |      |           |           |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$4,007   | \$4,007   |
| D4090     | Other Fire Protection Systems           |           |      |      |          |      |      |      |      |          |      |           |           |
| D5010     | Electrical Service/Distribution         | \$101,805 |      |      |          |      |      |      |      |          |      |           | \$101,805 |
| D5020     | Branch Wiring                           | \$351,250 |      |      |          |      |      |      |      |          |      |           | \$351,250 |
| D5020     | Lighting                                | \$114,332 |      |      |          |      |      |      |      |          |      |           | \$114,332 |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$33,351 |      |           | \$33,351  |
| D5030910  | Fire Alarm System                       |           |      |      | \$34,310 |      |      |      |      |          |      |           | \$34,310  |
| D5030910  | Security System, Camers, Access Control | \$16,010  |      |      |          |      |      |      |      |          |      |           | \$16,010  |
| D5030920  | LAN System                              | \$12,555  |      |      |          |      |      |      |      | \$21,934 |      |           | \$34,489  |

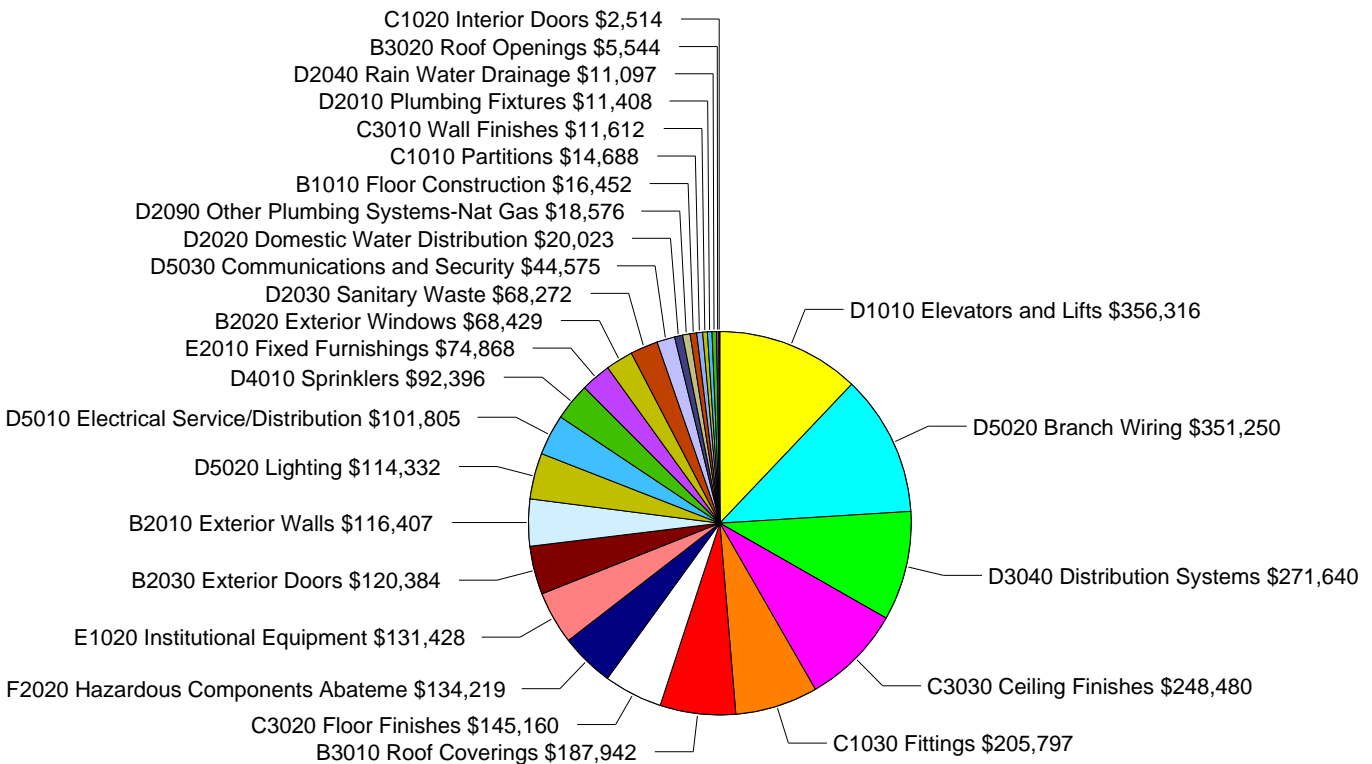


## Campus Report - El Modena HS

| Uniformat | System Description             | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|--------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| D5030920  | Public Address / Clock System  | \$16,010  |      |      |      |      |      |      |      |      |      |      | \$16,010  |
| D5090     | Other Electrical Systems       |           |      |      |      |      |      |      |      |      |      |      |           |
| E1020     | Institutional Equipment        | \$131,428 |      |      |      |      |      |      |      |      |      |      | \$131,428 |
| E1030     | Vehicular Equipment            |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090     | Other Equipment                |           |      |      |      |      |      |      |      |      |      |      |           |
| E2010     | Fixed Furnishings              | \$74,868  |      |      |      |      |      |      |      |      |      |      | \$74,868  |
| F1010     | Special Structures             |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction        |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems   |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities             |           |      |      |      |      |      |      |      |      |      |      |           |
| F2020     | Hazardous Components Abatement | \$134,219 |      |      |      |      |      |      |      |      |      |      | \$134,219 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$2,945,613**

## Condition Detail

### System: B1010 - Floor Construction



**Location:** Exterior concrete ste  
**Material:** Concrete Stairs  
**Distress:** Damaged  
**Category:** Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Repair concrete steps  
**Qty:** 10-S.F.  
**Estimate:** \$301.10  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Repair damaged concrete treads.

### System: B1010 - Floor Construction



**Location:** Level 2 balcony.  
**Material:** Floor Construction Concrete  
**Distress:** Damaged  
**Category:** Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Repair concrete suspended slab  
**Qty:** 400-S.F.  
**Estimate:** \$8,075.52  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** There is considerable surface spalling of concrete at the second floor balcony slabs. In some cases rebar is exposed. A safety hazard exists.

## Campus Report - El Modena HS

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### System: B1010 - Floor Construction



**Location:** Level 2 balcony.  
**Material:** Floor Construction Concrete  
**Distress:** Damaged  
**Category:** Safety  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Repair concrete suspended slab  
**Qty:** 400-S.F.  
**Estimate:** \$8,075.52  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** There is considerable surface spalling of concrete at the second floor balcony slabs. In some cases rebar is exposed. A safety hazard exists.

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### System: B2010 - Exterior Walls



**Location:** Exterior soffits  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 1,200-S.F.  
**Estimate:** \$74,545.92  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Soffits are stained and cracked. Water damage from roof and area drain leads Soffits are non-riable ACM.

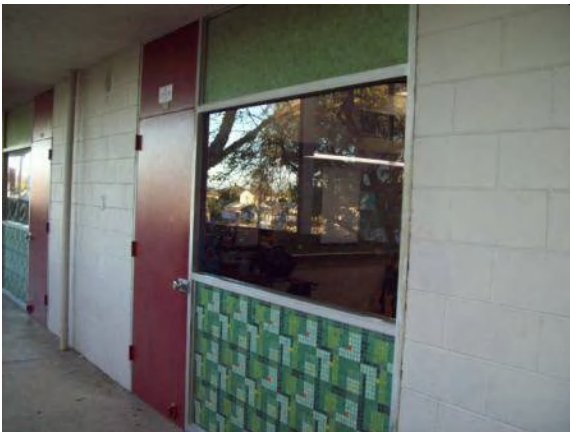
### System: B2010 - Exterior Walls

**Location:** Second floor balcony railings.  
**Material:** Balcony Sreen OUSD  
**Distress:** Damaged  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace balcony wall screening material  
**Qty:** 475-L.F.  
**Estimate:** \$41,860.80  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Heavy duty glavanized balcony scrrren/railing assemblies have damage.

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**System: B2020 - Exterior Windows**



**Location:** Exterior windows at classrooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$68,428.80  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Quantity/area includes transom panels at doors, ceramic tile assembly above and below windows. Existing windows are single pane in aluminum frames. Glazing systems are failing. Many are replaced with plexi-glass which is scratched and worn. Tile panels are ACM per 2012 AHERA report. Provide security screens at two computer lab classrooms.

**System: B2030 - Exterior Doors**



**Location:** All exterior doors at classrooms and utility rooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$120,384.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Existing wood exterior doors are deteriorated. Aluminum frames are failing. Many have attached reinforcing hardware to stabilize them. Caulking is failed. Provide interior locking lever hardware at classrooms.

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**System: B3010105 - Built-Up**



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$187,941.60  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Roof is failing. Holes in membrane observed at perimeter. Blistering and cracking observed. Slope to corners - external gutters and downspouts have been retrofitted.



## Campus Report - El Modena HS

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### System: B3020 - Roof Openings



**Location:** Access from 2nd floor custodial closet.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$5,544.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Roof hatch is beyond it's expected life. Ladder does not have code required extension.

### System: C1010 - Partitions



**Location:** Classrooms as required. Janitor closets.  
**Material:** Interior Partitions  
**Distress:** Damaged  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$14,688.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems.

## Campus Report - El Modena HS

### System: C1020 - Interior Doors



**Location:** Between 301 and 308  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$2,513.81  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Door is beyond their expected life. Door does not have lever latch.

### System: C1030 - Fittings



**Location:** Building perimeter 1st floor.  
**Material:** Fixed Furnishings - Lockers  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Student lockers stacked 2-high  
**Qty:** 500-Ea.  
**Estimate:** \$202,507.20  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Lockers are typically in very poor conditions with rust, missing or malfunctioning hardware, etc.

### System: C1030 - Fittings



**Location:** Throughout the building.  
**Material:** Signage  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 15,230-S.F.  
**Estimate:** \$3,289.68  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

## Campus Report - El Modena HS

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Notes: Provide code compliant signage throughout the building.

### System: C3010 - Wall Finishes



**Location:** All interior walls.  
**Material:** Wall Finishes  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Refinish/Repaint  
**Qty:** 19,200-S.F.  
**Estimate:** \$11,612.16  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

Notes: Interior wall paint has some wear and tear. Other recommended renovations will necessitate repainting.

### System: C3020210 - Carpet



**Location:** All classrooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$145,160.29  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

Notes: Carpet is worn and stained.

**System: C3030 - Ceiling Finishes**



**Location:** Classroom ceilings. Utility room plaster ceilings.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$248,480.50  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Ceilings on the second floor are stained in many locations by roof leaks. Recommended renewal of related systems such as lighting replacement and ACM abatement suggest complete system renewal. Plaster ceilings in utility closets are water damaged

**System: D1010 - Elevators and Lifts**

Photo is not available.

**Location:** Typical for entire building  
**Material:** System  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$356,316.21  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/28/2013

**Notes:** Building is missing an elevator and it is recommended to be added during next major renovation.

**System: D2010 - Plumbing Fixtures**



**Location:** Custodial Rooms, South end at both levels  
**Material:** Service/Utility Sink  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink and fixtures  
**Qty:** 2-Ea.  
**Estimate:** \$6,595.29  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

**System: D2010 - Plumbing Fixtures**

Photo is not available.

**Location:** Typical for entire building  
**Material:** Drinking Fountain  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

Notes: A drinking fountain is missing and is recommended to be provided including (1) ADA during next remodel or renovation.



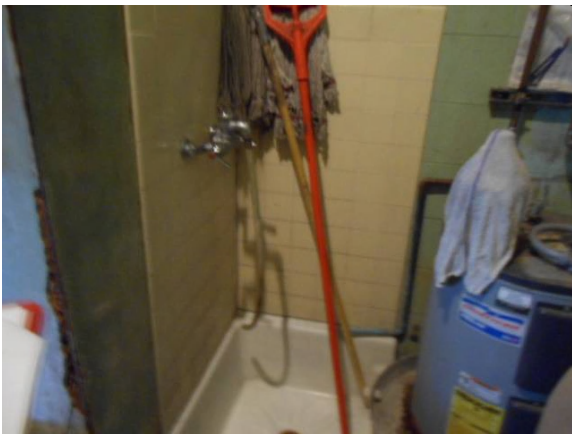
**System: D2020 - Domestic Water Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$20,023.19  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Domestic hot water was replaced in 1992 and is currently furnished for custodial rooms only; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

**System: D2030 - Sanitary Waste**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$68,271.83  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.



## Campus Report - El Modena HS

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### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$11,097.19  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace system during next remodel or renovation.

### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$18,575.73  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

**System: D3040 - Distribution Systems**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$271,639.84  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** HVAC system was replaced in 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

**System: D4010 - Sprinklers**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$92,396.15  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and it's recommended to be added throughout building wide during next major renovation.

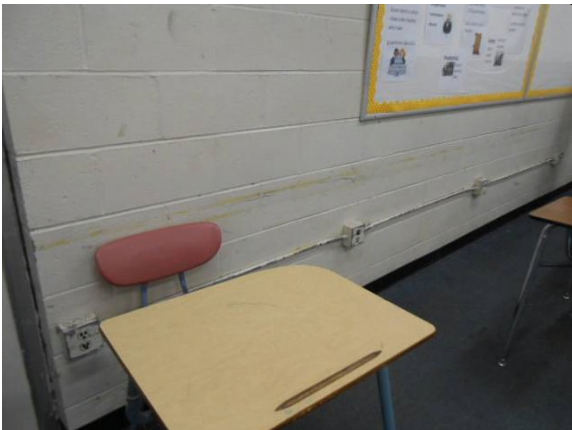
**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$101,804.63  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

**System: D5020 - Branch Wiring**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$351,250.10  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

**System: D5020 - Lighting**



**Location:** Corridor, North end at second level  
**Material:** HP Sodium Fixture, 250 W  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace fixture H.P. sodium fixture, 250 W  
**Qty:** 1-Ea.  
**Estimate:** \$2,138.57  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** There is water inside the refractor lens that has been filtering from the roof every time it rains. The Light fixture is not suitable to operate under these conditions. An engineering study by a PE is recommended prior replacement.

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**System: D5020 - Lighting**



**Location:** Typical for all classrooms  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 320-Ea.  
**Estimate:** \$112,193.28  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

**System: D5030910 - Security System, Camers, Access Control**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,009.78  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

**System: D5030920 - LAN System**



**Location:** Typical for entire building  
**Material:** Lan System  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace LAN System Drop CAT6  
**Qty:** 32-Ea.  
**Estimate:** \$12,555.19  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Most of the existing LAN outlets will require new drops and it is recommended to be enhanced during the next major building renovation.



## Campus Report - El Modena HS

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### System: D5030920 - Public Address / Clock System



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,009.78  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

### System: E1020 - Institutional Equipment



**Location:** All classrooms. Two rooms, 301 and 303 have Smartboards.  
**Material:** Boards  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Install Smartboards Tackboards  
Markerboards OUSD  
**Qty:** 16-Ea.  
**Estimate:** \$119,448.69  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Some marker boards are stained and cannot be cleaned. Tackboards are beyond expected life. Some chalkboards are present. Provide 1 Smartboard for each classroom.



## Campus Report - El Modena HS

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### System: E1020 - Institutional Equipment



**Location:** Special Ed Room 307  
**Material:** Kitchen Equipment  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Home Economics Kitchen Class Set-up  
**Qty:** 1-Ea.  
**Estimate:** \$11,978.91  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Provide new residential kitchen appliances.

### System: E2010 - Fixed Furnishings



**Location:** Exterior windows.  
**Material:** Blinds and Other Window Treatment  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace window blinds  
**Qty:** 288-S.F.  
**Estimate:** \$3,122.84  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** Provide window treatments to allow control of glare and to facilitate A/V presentations. Blinds are either not present or in fair condition.

### System: E2010 - Fixed Furnishings

**Location:** All classrooms.  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 128-L.F.  
**Estimate:** \$71,744.95  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** All millwork and cabinetry in the building is original and in generally poor condition with peeling veneers, discoloration, chipping etc.

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**System: F2020 - Hazardous Components Abatement**



**Location:** Friable material above ceilings in fireproofing and drywall mud, and on pipe insulation in sprinkler valve room. Non-friable material in exterior stucco soffits, above and below windows in transite panels, and at interior plaster walls.  
**Material:** Removal of Hazardous Components  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Abate all ACM in building  
**Qty:** 15,230-S.F.  
**Estimate:** \$134,218.94  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/26/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.

**Bldg D1-D2**

**Executive Summary**

Gross Area (SF): 13,763  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$5,918,479  
 Repair Cost: \$3,253,370  
 Total FCI: 54.97%  
 Total RSLI: 9%



**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| A20 Basement Construction | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00        | 55.36        | \$331,207             |
| B30 Roofing               | 0.00        | 110.00       | \$189,285             |
| C10 Interior Construction | 0.00        | 61.08        | \$158,894             |
| C30 Interior Finishes     | 0.00        | 63.22        | \$482,704             |
| D10 Conveying             | 0.00        | 110.00       | \$410,941             |
| D20 Plumbing              | 0.00        | 49.49        | \$148,704             |
| D30 HVAC                  | 42.22       | 46.66        | \$282,972             |
| D40 Fire Protection       | 2.25        | 106.62       | \$96,359              |
| D50 Electrical            | 4.62        | 75.21        | \$616,385             |
| E10 Equipment             | 37.17       | 95.88        | \$188,519             |
| E20 Furnishings           | 0.00        | 59.98        | \$226,109             |
| <b>Total:</b>             | <b>8.82</b> | <b>54.97</b> | <b>\$3,253,370</b>    |

## System Listing for Bldg D1-D2

| Uniformat | System Description                      | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|---|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations                    | \$15.24    | 13,763 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$209,682               |
| A1030     | Slab on Grade                           | \$13.18    | 13,763 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$181,341               |
| A2010     | Basement Excavation                     | \$0.42     | 13,763 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$5,747                 |
| A2020     | Basement Walls                          | \$6.03     | 13,763 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$83,040                |
| B1010     | Floor Construction                      | \$39.31    | 13,763 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$541,051               |
| B1020     | Roof Construction                       | \$24.68    | 13,763 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$339,693               |
| B2010     | Exterior Walls                          | \$27.16    | 13,763 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.23 | \$84,318           | \$373,781               |
| B2020     | Exterior Windows                        | \$74.71    | 960    | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$78,891           | \$71,719                |
| B2030     | Exterior Doors                          | \$6,640    | 23     | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$167,999          | \$152,726               |
| B3010105  | Built-Up                                | \$17.42    | 10,257 | SF   | 25   | 1986         | 2011              |                           | 0                | 0.00   |      | 1    | \$196,590          | \$178,718               |
| B3020     | Roof Openings                           | \$6,640.52 | 1      | Ea.  | 30   | 1965         | 1995              |                           | 0                | -      |      | 1    | -\$7,305           | -\$6,641                |
| C1010     | Partitions                              | \$11.15    | 13,763 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.19 | \$29,376           | \$153,397               |
| C1020     | Interior Doors                          | \$2,635    | 12     | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.80 | \$25,291           | \$31,614                |
| C1030     | Fittings                                | \$5.46     | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$104,226          | \$75,113                |
| C3010     | Wall Finishes                           | \$9.63     | 13,763 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$145,846          | \$132,587               |
| C3020210  | Carpet                                  | \$10.71    | 5,452  | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$64,252           | \$58,411                |
| C3020410  | Sealed Concrete                         | \$2.07     | 350    | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$726                   |
| C3020410  | VCT                                     | \$5.66     | 6,350  | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.38 | \$13,615           | \$35,936                |
| C3020410  | Wood                                    | \$21.83    | 13,763 | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$300,452               |
| C3030     | Ceiling Finishes                        | \$17.11    | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$258,991          | \$235,446               |
| D1010     | Elevators and Lifts                     | \$27.14    | 13,763 | S.F. | 35   |              |                   | 2012                      | 0                | 0.00   |      | 1    | \$410,941          | \$373,583               |
| D2010     | Plumbing Fixtures                       | \$13.71    | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.14 | \$25,749           | \$188,674               |
| D2020     | Domestic Water Distribution             | \$1.38     | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$20,929           | \$19,026                |
| D2030     | Sanitary Waste                          | \$4.69     | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$71,070           | \$64,609                |
| D2040     | Rain Water Drainage                     | \$0.76     | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$11,554           | \$10,504                |
| D2090     | Other Plumbing Systems- Nat Gas         | \$1.28     | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$19,403           | \$17,639                |
| D3040     | Distribution Systems                    | \$18.69    | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$282,972          | \$257,247               |
| D3050     | Terminal & Package Units                | \$20.74    | 13,763 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$285,390               |
| D3060     | Controls & Instrumentation              | \$4.64     | 13,763 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$63,816                |
| D4010     | Sprinklers                              | \$6.36     | 13,763 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$96,359           | \$87,599                |
| D4030     | Fire Protection Specialties             | \$0.20     | 13,763 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$2,775                 |
| D5010     | Electrical Service/Distribution         | \$7.01     | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$106,169          | \$96,517                |
| D5020     | Branch Wiring                           | \$24.16    | 13,763 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$365,814          | \$332,558               |
| D5020     | Lighting                                | \$19.01    | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.27 | \$71,872           | \$261,607               |
| D5030310  | Telephone Systems                       | \$1.84     | 13,763 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$25,368                |
| D5030910  | Fire Alarm System                       | \$2.30     | 13,763 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$31,710                |
| D5030910  | Security System, Camers, Access Control | \$1.21     | 13,763 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$16,648           | \$16,648                |
| D5030920  | LAN System                              | \$1.21     | 13,763 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 2    | \$39,235           | \$16,648                |
| D5030920  | Public Address / Clock System           | \$1.21     | 13,763 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$16,648           | \$16,648                |
| D5090     | Other Electrical Systems                | \$1.58     | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$21,801                |
| E1000     | Institutional Equipment - Theater       | \$33.21    | 2,000  | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$73,054           | \$66,413                |
| E1020     | Institutional Equipment                 | \$2.82     | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.94 | \$36,529           | \$38,845                |
| E1090     | Other Equipment - Kitchen Equipment     | \$6.64     | 13,763 | S.F. | 20   | 2008         | 2028              |                           | 16               | 80.00  |      | 0.86 | \$78,936           | \$91,364                |
| E2010     | Fixed Furnishings                       | \$27.39    | 13,763 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.60 | \$226,109          | \$376,952               |
| F2020     | Hazardous Components Abatement          | \$0.00     | 0      |      |      |              | NR                |                           | 0                | NR     |      | -    | \$121,291          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022      | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|------|------|------|----------|-----------|-----------|-------------|
| Total     |                         | \$3,253,372 |      |      | \$35,690 |      |      |      |      | \$57,562 | \$196,005 | \$535,945 | \$4,078,574 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |      |      |          |           |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |      |      |      |          |           |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |      |      |      |          |           |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |      |      |      |          |           |           |             |
| B1010     | Floor Construction      |             |      |      |          |      |      |      |      |          |           |           |             |
| B1020     | Roof Construction       |             |      |      |          |      |      |      |      |          |           |           |             |
| B2010     | Exterior Walls          | \$84,318    |      |      |          |      |      |      |      |          |           |           | \$84,318    |
| B2020     | Exterior Windows        | \$78,891    |      |      |          |      |      |      |      |          |           |           | \$78,891    |
| B2030     | Exterior Doors          | \$167,999   |      |      |          |      |      |      |      |          |           |           | \$167,999   |
| B3010105  | Built-Up                | \$196,590   |      |      |          |      |      |      |      |          |           |           | \$196,590   |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |      |      |          |           |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |      |      |          |           |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |      |      |          |           |           |             |
| B3020     | Roof Openings           | -\$7,305    |      |      |          |      |      |      |      |          |           |           | -\$7,305    |
| C1010     | Partitions              | \$29,376    |      |      |          |      |      |      |      |          |           |           | \$29,376    |
| C1020     | Interior Doors          | \$25,291    |      |      |          |      |      |      |      |          |           |           | \$25,291    |
| C1030     | Fittings                | \$104,226   |      |      |          |      |      |      |      |          |           |           | \$104,226   |
| C2010     | Stair Construction      |             |      |      |          |      |      |      |      |          |           |           |             |
| C3010     | Wall Finishes           | \$145,846   |      |      |          |      |      |      |      |          | \$196,005 |           | \$341,851   |
| C3020210  | Carpet                  | \$64,252    |      |      |          |      |      |      |      |          |           |           | \$64,252    |
| C3020210  | Ceramic Tile            |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Epoxy                   |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | Sealed Concrete         |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | VCT                     | \$13,615    |      |      |          |      |      |      |      |          |           |           | \$13,615    |
| C3020410  | Wood                    |             |      |      |          |      |      |      |      |          |           |           |             |
| C3030     | Ceiling Finishes        | \$258,991   |      |      |          |      |      |      |      |          |           |           | \$258,991   |

# Campus Report - El Modena HS

| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     | \$410,941 |      |      |          |      |      |      |      |          |      |           | \$410,941 |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$25,749  |      |      |          |      |      |      |      |          |      |           | \$25,749  |
| D2020     | Domestic Water Distribution             | \$20,929  |      |      |          |      |      |      |      |          |      |           | \$20,929  |
| D2030     | Sanitary Waste                          | \$71,070  |      |      |          |      |      |      |      |          |      |           | \$71,070  |
| D2040     | Rain Water Drainage                     | \$11,554  |      |      |          |      |      |      |      |          |      |           | \$11,554  |
| D2090     | Other Plumbing Systems-Nat Gas          | \$19,403  |      |      |          |      |      |      |      |          |      |           | \$19,403  |
| D3010     | Energy Supply                           |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$282,972 |      |      |          |      |      |      |      |          |      |           | \$282,972 |
| D3050     | Terminal & Package Units                |           |      |      |          |      |      |      |      |          |      | \$434,550 | \$434,550 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$97,170  | \$97,170  |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$96,359  |      |      |          |      |      |      |      |          |      |           | \$96,359  |
| D4020     | Standpipes                              |           |      |      |          |      |      |      |      |          |      |           |           |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$4,225   | \$4,225   |
| D4090     | Other Fire Protection Systems           |           |      |      |          |      |      |      |      |          |      |           |           |
| D5010     | Electrical Service/Distribution         | \$106,169 |      |      |          |      |      |      |      |          |      |           | \$106,169 |
| D5020     | Branch Wiring                           | \$365,814 |      |      |          |      |      |      |      |          |      |           | \$365,814 |
| D5020     | Lighting                                | \$71,872  |      |      |          |      |      |      |      |          |      |           | \$71,872  |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$34,754 |      |           | \$34,754  |
| D5030910  | Fire Alarm System                       |           |      |      | \$35,690 |      |      |      |      |          |      |           | \$35,690  |
| D5030910  | Security System, Camers, Access Control | \$16,648  |      |      |          |      |      |      |      |          |      |           | \$16,648  |
| D5030920  | LAN System                              | \$39,235  |      |      |          |      |      |      |      | \$22,808 |      |           | \$62,043  |
| D5030920  | Public Address / Clock System           | \$16,648  |      |      |          |      |      |      |      |          |      |           | \$16,648  |
| D5090     | Other Electrical Systems                |           |      |      |          |      |      |      |      |          |      |           |           |

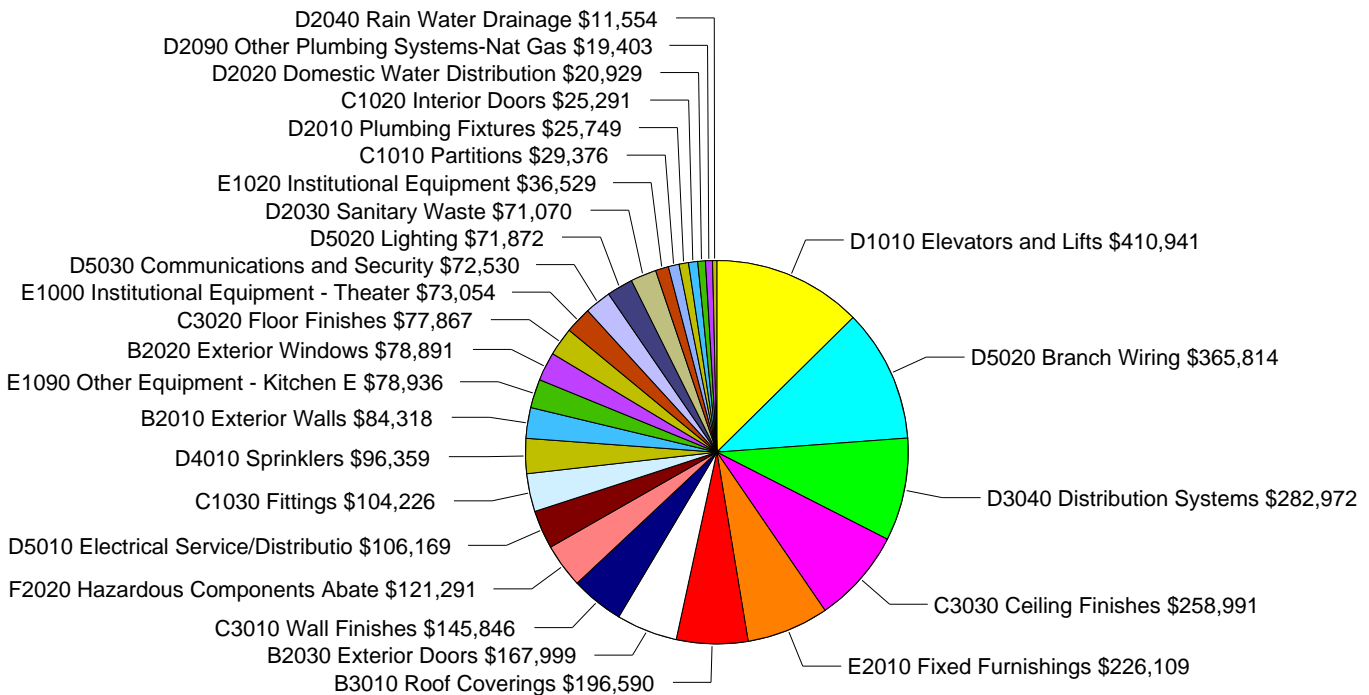


## Campus Report - El Modena HS

| Uniformat | System Description                  | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|-------------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| E1000     | Institutional Equipment - Theater   | \$73,054  |      |      |      |      |      |      |      |      |      |      | \$73,054  |
| E1020     | Institutional Equipment             | \$36,529  |      |      |      |      |      |      |      |      |      |      | \$36,529  |
| E1030     | Vehicular Equipment                 |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090     | Other Equipment - Kitchen Equipment | \$78,936  |      |      |      |      |      |      |      |      |      |      | \$78,936  |
| E2010     | Fixed Furnishings                   | \$226,109 |      |      |      |      |      |      |      |      |      |      | \$226,109 |
| F1010     | Special Structures                  |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction             |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems        |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities                  |           |      |      |      |      |      |      |      |      |      |      |           |
| F2020     | Hazardous Components Abatement      | \$121,291 |      |      |      |      |      |      |      |      |      |      | \$121,291 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$3,260,676**

## Condition Detail

### System: B2010 - Exterior Walls



**Location:** Exterior soffits  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 6,600-S.F.  
**Estimate:** \$46,422.58  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Soffits are cracking and water damaged

### System: B2010 - Exterior Walls



**Location:** Second floor exterior balconies.  
**Material:** Balcony Sreen OUSD  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace balcony wall screening material  
**Qty:** 430-L.F.  
**Estimate:** \$37,895.04  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Exterior balcony railings are expired.

## Campus Report - El Modena HS

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### System: B2020 - Exterior Windows



**Location:** All exterior windows.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$78,890.80  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Quantity/area includes transom panels at doors, ceramic tile assembly above and below windows. Existing windows are typically single pane in aluminum frames. Glazing systems are failing. Tile panels are ACM per 2012 AHERA report.

### System: B2030 - Exterior Doors



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$167,998.88  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Existing wood exterior doors are deteriorated. Aluminum frames are failing. Caulking is failed. Full system replacement is recommended. Provide interior locking lever locksets at classrooms.

## Campus Report - El Modena HS

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### System: B3010105 - Built-Up



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$196,589.76  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** The roof is in visibly poor condition. Holes observed in membrane at perimeter. Sloope to corenrs - external gutters and downspouts have been retrofitted.

### System: C1010 - Partitions

Photo is not available.

**Location:** Interiors building wide.  
**Material:** Interior Partitions  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$29,376.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Expected interior renovations including ACM removal, casework and boards replacement and door replacement will require repairs to interior partitions.

**System: C1020 - Interior Doors**



**Location:** Interior doors to storage rooms and between classrooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$25,291.42  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Doors are beyond their expected life. Doors do not have lever latches. Replacement of interior doors and hardware is recommended.

**System: C1030 - Fittings**



**Location:** First floor exterior.  
**Material:** Fixed Furnishings - Lockers  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Student lockers stacked 2-high  
**Qty:** 250-Ea.  
**Estimate:** \$101,253.60  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Lockers are typically in very poor conditions with rust, missing or malfunctioning hardware, etc. Approximately half of the lockers at this building are newer.



## Campus Report - El Modena HS

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### System: C1030 - Fittings



**Location:** Building wide.  
**Material:** Signage  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 13,763-S.F.  
**Estimate:** \$2,972.81  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Provide code compliant signage throughout the building.

### System: C3010 - Wall Finishes



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$145,845.96  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Interior wall finishes are primarily paint. Expected renovations throughout the building, including ACM removal, will necessitate interior repainting. Ceramic tile at janitor closets is failing.

## Campus Report - El Modena HS

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### System: C3020210 - Carpet



**Location:** Classrooms 403, 404, 406, 422, 424, portions of 421 and 426.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$64,251.60

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Carpet is stained and worn. Removal and replacement is required to facilitate ACM abatement.

### System: C3020410 - VCT



**Location:** Rooms 421, 426 and storage rooms.

**Material:** Vinyl

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Replace VCT Flooring and Resilient Base

**Qty:** 3,465-S.F.

**Estimate:** \$13,615.34

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/27/2013

**Notes:** Existing flooring in these rooms is VAT. Note that rooms 401, 402 and "business practice" have newer VCT.

## Campus Report - El Modena HS

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### System: C3030 - Ceiling Finishes



**Location:** All rooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$258,991.03  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Suspended acoustical tile ceilings have water damage and are typically beyond their expected life. Storage rooms have 12" glued on tile that is failed. Utility closet plaster ceilings are water damaged and deteriorated.

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### System: D1010 - Elevators and Lifts

Photo is not available.

**Location:** Typical for entire building  
**Material:** System  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$410,941.16  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/28/2013

**Notes:** Building is missing an elevator and it is recommended to be added during next major renovation.

**System: D2010 - Plumbing Fixtures**



**Location:** Custodial Rooms, at both levels  
**Material:** Service/Utility Sink  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink and fixtures  
**Qty:** 2-Ea.  
**Estimate:** \$6,595.29  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

**System: D2010 - Plumbing Fixtures**

Photo is not available.

**Location:** Typical for entire building  
**Material:** Drinking Fountain  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

Notes: A drinking fountain is missing in the corridor and is recommended to be provided including (1) ADA during next remodel or renovation.

**System: D2010 - Plumbing Fixtures**

**Location:** Storage material, Student center room and all Classrooms but 421  
**Material:** Sink, Stainless Steel  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink, stainless steel  
**Qty:** 9-Ea.  
**Estimate:** \$14,340.61  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Minor updates were performed previously but mostly is original and beyond expected life and it is recommended to be replaced during next remodel or renovation.

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**System: D2020 - Domestic Water Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$20,928.57  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Domestic hot water was replaced in 1998 and is currently furnished for foods classroom and custodial rooms only; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$71,069.93  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Sanitary Sewer is original to the building age. Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$11,554.31  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.



## Campus Report - El Modena HS

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### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$19,402.53  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$282,971.68  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The HVAC System was replaced in 2008, however the ductwork, exhaust fns, air vents and fresh air supply is recommended to be upgraded during the next major renovation.

**System: D4010 - Sprinklers**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$96,358.62  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/custodial/electrical room and it's recommended to be added throughout building wide during next major renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$106,168.88  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D5020 - Branch Wiring



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$365,813.93  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

### System: D5020 - Lighting



**Location:** Classrooms at both levels and student center/business pract. room 402  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 173-Ea.  
**Estimate:** \$63,282.79  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D5020 - Lighting



**Location:** Custodial rooms at both levels and storage rooms at second level.

**Material:** Fluorescent Lighting Fixture, 80 W

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace fixture fluorescent lighting fixture, 80 W

**Qty:** 9-Ea.

**Estimate:** \$8,589.27

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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### System: D5030910 - Security System, Camers, Access Control



**Location:** Typical for entire building

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$16,647.72

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/27/2013

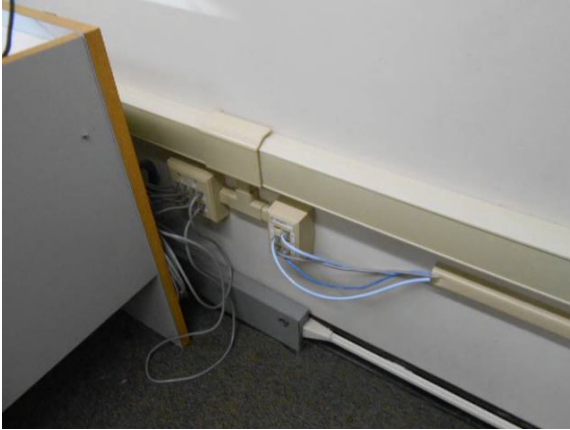
**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.



## Campus Report - El Modena HS

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### System: D5030920 - LAN System



**Location:** Typical for entire building  
**Material:** Lan System  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace LAN System Drop CAT6  
**Qty:** 100-Ea.  
**Estimate:** \$39,234.96  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Most of the existing LAN outlets will require new drops and it is recommended to be enhanced during the next major building renovation.

### System: D5030920 - Public Address / Clock System



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,647.72  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

## Campus Report - El Modena HS

### System: E1000 - Institutional Equipment - Theater



**Location:** Drama classroom 426  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$73,054.08  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Existing black box theater equipment including stage, seating, sound and lighting controls, stage and curtains is beyond its expected life and in fair condition.

### System: E1020 - Institutional Equipment



**Location:** Classrooms, Student Center  
**Material:** Boards  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Install Smartboards Tackboards  
Markerboards OUSD  
**Qty:** 8-Ea.  
**Estimate:** \$36,529.06  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Tack and marker boards are typically in poor condition. Provide Smartboards at three additional classrooms, 401, 403, and 422.



## Campus Report - El Modena HS

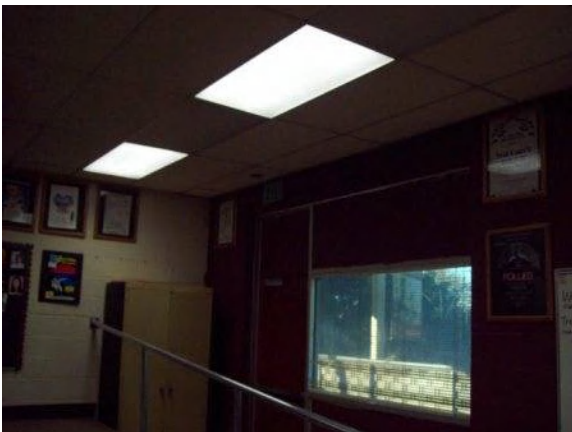
### System: E1090 - Other Equipment - Kitchen Equipment



**Location:** Classroom 421  
**Material:** Kitchen Equipment  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Home Economics Kitchen Class Set-up  
**Qty:** 6-Ea.  
**Estimate:** \$78,936.08  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Home Ec kitchen appliances are expired.

### System: E2010 - Fixed Furnishings



**Location:** Exterior windows.  
**Material:** Blinds and Other Window Treatment  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace window blinds  
**Qty:** 420-S.F.  
**Estimate:** \$4,554.14  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide blinds at exterior windows to control glare and to facilitate A/V presentations.

### System: E2010 - Fixed Furnishings



**Location:** Classrooms, student center, storage rooms  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 450-L.F.  
**Estimate:** \$221,555.09  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

## Campus Report - El Modena HS

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**Notes:** Casework throughout the building is original and in poor condition.

### System: F2020 - Hazardous Components Abatement



**Location:** Building wide in attic spaces, 9" VAT flooring, fire door insulation, some 12" floor tile, pipe fitting insulation, interior plaster, transite panels at windows, exterior stucco soffits.

**Material:** Removal of Hazardous Components

**Distress:** Beyond Expected Life

**Category:** Safety

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Abate all ACM in building

**Qty:** 13,763-S.F.

**Estimate:** \$121,290.57

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/27/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.

**Bldg E1-E2**

**Executive Summary**

Gross Area (SF): 15,481  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$6,657,628  
 Repair Cost: \$4,290,337  
 Total FCI: 64.44%  
 Total RSLI: 8%



**Facility Description:**

**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.93         | \$10,094              |
| B20 Exterior Enclosure    | 0.00        | 76.75        | \$533,345             |
| B30 Roofing               | 0.00        | 110.00       | \$212,244             |
| C10 Interior Construction | 0.00        | 93.36        | \$326,727             |
| C30 Interior Finishes     | 0.04        | 109.87       | \$624,850             |
| D10 Conveying             | 0.00        | 110.00       | \$448,751             |
| D20 Plumbing              | 0.00        | 52.76        | \$194,897             |
| D30 HVAC                  | 42.23       | 46.66        | \$347,721             |
| D40 Fire Protection       | 2.21        | 106.69       | \$118,441             |
| D50 Electrical            | 4.76        | 75.90        | \$744,325             |
| E10 Equipment             | 0.00        | 87.46        | \$440,839             |
| E20 Furnishings           | 0.00        | 89.41        | \$151,673             |
| <b>Total:</b>             | <b>7.85</b> | <b>64.44</b> | <b>\$4,290,337</b>    |

## System Listing for Bldg E1-E2

| Uniformat | System Description                         | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|--|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations                       | \$16.65    | 15,481 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$257,703               |
| A1030     | Slab on Grade                              | \$14.40    | 15,481 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$222,926               |
| B1010     | Floor Construction                         | \$42.96    | 15,481 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.02 | \$10,094           | \$664,989               |
| B1020     | Roof Construction                          | \$26.97    | 15,481 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$417,541               |
| B2010     | Exterior Walls                             | \$29.68    | 15,481 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.60 | \$274,375          | \$459,451               |
| B2020     | Exterior Windows                           | \$81.62    | 840    | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$75,416           | \$68,560                |
| B2030     | Exterior Doors                             | \$7,255    | 23     | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$183,554          | \$166,868               |
| B3010105  | Built-Up                                   | \$19.04    | 11,400 | SF   | 25   | 1986         | 2011              |                           | 0                | 0.00   |      | 1    | \$238,721          | \$217,020               |
|           |  | \$24,070   |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| B3020     | Roof Openings                              | .58        | 1      | Ea.  | 30   | 1965         | 1995              |                           | 0                | -      |      | 1    | -\$26,478          | -\$24,071               |
| C1010     | Partitions                                 | \$12.17    | 15,481 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.23 | \$44,064           | \$188,373               |
| C1020     | Interior Doors                             | \$2,878    | 24     | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.80 | \$55,266           | \$69,083                |
| C1030     | Fittings                                   | \$5.98     | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 2    | \$227,396          | \$92,514                |
| C3010     | Wall Finishes                              | \$10.53    | 15,481 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$179,255          | \$162,959               |
| C3020210  | Carpet                                     | \$11.69    | 1,321  | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$16,991           | \$15,446                |
| C3020210  | Ceramic Tile                               | \$28.30    | 550    | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$17,119           | \$15,563                |
| C3020410  | Sealed Concrete                            | \$2.28     | 300    | SF   | 75   | 1965         | 2040              |                           | 28               | 37.33  |      | 0.00 | \$0                | \$683                   |
| C3020410  | VCT  | \$6.18     | 13,750 | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$93,436           | \$84,942                |
| C3030     | Ceiling Finishes                           | \$18.68    | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$318,049          | \$289,136               |
| D1010     | Elevators and Lifts                        | \$26.35    | 15,481 | S.F. | 35   | 1965         | 2000              |                           | 0                | 0.00   |      | 1    | \$448,751          | \$407,955               |
| D2010     | Plumbing Fixtures                          | \$14.98    | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.19 | \$43,597           | \$231,843               |
| D2020     | Domestic Water Distribution                | \$1.51     | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$25,748           | \$23,407                |
| D2030     | Sanitary Waste                             | \$5.14     | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$87,543           | \$79,585                |
| D2040     | Rain Water Drainage                        | \$0.84     | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$14,223           | \$12,930                |
| D2090     | Other Plumbing Systems-<br>Nat Gas         | \$1.40     | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$23,786           | \$21,624                |
| D3040     | Distribution Systems                       | \$20.42    | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$347,721          | \$316,110               |
| D3050     | Terminal & Package Units                   | \$22.67    | 15,481 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$350,886               |
| D3060     | Controls & Instrumentation                 | \$5.05     | 15,481 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$78,247                |
| D4010     | Sprinklers                                 | \$6.96     | 15,481 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$118,441          | \$107,673               |
| D4030     | Fire Protection Specialties                | \$0.22     | 15,481 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$3,344                 |
| D5010     | Electrical<br>Service/Distribution         | \$7.66     | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$130,457          | \$118,597               |
| D5020     | Branch Wiring                              | \$26.41    | 15,481 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$449,732          | \$408,847               |
| D5020     | Lighting                                   | \$20.76    | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.32 | \$103,501          | \$321,460               |
| D5030310  | Telephone Systems                          | \$2.02     | 15,481 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$31,210                |
| D5030910  | Fire Alarm System                          | \$2.52     | 15,481 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$39,012                |
| D5030910  | Security System, Camers,<br>Access Control | \$1.32     | 15,481 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$20,509           | \$20,509                |
| D5030920  | LAN System                                 | \$1.32     | 15,481 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.96 | \$19,617           | \$20,509                |
| D5030920  | Public Address / Clock<br>System           | \$1.32     | 15,481 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$20,509           | \$20,509                |
| E1020     | Institutional Equipment                    | \$30.83    | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.86 | \$411,412          | \$477,285               |
| E1090     | Other Equipment - Art                      | \$1.73     | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$29,426           | \$26,751                |
| E2010     | Fixed Furnishings                          | \$10.96    | 15,481 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.89 | \$151,673          | \$169,647               |
| F2020     | Hazardous Components<br>Abatement          | \$0.00     | 0      |      |      |              | NR                |                           | 0                | NR     |      | -    | \$136,431          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022      | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|------|------|------|----------|-----------|-----------|-------------|
| Total     |                         | \$4,290,335 |      |      | \$43,908 |      |      |      |      | \$70,856 | \$240,904 | \$658,515 | \$5,304,518 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |      |      |          |           |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |      |      |      |          |           |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |      |      |      |          |           |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |      |      |      |          |           |           |             |
| B1010     | Floor Construction      | \$10,094    |      |      |          |      |      |      |      |          |           |           | \$10,094    |
| B1020     | Roof Construction       |             |      |      |          |      |      |      |      |          |           |           |             |
| B2010     | Exterior Walls          | \$274,375   |      |      |          |      |      |      |      |          |           |           | \$274,375   |
| B2020     | Exterior Windows        | \$75,416    |      |      |          |      |      |      |      |          |           |           | \$75,416    |
| B2030     | Exterior Doors          | \$183,554   |      |      |          |      |      |      |      |          |           |           | \$183,554   |
| B3010105  | Built-Up                | \$238,721   |      |      |          |      |      |      |      |          |           |           | \$238,721   |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |      |      |          |           |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |      |      |          |           |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |      |      |          |           |           |             |
| B3020     | Roof Openings           | -\$26,478   |      |      |          |      |      |      |      |          |           |           | -\$26,478   |
| C1010     | Partitions              | \$44,064    |      |      |          |      |      |      |      |          |           |           | \$44,064    |
| C1020     | Interior Doors          | \$55,266    |      |      |          |      |      |      |      |          |           |           | \$55,266    |
| C1030     | Fittings                | \$227,396   |      |      |          |      |      |      |      |          |           |           | \$227,396   |
| C2010     | Stair Construction      |             |      |      |          |      |      |      |      |          |           |           |             |
| C3010     | Wall Finishes           | \$179,255   |      |      |          |      |      |      |      |          | \$240,904 |           | \$420,159   |
| C3020210  | Carpet                  | \$16,991    |      |      |          |      |      |      |      |          |           |           | \$16,991    |
| C3020210  | Ceramic Tile            | \$17,119    |      |      |          |      |      |      |      |          |           |           | \$17,119    |
| C3020210  | Epoxy                   |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | Sealed Concrete         |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | VCT                     | \$93,436    |      |      |          |      |      |      |      |          |           |           | \$93,436    |
| C3020410  | Wood                    |             |      |      |          |      |      |      |      |          |           |           |             |
| C3030     | Ceiling Finishes        | \$318,049   |      |      |          |      |      |      |      |          |           |           | \$318,049   |

# Campus Report - El Modena HS

| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     | \$448,751 |      |      |          |      |      |      |      |          |      |           | \$448,751 |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$43,597  |      |      |          |      |      |      |      |          |      |           | \$43,597  |
| D2020     | Domestic Water Distribution             | \$25,748  |      |      |          |      |      |      |      |          |      |           | \$25,748  |
| D2030     | Sanitary Waste                          | \$87,543  |      |      |          |      |      |      |      |          |      |           | \$87,543  |
| D2040     | Rain Water Drainage                     | \$14,223  |      |      |          |      |      |      |      |          |      |           | \$14,223  |
| D2090     | Other Plumbing Systems-Nat Gas          | \$23,786  |      |      |          |      |      |      |      |          |      |           | \$23,786  |
| D3010     | Energy Supply                           |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$347,721 |      |      |          |      |      |      |      |          |      |           | \$347,721 |
| D3050     | Terminal & Package Units                |           |      |      |          |      |      |      |      |          |      | \$534,279 | \$534,279 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$119,144 | \$119,144 |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$118,441 |      |      |          |      |      |      |      |          |      |           | \$118,441 |
| D4020     | Standpipes                              |           |      |      |          |      |      |      |      |          |      |           |           |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$5,092   | \$5,092   |
| D4090     | Other Fire Protection Systems           |           |      |      |          |      |      |      |      |          |      |           |           |
| D5010     | Electrical Service/Distribution         | \$130,457 |      |      |          |      |      |      |      |          |      |           | \$130,457 |
| D5020     | Branch Wiring                           | \$449,732 |      |      |          |      |      |      |      |          |      |           | \$449,732 |
| D5020     | Lighting                                | \$103,501 |      |      |          |      |      |      |      |          |      |           | \$103,501 |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$42,758 |      |           | \$42,758  |
| D5030910  | Fire Alarm System                       |           |      |      | \$43,908 |      |      |      |      |          |      |           | \$43,908  |
| D5030910  | Security System, Camers, Access Control | \$20,509  |      |      |          |      |      |      |      |          |      |           | \$20,509  |
| D5030920  | LAN System                              | \$19,617  |      |      |          |      |      |      |      | \$28,098 |      |           | \$47,715  |
| D5030920  | Public Address / Clock System           | \$20,509  |      |      |          |      |      |      |      |          |      |           | \$20,509  |
| D5090     | Other Electrical Systems                |           |      |      |          |      |      |      |      |          |      |           |           |
| E1020     | Institutional Equipment                 | \$411,412 |      |      |          |      |      |      |      |          |      |           | \$411,412 |

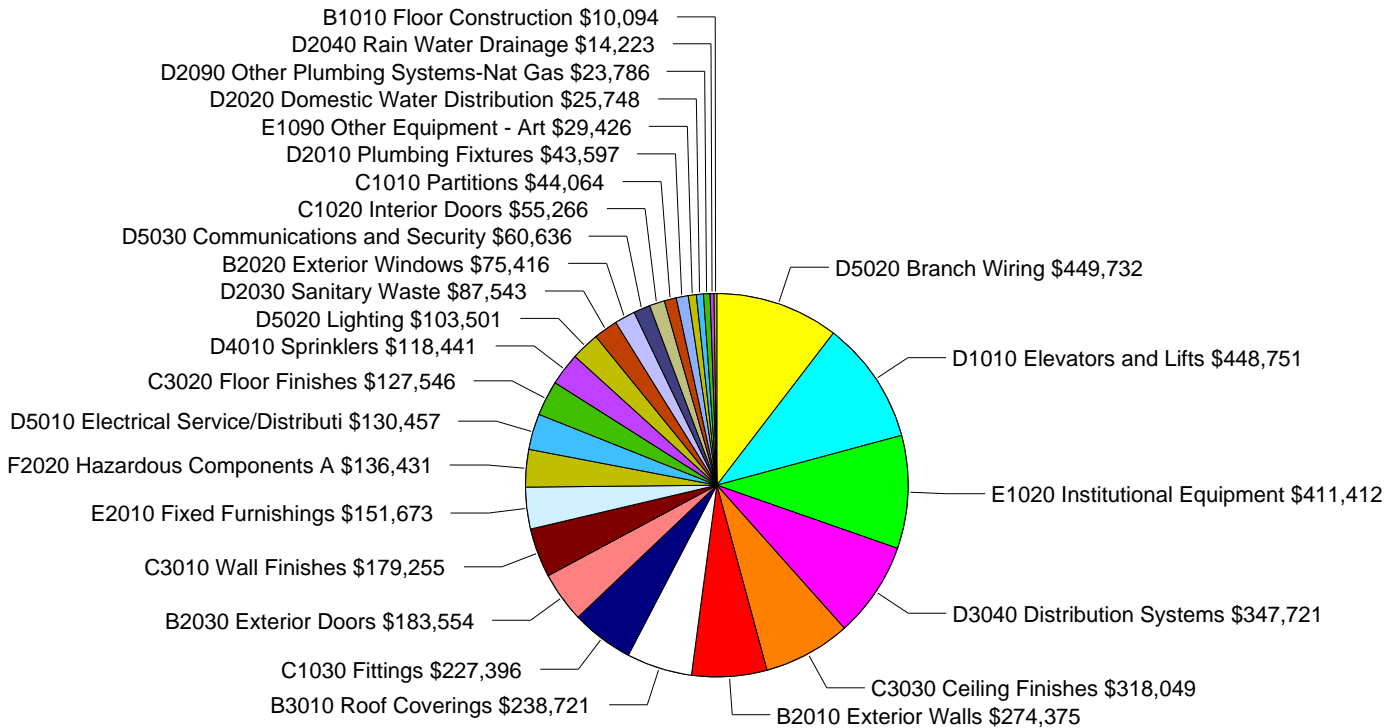


## Campus Report - El Modena HS

| Uniformat | System Description             | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|--------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| E1030     | Vehicular Equipment            |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090     | Other Equipment - Art          | \$29,426  |      |      |      |      |      |      |      |      |      |      | \$29,426  |
| E2010     | Fixed Furnishings              | \$151,673 |      |      |      |      |      |      |      |      |      |      | \$151,673 |
| F1010     | Special Structures             |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction        |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems   |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities             |           |      |      |      |      |      |      |      |      |      |      |           |
| F2020     | Hazardous Components Abatement | \$136,431 |      |      |      |      |      |      |      |      |      |      | \$136,431 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$4,316,814**

## Condition Detail

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### System: B1010 - Floor Construction



**Location:** Level 2 exterior balconies.  
**Material:** Floor Construction Concrete  
**Distress:** Failing  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Repair concrete suspended slab  
**Qty:** 500-S.F.  
**Estimate:** \$10,094.40  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Slabs have cracking, spalling, exposed rebar. Tripping hazards are present.

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### System: B2010 - Exterior Walls



**Location:** Exterior soffits.  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 3,700-S.F.  
**Estimate:** \$232,513.92  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Plaster soffits are cracked and water damaged.

**System: B2010 - Exterior Walls**



**Location:** Second floor balconies.  
**Material:** Balcony Sreen OUSD  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace balcony wall screening material  
**Qty:** 475-L.F.  
**Estimate:** \$41,860.80  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Heavy duty galvanized balcony screen/railing assemblies have damage.

**System: B2020 - Exterior Windows**



**Location:** Building exterior walls adjacent to classroom entry doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$75,416.14  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Quantity/area includes transom panels at doors, ceramic tile assembly above and below windows. Existing windows are typically single pane in aluminum frames. Glazing systems are failing. Tile panels are ACM per 2012 AHERA report.

## Campus Report - El Modena HS

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### System: B2030 - Exterior Doors



**Location:** Building wide  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$183,554.25  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Existing wood exterior doors are deteriorated. Aluminum frames are failing. Many have attached reinforcing hardware to stabilize them. Caulking is failed. Provide interior locking lever hardware at classrooms.

### System: B3010105 - Built-Up



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$238,721.47  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** The existing built-up roof is beyond it's expected life and is failing.

## Campus Report - El Modena HS

### System: C1010 - Partitions



**Location:** Building interior partitions  
**Material:** Interior Partitions  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$44,064.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems and update configurations for ADA compliance and operational efficiency. Folding partition between 525 and 526 is non-functional.

### System: C1020 - Interior Doors



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$55,266.42  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Doors, frames and hardware are beyond their expected life. Doors do not have lever latches. Replacement of interior doors and hardware is recommended.



## Campus Report - El Modena HS

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### System: C1030 - Fittings



**Location:** Building wide  
**Material:** Signage  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 15,481-S.F.  
**Estimate:** \$3,343.90  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide code compliant signage throughout the building.

### System: C1030 - Fittings



**Location:** First floor exterior.  
**Material:** Fixed Furnishings - Lockers  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Student lockers stacked 2-high  
**Qty:** 500-Ea.  
**Estimate:** \$202,507.20  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Lockers are typically in very poor conditions with rust, missing or malfunctioning hardware, etc.

### System: C1030 - Fittings

**Location:** Student and faculty/staff restrooms.  
**Material:** Toilet Partitions  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace toilet partitions and accessories  
OUSD  
**Qty:** 8-Ea.  
**Estimate:** \$21,545.18  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Toilet partitions have been repainted, likely multiple times. Hardware is worn. Toilet accessories are beyond expected life. ADA compliant partitions and accessories are absent.

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**System: C3010 - Wall Finishes**



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$179,255.12  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Interior wall finishes are primarily paint. There is ceramic wall tile at student and staff restrooms. Expected renovations throughout the building, including ACM removal, millwork and science equipment replacement, etc, will necessitate interior repainting.

## Campus Report - El Modena HS

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### System: C3020210 - Carpet



**Location:** Classroom 504  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,990.81  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Carpet is worn and stained.

### System: C3020210 - Ceramic Tile



**Location:** First floor student restrooms. Faculty/staff restrooms on first and second floors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$17,119.08  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Restroom renovation and upgrade to ADA standards will necessitate ceramic floor tile replacement.

**System: C3020410 - VCT**



**Location:** Building classrooms and prep rooms, except room 504.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$93,436.20  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Most flooring is 9" VAT. Tiles are worn, some are loose.

**System: C3030 - Ceiling Finishes**



**Location:** Throughout the building.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$318,049.09  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/27/2013

**Notes:** Ceiling systems, though not typically original, are beyond their expected life with stained and mismatched tiles a frequent occurrence. Anticipated ACM abatement will require ceiling removal. System includes some original 12" glue on tile and hard lids in restrooms.

## Campus Report - El Modena HS

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### System: D1010 - Elevators and Lifts



**Location:** South end of building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$448,750.84  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** Elevator was mostly used for ADA but it is out-of-service, with an expired permit and it is recommended to be replaced during next major renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Custodial Rooms, South end at both levels  
**Material:** Service/Utility Sink  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink and fixtures  
**Qty:** 2-Ea.  
**Estimate:** \$6,595.29  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



## Campus Report - El Modena HS

Photo is not available.

**Location:** Typical for entire building  
**Material:** Drinking Fountain  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** A drinking fountain is missing and is recommended to be provided including (1) ADA during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Women and Men restrooms at ground level and Staff restrooms at both levels  
**Material:** Tankless Water Closet  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace tankless water closet  
**Qty:** 10-Ea.  
**Estimate:** \$12,354.62  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Women and Men restrooms at ground level and Staff restrooms at both levels  
**Material:** Lavatory, Vitreous China  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory, vitreous china  
**Qty:** 10-Ea.  
**Estimate:** \$10,749.89  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013



## Campus Report - El Modena HS

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Notes: Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Men restrooms, South end at ground level

**Material:** Urinal

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace wall-hung urinal

**Qty:** 3-Ea.

**Estimate:** \$4,653.94

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/22/2013

Notes: Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Classrooms 501 & 506

**Material:** Sink, Stainless Steel

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace sink, stainless steel

**Qty:** 3-Ea.

**Estimate:** \$4,429.92

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/24/2013

Notes: Sinks are mostly original and beyond expected life and it is recommended to be replaced during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2020 - Domestic Water Distribution



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$25,748.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** (2) Domestic hot water were replaced in 1992 & 2011; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$87,543.20  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Sanitary Sewer is original and it is reported to be constantly clogged. Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

## Campus Report - El Modena HS

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### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$14,222.70  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$23,786.25  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$347,720.60  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** HVAC system was replaced in 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

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### System: D4010 - Sprinklers



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$118,440.80  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and it's recommended to be added throughout building wide during next major renovation.



**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$130,456.53  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

**System: D5020 - Branch Wiring**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$449,731.72  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D5020 - Lighting



**Location:** Classrooms at both levels and Prep-rooms from classroom 521, 522, 523 & 524 only

**Material:** Fluorescent Lighting Fixture, 80 W

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace fixture fluorescent lighting fixture, 80 W

**Qty:** 216-Ea.

**Estimate:** \$86,867.94

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/23/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

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### System: D5020 - Lighting



**Location:** Men and Women restrooms at ground level, Prep-room from classroom 525 & 526 at second level and Custodial rooms from both levels

**Material:** Fluorescent Lighting Fixture, 80 W

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace fixture fluorescent lighting fixture, 80 W

**Qty:** 19-Ea.

**Estimate:** \$13,875.55

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.



**System: D5020 - Lighting**

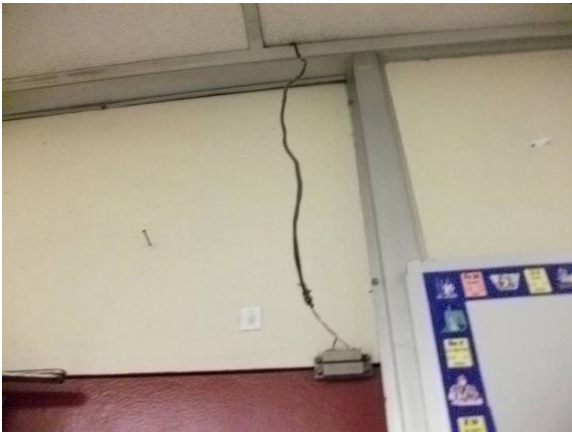


**Location:** Storage from classrooms 501, 502 & 503  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 6-Ea.  
**Estimate:** \$2,757.02  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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**System: D5030910 - Security System, Camers, Access Control**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$20,509.23  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

**System: D5030920 - LAN System**



**Location:** Typical for entire building  
**Material:** Lan System  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace LAN System Drop CAT6  
**Qty:** 50-Ea.  
**Estimate:** \$19,617.48  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Most of the existing LAN outlets will require new drops and it is recommended to be enhanced during the next major building renovation.

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**System: D5030920 - Public Address / Clock System**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$20,509.23  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

## Campus Report - El Modena HS

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### System: E1020 - Institutional Equipment



**Location:** Second floor science classrooms and prep labs rms. 521, 522, 523, 524 and 526.

**Material:** Laboratory Equipment OUSD

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Replace science laboratory fixed casework

**Qty:** 6,310-S.F.

**Estimate:** \$325,020.53

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/23/2013

**Notes:** Science classroom/laboratory equipment is original and in poor condition.

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### System: E1020 - Institutional Equipment



**Location:** Classrooms

**Material:** Boards

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Install Smartboards Tackboards  
Markerboards OUSD

**Qty:** 12-Ea.

**Estimate:** \$86,391.88

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** Existing marker and tackboards are typically worn and used. Three smartboards are installed in the building. Smartboards are recommended for all classrooms.

## Campus Report - El Modena HS

### System: E1090 - Other Equipment - Art



**Location:** Ceramics and art classrooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$29,426.28  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Kilns, potter wheels and other art department equipment is expired.

### System: E2010 - Fixed Furnishings



**Location:** At exterior windows.  
**Material:** Blinds and Other Window Treatment  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace window blinds  
**Qty:** 252-S.F.  
**Estimate:** \$2,732.49  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide blinds at exterior windows to control glare and to facilitate A/V presentations.

### System: E2010 - Fixed Furnishings



**Location:** Level 1 classrooms. Classroom 525.  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 250-L.F.  
**Estimate:** \$148,941.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

## Campus Report - El Modena HS

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**Notes:** All millwork and cabinetry in the building is original and in generally poor condition with peeling veneers, discoloration, chipping etc.

### **System: F2020 - Hazardous Components Abatement**



**Location:** Building wide in stucco soffit, window panels, fireproofing, pipe and duct insulation, floor tile, firedoor insulation, science classroom: tables counters; sinks;, and racks, plaster and drywall mud.

**Material:** Removal of Hazardous Components

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Abate all ACM in building

**Qty:** 15,481-S.F.

**Estimate:** \$136,430.96

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies significant quantities of ACM at this building. Complete abatement is recommended.



**Bldg F**

**Executive Summary**

|                    |             |
|--------------------|-------------|
| Gross Area (SF):   | 7,299       |
| Year Built:        | 1965        |
| Last Reno:         |             |
| Replacement Value: | \$3,138,577 |
| Repair Cost:       | \$1,678,353 |
| Total FCI:         | 53.47%      |
| Total RSLI:        | 9%          |

**Facility Description:**



**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00        | 39.57        | \$151,257             |
| B30 Roofing               | 3.86        | 110.00       | \$220,285             |
| C10 Interior Construction | 0.00        | 30.02        | \$59,840              |
| C30 Interior Finishes     | 0.00        | 109.95       | \$378,487             |
| D20 Plumbing              | 0.00        | 47.49        | \$97,029              |
| D30 HVAC                  | 42.23       | 47.01        | \$193,880             |
| D40 Fire Protection       | 2.13        | 106.80       | \$65,554              |
| D50 Electrical            | 4.76        | 77.14        | \$418,525             |
| E10 Equipment             | 0.00        | 3.29         | \$8,161               |
| E20 Furnishings           | 0.00        | 44.52        | \$21,010              |
| <b>Total:</b>             | <b>8.76</b> | <b>53.47</b> | <b>\$1,678,353</b>    |



## System Listing for Bldg F

| Uniformat | System Description                         | Unit Price | Qty   | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|--|------------|-------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations                       | \$19.54    | 7,299 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$142,628               |
| A1030     | Slab on Grade                              | \$16.89    | 7,299 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$123,289               |
| B1020     | Roof Construction                          | \$31.64    | 7,299 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$230,917               |
| B2010     | Exterior Walls                             | \$34.82    | 7,299 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.04 | \$10,326           | \$254,145               |
| B2020     | Exterior Windows                           | \$95.77    | 360   | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$37,927           | \$34,479                |
| B2030     | Exterior Doors                             | \$8,513    | 11    | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$103,005          | \$93,641                |
| B3010105  | Built-Up                                   | \$22.35    | 8,640 | SF   | 25   | 1988         | 2013              |                           | 1                | 4.00   |      | 1    | \$212,403          | \$193,094               |
| B3020     | Roof Openings                              | \$7,165    | 1     | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$7,882            | \$7,165                 |
| C1010     | Partitions                                 | \$14.28    | 7,299 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.21 | \$22,032           | \$104,265               |
| C1020     | Interior Doors                             | \$3,377    | 13    | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.80 | \$35,125           | \$43,907                |
| C1030     | Fittings                                   | \$7.01     | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.05 | \$2,682            | \$51,186                |
| C3010     | Wall Finishes                              | \$12.34    | 7,299 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$99,083           | \$90,075                |
| C3020210  | Carpet                                     | \$13.72    | 5,250 | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$79,251           | \$72,047                |
| C3020210  | Ceramic Tile                               | \$33.19    | 400   | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$14,604           | \$13,277                |
| C3020410  | Sealed Concrete                            | \$2.66     | 60    | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$160                   |
| C3020410  | VCT  | \$7.26     | 1,200 | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$9,580            | \$8,709                 |
| C3030     | Ceiling Finishes                           | \$21.92    | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$175,968          | \$159,971               |
| D2010     | Plumbing Fixtures                          | \$17.57    | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.10 | \$13,323           | \$128,229               |
| D2020     | Domestic Water Distribution                | \$1.77     | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$14,221           | \$12,928                |
| D2030     | Sanitary Waste                             | \$6.03     | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$48,443           | \$44,039                |
| D2040     | Rain Water Drainage                        | \$0.98     | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$7,862            | \$7,147                 |
|           | Other Plumbing Systems-<br>Nat Gas         | \$1.64     | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$13,180           | \$11,982                |
| D3040     | Distribution Systems                       | \$23.96    | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$192,385          | \$174,896               |
| D3050     | Terminal & Package Units                   | \$26.60    | 7,299 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.01 | \$1,495            | \$194,130               |
| D3060     | Controls & Instrumentation                 | \$5.95     | 7,299 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$43,409                |
| D4010     | Sprinklers                                 | \$8.16     | 7,299 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$65,554           | \$59,595                |
| D4030     | Fire Protection Specialties                | \$0.24     | 7,299 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$1,787                 |
|           | Electrical                                 |            |       |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5010     | Service/Distribution                       | \$8.99     | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$72,144           | \$65,586                |
| D5020     | Branch Wiring                              | \$30.99    | 7,299 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$248,806          | \$226,187               |
| D5020     | Lighting                                   | \$24.36    | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.31 | \$55,255           | \$177,839               |
| D5030310  | Telephone Systems                          | \$2.36     | 7,299 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$17,237                |
| D5030910  | Fire Alarm System                          | \$2.97     | 7,299 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$21,652                |
|           | Security System, Camers,<br>Access Control | \$1.56     | 7,299 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$11,351           | \$11,351                |
| D5030920  | LAN System                                 | \$1.56     | 7,299 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 2    | \$19,617           | \$11,351                |
|           | Public Address / Clock<br>System           | \$1.56     | 7,299 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$11,351           | \$11,351                |
| E1020     | Institutional Equipment                    | \$31.92    | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.04 | \$8,161            | \$233,019               |
| E1090     | Other Equipment                            | \$2.02     | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$14,715                |
| E2010     | Fixed Furnishings                          | \$6.47     | 7,299 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.45 | \$21,010           | \$47,192                |
| F2020     | Hazardous Components<br>Abatement          | \$0.00     | 0     |      |      |              | NR                |                           | 0                | NR     |      | -    | \$64,325           | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022      | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|------|------|------|----------|-----------|-----------|-------------|
| Total     |                         | \$1,678,351 |      |      | \$24,369 |      |      |      |      | \$39,167 | \$133,159 | \$364,411 | \$2,239,457 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |      |      |          |           |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |      |      |      |          |           |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |      |      |      |          |           |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |      |      |      |          |           |           |             |
| B1010     | Floor Construction      |             |      |      |          |      |      |      |      |          |           |           |             |
| B1020     | Roof Construction       |             |      |      |          |      |      |      |      |          |           |           |             |
| B2010     | Exterior Walls          | \$10,326    |      |      |          |      |      |      |      |          |           |           | \$10,326    |
| B2020     | Exterior Windows        | \$37,927    |      |      |          |      |      |      |      |          |           |           | \$37,927    |
| B2030     | Exterior Doors          | \$103,005   |      |      |          |      |      |      |      |          |           |           | \$103,005   |
| B3010105  | Built-Up                | \$212,403   |      |      |          |      |      |      |      |          |           |           | \$212,403   |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |      |      |          |           |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |      |      |          |           |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |      |      |          |           |           |             |
| B3020     | Roof Openings           | \$7,882     |      |      |          |      |      |      |      |          |           |           | \$7,882     |
| C1010     | Partitions              | \$22,032    |      |      |          |      |      |      |      |          |           |           | \$22,032    |
| C1020     | Interior Doors          | \$35,125    |      |      |          |      |      |      |      |          |           |           | \$35,125    |
| C1030     | Fittings                | \$2,682     |      |      |          |      |      |      |      |          |           |           | \$2,682     |
| C2010     | Stair Construction      |             |      |      |          |      |      |      |      |          |           |           |             |
| C3010     | Wall Finishes           | \$99,083    |      |      |          |      |      |      |      |          | \$133,159 |           | \$232,242   |
| C3020210  | Carpet                  | \$79,251    |      |      |          |      |      |      |      |          |           |           | \$79,251    |
| C3020210  | Ceramic Tile            | \$14,604    |      |      |          |      |      |      |      |          |           |           | \$14,604    |
| C3020210  | Epoxy                   |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | Sealed Concrete         |             |      |      |          |      |      |      |      |          |           |           |             |
| C3020410  | VCT                     | \$9,580     |      |      |          |      |      |      |      |          |           |           | \$9,580     |
| C3020410  | Wood                    |             |      |      |          |      |      |      |      |          |           |           |             |
| C3030     | Ceiling Finishes        | \$175,968   |      |      |          |      |      |      |      |          |           |           | \$175,968   |

# Campus Report - El Modena HS

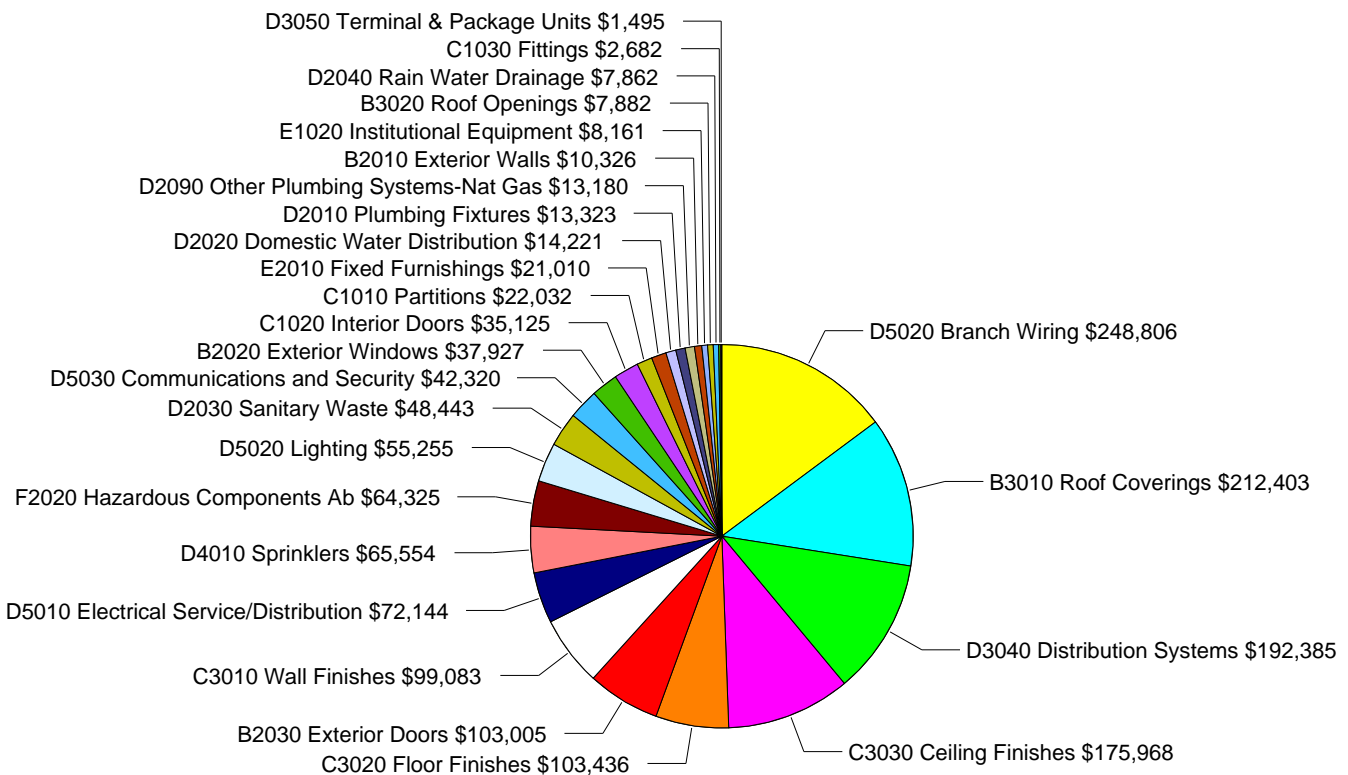
| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     |           |      |      |          |      |      |      |      |          |      |           |           |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$13,323  |      |      |          |      |      |      |      |          |      |           | \$13,323  |
| D2020     | Domestic Water Distribution             | \$14,221  |      |      |          |      |      |      |      |          |      |           | \$14,221  |
| D2030     | Sanitary Waste                          | \$48,443  |      |      |          |      |      |      |      |          |      |           | \$48,443  |
| D2040     | Rain Water Drainage                     | \$7,862   |      |      |          |      |      |      |      |          |      |           | \$7,862   |
| D2090     | Other Plumbing Systems-Nat Gas          | \$13,180  |      |      |          |      |      |      |      |          |      |           | \$13,180  |
| D3010     | Energy Supply                           |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$192,385 |      |      |          |      |      |      |      |          |      |           | \$192,385 |
| D3050     | Terminal & Package Units                | \$1,495   |      |      |          |      |      |      |      |          |      | \$295,594 | \$297,089 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$66,096  | \$66,096  |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$65,554  |      |      |          |      |      |      |      |          |      |           | \$65,554  |
| D4020     | Standpipes                              |           |      |      |          |      |      |      |      |          |      |           |           |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$2,721   | \$2,721   |
| D4090     | Other Fire Protection Systems           |           |      |      |          |      |      |      |      |          |      |           |           |
| D5010     | Electrical Service/Distribution         | \$72,144  |      |      |          |      |      |      |      |          |      |           | \$72,144  |
| D5020     | Branch Wiring                           | \$248,806 |      |      |          |      |      |      |      |          |      |           | \$248,806 |
| D5020     | Lighting                                | \$55,255  |      |      |          |      |      |      |      |          |      |           | \$55,255  |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$23,615 |      |           | \$23,615  |
| D5030910  | Fire Alarm System                       |           |      |      | \$24,369 |      |      |      |      |          |      |           | \$24,369  |
| D5030910  | Security System, Camers, Access Control | \$11,351  |      |      |          |      |      |      |      |          |      |           | \$11,351  |
| D5030920  | LAN System                              | \$19,617  |      |      |          |      |      |      |      | \$15,552 |      |           | \$35,169  |
| D5030920  | Public Address / Clock System           | \$11,351  |      |      |          |      |      |      |      |          |      |           | \$11,351  |
| D5090     | Other Electrical Systems                |           |      |      |          |      |      |      |      |          |      |           |           |
| E1020     | Institutional Equipment                 | \$8,161   |      |      |          |      |      |      |      |          |      |           | \$8,161   |

## Campus Report - El Modena HS

| Uniformat | System Description             | 2012-13  | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total    |
|-----------|--------------------------------|----------|------|------|------|------|------|------|------|------|------|------|----------|
| E1030     | Vehicular Equipment            |          |      |      |      |      |      |      |      |      |      |      |          |
| E1090     | Other Equipment                |          |      |      |      |      |      |      |      |      |      |      |          |
| E2010     | Fixed Furnishings              | \$21,010 |      |      |      |      |      |      |      |      |      |      | \$21,010 |
| F1010     | Special Structures             |          |      |      |      |      |      |      |      |      |      |      |          |
| F1020     | Integrated Construction        |          |      |      |      |      |      |      |      |      |      |      |          |
| F1030     | Special Construction Systems   |          |      |      |      |      |      |      |      |      |      |      |          |
| F1040     | Special Facilities             |          |      |      |      |      |      |      |      |      |      |      |          |
| F2020     | Hazardous Components Abatement | \$64,325 |      |      |      |      |      |      |      |      |      |      | \$64,325 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$1,678,353**

## Condition Detail

### System: B2010 - Exterior Walls



**Location:** Exterior soffits  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 1,350-S.F.  
**Estimate:** \$10,326.24  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Exterior soffit are cracked and water stained from roof leaks. Soffits are ACM.

### System: B2020 - Exterior Windows



**Location:** Exterior windows.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$37,926.66  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Quantity/area includes transom panels at doors, ceramic tile assembly above and below windows. Existing windows are typically single pane in aluminum frames. Glazing systems are failing. Tile panels are ACM per 2012 AHERA report.



## Campus Report - El Modena HS

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### System: B2030 - Exterior Doors



**Location:** Exterior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$103,004.59  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Doors, frames, and hardware are typically original and beyond their expected life. Maintenance costs are high. Addition of a handi-cap operator at the main entrance is recommended. Provide interior latching lever locksets at classrooms and student areas.

### System: B3010105 - Built-Up



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$212,403.00  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Roof is expired. It crunches when you walk on it. There are areas of poinding and deteriorated membrane.

## Campus Report - El Modena HS

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### System: B3020 - Roof Openings



**Location:** Access from janitor's closet.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$7,881.60  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Roof hatch is beyond it's expected life. Ladder does not have code required extension.

### System: C1010 - Partitions



**Location:** Interior walls  
**Material:** Interior Partitions  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$22,032.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems and update configurations for ADA compliance and operational efficiency. Replace wall acoustical tile beyond its service life. Replace antiquated folding partition between reading rooms and multi-purpose room.

## Campus Report - El Modena HS

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### System: C1020 - Interior Doors



**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$35,125.31  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Doors are beyond their expected life. Doors do not have lever latches. Replacement of interior doors and hardware is recommended.

### System: C1030 - Fittings



**Location:** Entire building, typically at doors.  
**Material:** Signage  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 7,299-S.F.  
**Estimate:** \$1,576.58  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide code compliant signage throughout the building.

### System: C1030 - Fittings

**Location:** Student and staff restrooms  
**Material:** Toilet Partitions  
**Distress:** Missing  
**Category:** ADA Non Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace toilet partitions and accessories  
OUSD  
**Qty:** 1-Ea.  
**Estimate:** \$1,105.75  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Toilet partitions have been replaced in boys and girls restrooms. It is recommended that the staff restroom be upgraded to ADA standards.

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**System: C3010 - Wall Finishes**



**Location:** All interior walls.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$99,083.05  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Wall finish system includes paint, vinyl all covering and ceramic tile.

## Campus Report - El Modena HS

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### System: C3020210 - Carpet



**Location:** Stacks area, reading room, multi-purpose room, office, computer room.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$79,251.48

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Carpet shows obvious wear and ter.

### System: C3020210 - Ceramic Tile



**Location:** Student and staff restroom floors.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$14,604.48

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Ceramic floor tile systems are expired.



**System: C3020410 - VCT**



**Location:** Book storage, workroom, periodicals.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$9,580.03  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** 9" VAT is recommended for replacement.

**System: C3030 - Ceiling Finishes**



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$175,967.80  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Typical ceilings are 2 x 4 lay-in acoustical systems. Hard lids are provided at restrooms. System replacement is recommended to facilitate general renovations and ACM abatement.



## Campus Report - El Modena HS

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### System: D2010 - Plumbing Fixtures

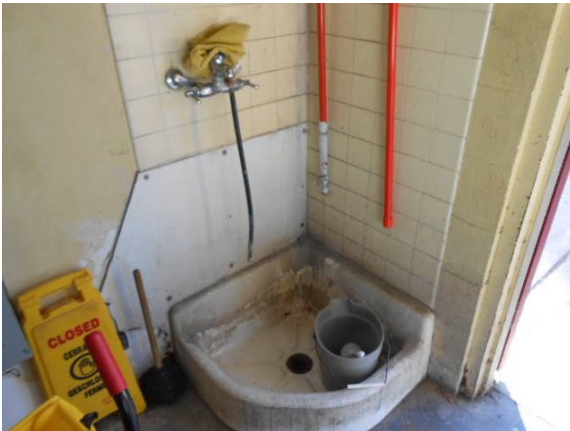


**Location:** Book Storage & Work Room  
**Material:** Sink, Stainless Steel  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink, stainless steel  
**Qty:** 2-Ea.  
**Estimate:** \$3,020.28  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Sinks are mostly original and beyond expected life and it is recommended to be replaced during next remodel or renovation.

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### System: D2010 - Plumbing Fixtures



**Location:** Custodial Room  
**Material:** Service/Utility Sink  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink and fixtures  
**Qty:** 1-Ea.  
**Estimate:** \$3,297.64  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

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### System: D2010 - Plumbing Fixtures

## Campus Report - El Modena HS

Photo is not available.

**Location:** Typical for entire building  
**Material:** Drinking Fountain  
**Distress:** Missing  
**Category:** Code Compliance  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** A drinking fountain is missing and is recommended to be provided including (1) ADA during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Staff restroom  
**Material:** Lavatory, Vitreous China  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory, vitreous china  
**Qty:** 1-Ea.  
**Estimate:** \$1,074.99  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Women and Men restrooms  
**Material:** Faucet  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory faucet  
**Qty:** 4-Ea.  
**Estimate:** \$1,117.13  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** Sinks were replaced but not the faucets and it is recommended to be replaced during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2020 - Domestic Water Distribution



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$14,220.79  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Domestic hot water was replaced in 2009; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$48,443.17  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Sanitary Sewer is original to the building age. Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

## Campus Report - El Modena HS

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### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$7,861.90  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$13,180.24  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.



## Campus Report - El Modena HS

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### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$192,385.29  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** HVAC system was replaced in 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

### System: D3050 - Terminal & Package Units



**Location:** Audio/Visual Storage  
**Material:** Air Conditioner, Window 1 Ton  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Replace air conditioner, window, 1 ton  
**Qty:** 1-Ea.  
**Estimate:** \$1,494.50  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Recommend replacing existing window A/C unit with additional or auxiliary A/C. Include cost for an evaluation by a PE for HVAC system in the next renovation project.

## Campus Report - El Modena HS

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### System: D4010 - Sprinklers



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$65,554.36  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and it's recommended to be added throughout building wide during next major renovation.

### System: D5010 - Electrical Service/Distribution



**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$72,144.48  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013



## Campus Report - El Modena HS

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### System: D5020 - Branch Wiring



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$248,805.98  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

### System: D5020 - Lighting



**Location:** Exterior Soffit Light  
**Material:** HP Sodium Fixture, 250 W  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace fixture H.P. sodium fixture, 250 W  
**Qty:** 1-Ea.  
**Estimate:** \$2,138.57  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** There is water inside the refractor lens that has been filtering from the roof every time it rains. The Light fixture is not suitable to operate under these conditions. An engineering study by a PE is recommended prior replacement.

## Campus Report - El Modena HS

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### System: D5020 - Lighting



**Location:** Foyer  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 3-Ea.  
**Estimate:** \$4,060.14  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation

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### System: D5020 - Lighting



**Location:** Women & Men restroom, Multi-purpose room, Reading area, Video Lab and Audio/Visual Storage  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 77-Ea.  
**Estimate:** \$39,194.81  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D5020 - Lighting



**Location:** Women & Men restroom, Main Office & Work Room

**Material:** Fluorescent Lighting Fixture, 80 W

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Replace fixture fluorescent lighting fixture, 80 W

**Qty:** 16-Ea.

**Estimate:** \$9,861.12

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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### System: D5030910 - Security System, Camers, Access Control



**Location:** Typical for entire building

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$11,351.40

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/27/2013

**Notes:** Security Cameras are not being monitored local or remotely and it needs upgrades. Recommend replacing and enhancing during the next building renovation.

## Campus Report - El Modena HS

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### System: D5030920 - LAN System



**Location:** Typical for entire building  
**Material:** Lan System  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace LAN System Drop CAT6  
**Qty:** 50-Ea.  
**Estimate:** \$19,617.48  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Most of the existing LAN outlets will require new drops and it is recommended to be enhanced during the next major building renovation.

### System: D5030920 - Public Address / Clock System



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$11,351.40  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

## Campus Report - El Modena HS

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### System: E1020 - Institutional Equipment



**Location:** Stacks, book storage, check-out desk.  
**Material:** Library Equipment  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/add library equipment  
**Qty:** 100-L.F.  
**Estimate:** \$8,161.20  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Replace check-out desk. Provide seismic bracing at freestanding stacks.

### System: E2010 - Fixed Furnishings



**Location:** Work room, audio visual storage, periodicals.  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 40-L.F.  
**Estimate:** \$21,010.03  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** All millwork and cabinetry in the building is original and in generally poor condition.

**System: F2020 - Hazardous Components Abatement**



**Location:** Friable material above ceilings and fire door insulation. Non-friable material in exterior stucco soffits, above and below windows in transite panels, and 9" floor tiles.

**Material:** Removal of Hazardous Components

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Abate all ACM in building

**Qty:** 7,299-S.F.

**Estimate:** \$64,324.63

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.



**Bldg G**

**Executive Summary**

Gross Area (SF): 15,204  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$6,537,067  
 Repair Cost: \$2,813,469  
 Total FCI: 43.04%  
 Total RSLI: 26%



**Facility Description:**

**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%        | FCI%         | Current Repair Amount |
|---------------------------|--------------|--------------|-----------------------|
| A10 Foundations           | NR           | 0.00         | \$0                   |
| B10 Superstructure        | NR           | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00         | 24.30        | \$161,278             |
| B30 Roofing               | 34.70        | 4.46         | \$18,427              |
| C10 Interior Construction | 0.00         | 39.74        | \$175,669             |
| C20 Stairs                | 37.33        | 0.00         | \$0                   |
| C30 Interior Finishes     | 72.79        | 21.32        | \$134,422             |
| D10 Conveying             | 74.29        | 0.00         | \$0                   |
| D20 Plumbing              | 43.94        | 42.45        | \$180,768             |
| D30 HVAC                  | 42.22        | 46.66        | \$400,984             |
| D40 Fire Protection       | 1.56         | 107.66       | \$188,571             |
| D50 Electrical            | 6.02         | 66.53        | \$752,351             |
| E10 Equipment             | 0.00         | 102.45       | \$551,358             |
| E20 Furnishings           | 0.00         | 117.38       | \$115,650             |
| <b>Total:</b>             | <b>26.33</b> | <b>43.04</b> | <b>\$2,813,469</b>    |

## System Listing for Bldg G

| Uniformat | System Description                         | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|--|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations                       | \$19.56    | 15,204 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$297,317               |
| A1030     | Slab on Grade                              | \$16.91    | 15,204 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$257,033               |
| B1020     | Roof Construction                          | \$31.67    | 15,204 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$481,444               |
| B2010     | Exterior Walls                             | \$34.83    | 15,204 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.03 | \$13,648           | \$529,610               |
| B2020     | Exterior Windows                           | \$0.63     | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$10,597           | \$9,633                 |
| B2030     | Exterior Doors                             | \$8.19     | 15,204 | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$137,033          | \$124,575               |
| B3010105  | Built-Up                                   | \$22.36    | 17,800 | SF   | 25   | 1996         | 2021              |                           | 9                | 36.00  |      | 0.01 | \$2,031            | \$398,065               |
| B3020     | Roof Openings                              | \$7.453    | 2      | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$16,396           | \$14,905                |
| C1010     | Partitions                                 | \$14.28    | 15,204 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.10 | \$22,032           | \$217,186               |
| C1020     | Interior Doors                             | \$3.379    | 35     | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$130,103          | \$118,275               |
| C1030     | Fittings                                   | \$7.01     | 15,204 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.22 | \$23,535           | \$106,623               |
| C2010     | Stair Construction                         | \$1.07     | 15,204 | S.F. | 75   | 1965         | 2040              |                           | 28               | 37.33  |      | 0.00 | \$0                | \$16,201                |
| C3010     | Wall Finishes                              | \$12.36    | 15,204 | S.F. | 10   | 2008         | 2018              |                           | 6                | 60.00  |      | 0.32 | \$60,480           | \$187,848               |
| C3020210  | Carpet                                     | \$13.74    | 700    | SF   |      | 1990         | 1990              |                           | 0                | 0.00   |      | 1    | \$10,578           | \$9,616                 |
| C3020210  | Ceramic Tile                               | \$33.21    | 350    | SF   | 25   | 2008         | 2033              |                           | 21               | 84.00  |      | 0.00 | \$0                | \$11,622                |
| C3020410  | Sealed Concrete                            | \$2.66     | 300    | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$799                   |
| C3020410  | VCT  | \$7.26     | 12,000 | SF   | 20   | 2008         | 2028              |                           | 16               | 80.00  |      | 0.23 | \$19,740           | \$87,091                |
| C3030     | Ceiling Finishes                           | \$21.93    | 15,204 | S.F. | 20   | 2008         | 2028              |                           | 16               | 80.00  |      | 0.13 | \$43,625           | \$333,442               |
| D1010     | Elevators and Lifts                        | \$7.10     | 15,204 | S.F. | 35   | 2003         | 2038              |                           | 26               | 74.29  |      | 0.00 | \$0                | \$107,936               |
| D2010     | Plumbing Fixtures                          | \$17.58    | 15,204 | S.F. | 30   | 2003         | 2033              |                           | 21               | 70.00  |      | 0.02 | \$6,406            | \$267,323               |
| D2020     | Domestic Water Distribution                | \$1.77     | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$29,622           | \$26,929                |
| D2030     | Sanitary Waste                             | \$6.03     | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$100,908          | \$91,735                |
| D2040     | Rain Water Drainage                        | \$0.98     | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$16,377           | \$14,888                |
| D2090     | Other Plumbing Systems-<br>Nat Gas         | \$1.64     | 15,204 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$27,455           | \$24,959                |
| D3040     | Distribution Systems                       | \$23.98    | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$400,984          | \$364,531               |
| D3050     | Terminal & Package Units                   | \$26.60    | 15,204 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$404,378               |
| D3060     | Controls & Instrumentation                 | \$5.95     | 15,204 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$90,421                |
| D4010     | Sprinklers                                 | \$8.16     | 15,204 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$136,551          | \$124,138               |
| D4020     | Standpipes                                 | \$0.73     | 15,204 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$12,282           | \$11,166                |
| D4030     | Fire Protection Specialties                | \$0.24     | 15,204 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$3,722                 |
| D4090     | Other Fire Protection<br>Systems           | \$2.38     | 15,204 | S.F. | 15   | 1965         | 1980              |                           | 0                | 0.00   |      | 1    | \$39,737           | \$36,125                |
| D5010     | Electrical<br>Service/Distribution         | \$8.99     | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$150,279          | \$136,617               |
| D5020     | Branch Wiring                              | \$31.00    | 15,204 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$518,510          | \$471,373               |
| D5020     | Lighting                                   | \$24.38    | 15,204 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.16 | \$59,917           | \$370,661               |
| D5030310  | Telephone Systems                          | \$2.38     | 15,204 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$36,125                |
| D5030910  | Fire Alarm System                          | \$2.97     | 15,204 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$45,101                |
| D5030910  | Security System, Camers,<br>Access Control | \$1.56     | 15,204 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$23,645           | \$23,645                |
| D5030920  | LAN System                                 | \$1.56     | 15,204 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$23,645                |
| D5030920  | Public Address / Clock<br>System           | \$1.56     | 15,204 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$23,645                |
| E1020     | Institutional Equipment                    | \$3.48     | 15,204 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.33 | \$17,626           | \$52,983                |
| E1020     | Institutional Equipment -<br>theater       | \$85,174   | 1      | Job  | 20   | 1985         | 2005              |                           | 0                | 0.00   |      | 1    | \$93,692           | \$85,174                |
| E1090350  | Food Service Equipment                     | \$200      | 1,621  | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$356,905          | \$324,459               |
| E1090360  | Walk-in Cooler/Freezer                     | \$75,578   | 1      | Ea.  | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$83,136           | \$75,578                |
| E2010     | Fixed Furnishings                          | \$6.48     | 15,204 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$115,650          | \$98,522                |
| F2020     | Hazardous Components<br>Abatement          | \$0.00     | 15,204 |      |      |              | NR                |                           | 0                | NR     |      | -    | \$133,990          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018      | 2019 | 2020 | 2021      | 2022 | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|-----------|------|------|-----------|------|-----------|-------------|
| Total     |                         | \$2,813,470 |      |      | \$50,762 |      | \$246,731 |      |      | \$684,060 |      | \$759,077 | \$4,554,100 |
| A1010     | Standard Foundations    |             |      |      |          |      |           |      |      |           |      |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |           |      |      |           |      |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |           |      |      |           |      |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |           |      |      |           |      |           |             |
| B1010     | Floor Construction      |             |      |      |          |      |           |      |      |           |      |           |             |
| B1020     | Roof Construction       |             |      |      |          |      |           |      |      |           |      |           |             |
| B2010     | Exterior Walls          | \$13,648    |      |      |          |      |           |      |      |           |      |           | \$13,648    |
| B2020     | Exterior Windows        | \$10,597    |      |      |          |      |           |      |      |           |      |           | \$10,597    |
| B2030     | Exterior Doors          | \$137,033   |      |      |          |      |           |      |      |           |      |           | \$137,033   |
| B3010105  | Built-Up                | \$2,031     |      |      |          |      |           |      |      | \$571,323 |      |           | \$573,354   |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |           |      |      |           |      |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |           |      |      |           |      |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |           |      |      |           |      |           |             |
| B3020     | Roof Openings           | \$16,396    |      |      |          |      |           |      |      |           |      |           | \$16,396    |
| C1010     | Partitions              | \$22,032    |      |      |          |      |           |      |      |           |      |           | \$22,032    |
| C1020     | Interior Doors          | \$130,103   |      |      |          |      |           |      |      |           |      |           | \$130,103   |
| C1030     | Fittings                | \$23,535    |      |      |          |      |           |      |      |           |      |           | \$23,535    |
| C2010     | Stair Construction      |             |      |      |          |      |           |      |      |           |      |           |             |
| C3010     | Wall Finishes           | \$60,480    |      |      |          |      | \$246,731 |      |      |           |      |           | \$307,211   |
| C3020210  | Carpet                  | \$10,578    |      |      |          |      |           |      |      |           |      |           | \$10,578    |
| C3020210  | Ceramic Tile            |             |      |      |          |      |           |      |      |           |      |           |             |
| C3020210  | Epoxy                   |             |      |      |          |      |           |      |      |           |      |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |           |      |      |           |      |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |           |      |      |           |      |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |           |      |      |           |      |           |             |
| C3020410  | Sealed Concrete         |             |      |      |          |      |           |      |      |           |      |           |             |
| C3020410  | VCT                     | \$19,740    |      |      |          |      |           |      |      |           |      |           | \$19,740    |
| C3020410  | Wood                    |             |      |      |          |      |           |      |      |           |      |           |             |
| C3030     | Ceiling Finishes        | \$43,625    |      |      |          |      |           |      |      |           |      |           | \$43,625    |

# Campus Report - El Modena HS

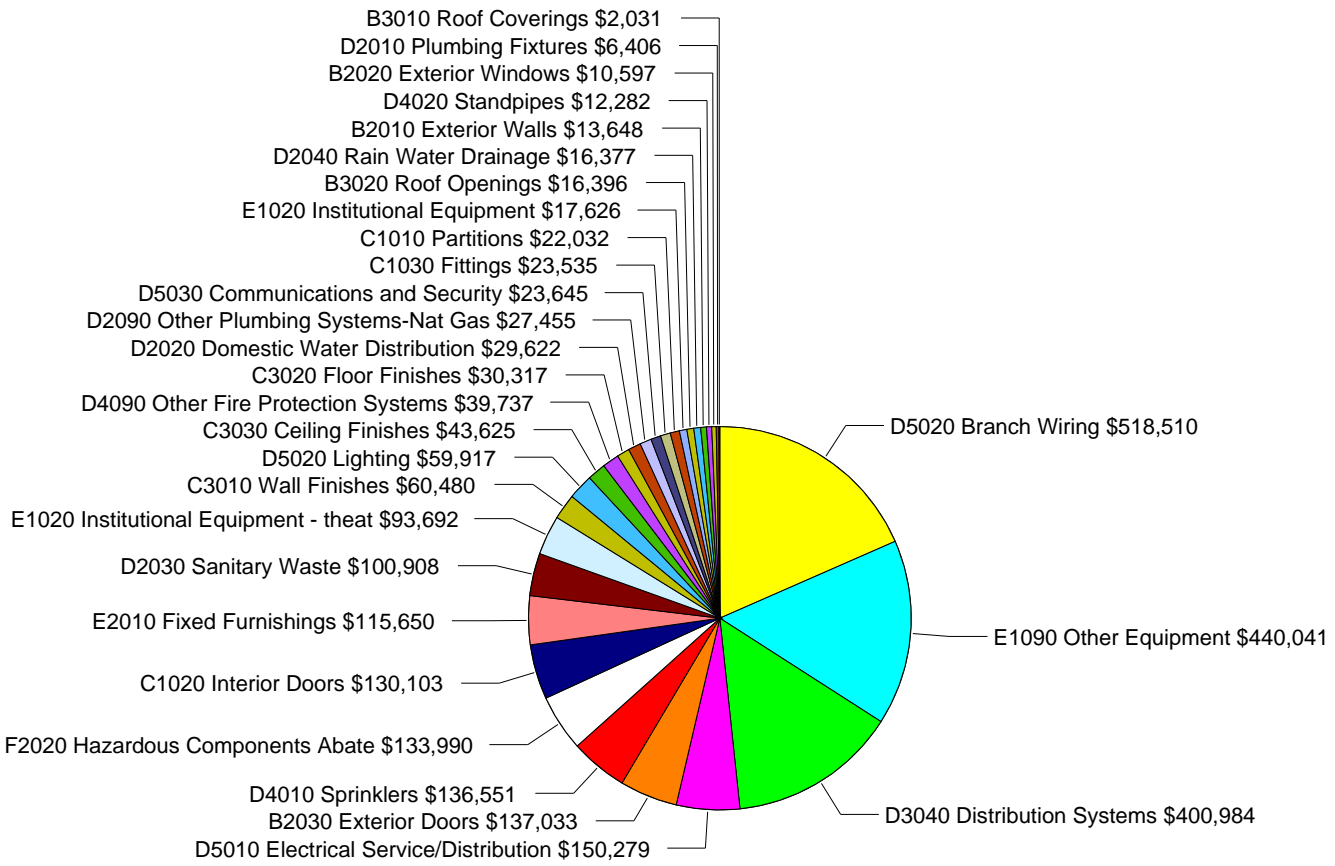
| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     |           |      |      |          |      |      |      |      |          |      |           |           |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$6,406   |      |      |          |      |      |      |      |          |      |           | \$6,406   |
| D2020     | Domestic Water Distribution             | \$29,622  |      |      |          |      |      |      |      |          |      |           | \$29,622  |
| D2030     | Sanitary Waste                          | \$100,908 |      |      |          |      |      |      |      |          |      |           | \$100,908 |
| D2040     | Rain Water Drainage                     | \$16,377  |      |      |          |      |      |      |      |          |      |           | \$16,377  |
| D2090     | Other Plumbing Systems-Nat Gas          | \$27,455  |      |      |          |      |      |      |      |          |      |           | \$27,455  |
| D3010     | Energy Supply                           |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$400,984 |      |      |          |      |      |      |      |          |      |           | \$400,984 |
| D3050     | Terminal & Package Units                |           |      |      |          |      |      |      |      |          |      | \$615,729 | \$615,729 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$137,681 | \$137,681 |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$136,551 |      |      |          |      |      |      |      |          |      |           | \$136,551 |
| D4020     | Standpipes                              | \$12,282  |      |      |          |      |      |      |      |          |      |           | \$12,282  |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$5,667   | \$5,667   |
| D4090     | Other Fire Protection Systems           | \$39,737  |      |      |          |      |      |      |      |          |      |           | \$39,737  |
| D5010     | Electrical Service/Distribution         | \$150,279 |      |      |          |      |      |      |      |          |      |           | \$150,279 |
| D5020     | Branch Wiring                           | \$518,510 |      |      |          |      |      |      |      |          |      |           | \$518,510 |
| D5020     | Lighting                                | \$59,917  |      |      |          |      |      |      |      |          |      |           | \$59,917  |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$49,491 |      |           | \$49,491  |
| D5030910  | Fire Alarm System                       |           |      |      | \$50,762 |      |      |      |      |          |      |           | \$50,762  |
| D5030910  | Security System, Camers, Access Control | \$23,645  |      |      |          |      |      |      |      |          |      |           | \$23,645  |
| D5030920  | LAN System                              |           |      |      |          |      |      |      |      | \$32,394 |      |           | \$32,394  |
| D5030920  | Public Address / Clock System           |           |      |      |          |      |      |      |      | \$30,852 |      |           | \$30,852  |
| D5090     | Other Electrical Systems                |           |      |      |          |      |      |      |      |          |      |           |           |
| E1020     | Institutional Equipment                 | \$17,626  |      |      |          |      |      |      |      |          |      |           | \$17,626  |

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| Uniformat | System Description                | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|-----------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| E1020     | Institutional Equipment - theater | \$93,692  |      |      |      |      |      |      |      |      |      |      | \$93,692  |
| E1030     | Vehicular Equipment               |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090350  | Food Service Equipment            | \$356,905 |      |      |      |      |      |      |      |      |      |      | \$356,905 |
| E1090360  | Walk-in Cooler/Freezer            | \$83,136  |      |      |      |      |      |      |      |      |      |      | \$83,136  |
| E2010     | Fixed Furnishings                 | \$115,650 |      |      |      |      |      |      |      |      |      |      | \$115,650 |
| F1010     | Special Structures                |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction           |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems      |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities                |           |      |      |      |      |      |      |      |      |      |      |           |
| F2020     | Hazardous Components Abatement    | \$133,990 |      |      |      |      |      |      |      |      |      |      | \$133,990 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$2,813,469**



## Condition Detail

### System: B2010 - Exterior Walls



**Location:** Exterior soffits.  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 2,000-S.F.  
**Estimate:** \$13,648.32  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Exterior soffits are stained and cracking.

### System: B2020 - Exterior Windows



**Location:** Staff lounge and sandwich bar service windows.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$10,596.58  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Windows are in poor condition.

## Campus Report - El Modena HS

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### System: B2030 - Exterior Doors



**Location:** Exterior doors. Includes Large rollin door to exterior amphiteater stage.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$137,033.04

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Doors are beyond their expected life. Stage doors are in poor condition.

### System: B3010105 - Built-Up



**Location:** Roofs

**Material:** Built-Up Roofing

**Distress:** Inadequate

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Debris removal and visual inspection built-up roof

**Qty:** 18-M.S.F.

**Estimate:** \$2,031.09

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** Roof is not yet expired. Water stains on interior ceilings are assumed to be old. Visual inspection shows many areas of poor drainage with accumulation of debris. Removal of debris and close inspection is recommended. Also recommended is installtion of metal cap flashing at the top of the masonry wall at the east wall, south end.

## Campus Report - El Modena HS

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### System: B3020 - Roof Openings



**Location:** North and south roofs.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$16,396.05

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Roof hatches are beyond expected life. Ladders are not fully anchored. South hatch is installed so that the ladder faces the hinge side of the opening. Replacement with code compliant hatches is recommended.

### System: C1010 - Partitions



**Location:** Building wide.

**Material:** Interior Partitions

**Distress:** Damaged

**Category:** Deferred Maintenance

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Allowance repair/remodel interior partitions  
OUSD

**Qty:** 1-Job

**Estimate:** \$22,032.00

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** Provide an allowance to make repairs to interior partitions due to related system work and existing water and impact damage. Repair/replace acoustical tile panels in multi-purpose room.

## Campus Report - El Modena HS

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### System: C1020 - Interior Doors



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$130,102.71  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Interior doors are typically original with failing hardware. Replacement of doors, frames, and hardware is recommended.

### System: C1030 - Fittings



**Location:** Building wide, particularly at doors.  
**Material:** Signage  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 15,204-S.F.  
**Estimate:** \$3,284.06  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Provide code compliant signage throughout the building.

### System: C1030 - Fittings

**Location:** Storage room.  
**Material:** Fixed Furnishings - Lockers  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Student lockers stacked 2-high  
**Qty:** 50-Ea.  
**Estimate:** \$20,250.72  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Lockers are beyond their expected life.

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**System: C3010 - Wall Finishes**



**Location:** Kitchen, classrooms, back-of-house areas.  
**Material:** Wall Finishes  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Refinish/Repaint  
**Qty:** 100,000-S.F.  
**Estimate:** \$60,480.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/04/2013

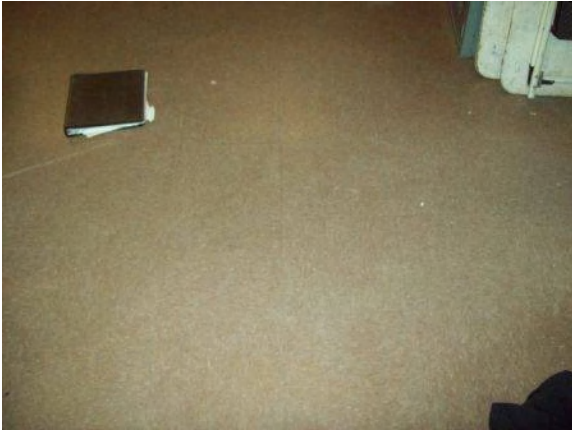
**Notes:** The multi-purpose room has been repainted. Student restrooms have been renovated. However other areas of the building will be affected by ACM abatement and other recommended system renewals. Provide an allowance to re-finish interior walls in the next renovation. This allowance will cover all wall finish types including paint, ceramic tile, and acoustical treatments.



## Campus Report - El Modena HS

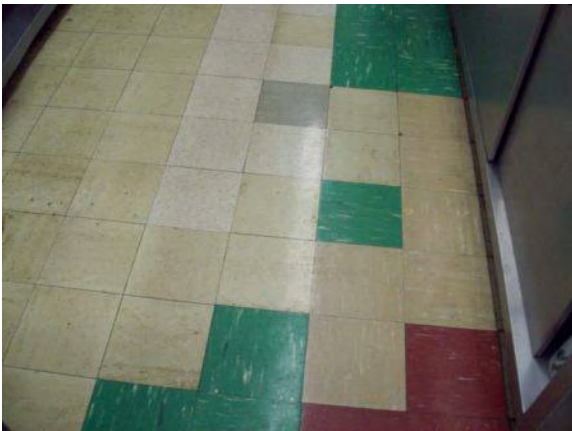
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### System: C3020210 - Carpet



**Location:** Practice rooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$10,577.95  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

### System: C3020410 - VCT



**Location:** Band and choral rooms. Kitchen.  
**Material:** Vinyl  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace VCT Flooring and Resilient Base  
**Qty:** 5,000-S.F.  
**Estimate:** \$19,739.52  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** VCT in band and choral rooms, and VAT in the kitchen are worn and failing. Replacement is recommended. The multi-purpose room and some ancilliary spaces appear to have been updated.



**System: C3030 - Ceiling Finishes**



**Location:** Band and choral rooms, practice, dressing, and storage rooms.

**Material:** Acoustic Tile

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Replace acoustic tile ceiling, non fire-rated

**Qty:** 45-C.S.F.

**Estimate:** \$30,002.40

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** Although the main multi-purpose room has a new ceiling estimated at 2008, some areas of the building need ceiling replacements due to age and condition.

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**System: C3030 - Ceiling Finishes**



**Location:** Kitchen and related spaces.

**Material:** Sheetrock

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 1 - Currently Critical (Immediate)

**Correction:** Replace sheetrock ceiling

**Qty:** 20-C.S.F.

**Estimate:** \$13,622.40

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/28/2013

**Notes:** Although well maintained, the hard lid ceilings show signs of considerable repairs. Full replacement is recommended.

## Campus Report - El Modena HS

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### System: D2010 - Plumbing Fixtures



**Location:** Kitchen Staff Toilet  
**Material:** Tankless Water Closet  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace tankless water closet  
**Qty:** 1-Ea.  
**Estimate:** \$1,235.46  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Water Closets were replaced in 2003 during last remodelation but this one. Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** Kitchen and Kitchen Storage  
**Material:** Lavatory, Vitreous China  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory, vitreous china  
**Qty:** 2-Ea.  
**Estimate:** \$2,149.98  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

### System: D2010 - Plumbing Fixtures

**Location:** Band Room 701 & Staff Lounge  
**Material:** Sink, Stainless Steel  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink, stainless steel  
**Qty:** 2-Ea.  
**Estimate:** \$3,020.28  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Sinks are mostly original and beyond expected life and it is recommended to be replaced during next remodel or renovation.

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**System: D2020 - Domestic Water Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$29,622.26  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** (2) Domestic hot water were replaced in 2006 & 2002 and a storage tank replaced in 2006; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$100,908.34  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,376.53  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$27,454.78  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$400,984.21  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** HVAC system was replaced in 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

**System: D4010 - Sprinklers**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$136,551.38  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and it's recommended to be added throughout building wide during next major renovation.

**System: D4020 - Standpipes**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$12,282.40  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** Replace system during next remodel or renovation.



**System: D4090 - Other Fire Protection Systems**



**Location:** Kitchen  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$39,737.17  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** Agent cylinder, control box and a manual pull station were replaced during 2003 renovation; However the system is original and it is recommended to be replaced during next renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$150,278.77  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D5020 - Branch Wiring



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$518,509.92  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

### System: D5020 - Lighting



**Location:** Offices, Storage and Practice Rooms from Classroom 701 & 702, Dressing Rooms  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 15-Ea.  
**Estimate:** \$9,792.68  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D5020 - Lighting



**Location:** Staff Lounge Area, Classrooms 701 & 702  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 70-Ea.  
**Estimate:** \$26,097.36  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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### System: D5020 - Lighting



**Location:** Boys and Girls dressing room 701, Custodial room, Kitchen Storage (3)  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 22-Ea.  
**Estimate:** \$9,556.53  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

**System: D5020 - Lighting**



**Location:** Kitchen Area, Sandwith Bar and Kithcen Office  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 35-Ea.  
**Estimate:** \$11,620.97  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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**System: D5020 - Lighting**



**Location:** Women and Men restrooms from Multi-purpose Room  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 8-Ea.  
**Estimate:** \$2,849.44  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** Light switches with motion sensor, T8 fluorescent lamps and ballasts were updated in 2006; however it is recommended to replace lighting fixtures and related wiring during next remodel or renovation.

**System: D5030910 - Security System, Camers, Access Control**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$23,645.26  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

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**System: E1020 - Institutional Equipment**



**Location:** Band and band storage rooms.  
**Material:** Instrumental Equipment  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace instrument storage.  
**Qty:** 1-Job  
**Estimate:** \$17,625.60  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Existing storage is beat up.



## Campus Report - El Modena HS

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### System: E1020 - Institutional Equipment - theater



**Location:** Multi-purpose room stage.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$93,691.75  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/04/2013

**Notes:** Renew theater equipment system including lighting, sound, curtains, etc.

### System: E1090350 - Food Service Equipment



**Location:** Kitchen  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$356,905.30  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** Kitchen food service equipment is mostly original since 1965 and is beyond expected life. It is recommended to be scheduled for replacement during next remodel or renovation.



## Campus Report - El Modena HS

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### System: E1090360 - Walk-in Cooler/Freezer



**Location:** Kitchen  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$83,135.57  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/25/2013

**Notes:** Kitchen Walk-in Cooler/Freezer is original since 1965 and is beyond expected life. It is recommended to be scheduled for replacement during next remodel or renovation.

### System: E2010 - Fixed Furnishings



**Location:** Choral room.  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 16-L.F.  
**Estimate:** \$7,275.80  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** Renew expired casework systems.

### System: E2010 - Fixed Furnishings

## Campus Report - El Modena HS

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Photo is not available.

**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$108,374.11  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/05/2013

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### System: F2020 - Hazardous Components Abatement



**Location:** Friable material in pipe insulation, kitchen oven, spotlight wire insulation. Non-friable in interior plaster and 9" VAT  
**Material:** Removal of Hazardous Components  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Abate all ACM in building  
**Qty:** 15,204-S.F.  
**Estimate:** \$133,989.81  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/28/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.

**Bldg H**

**Executive Summary**

Gross Area (SF): 16,840  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$7,241,254  
 Repair Cost: \$3,608,356  
 Total FCI: 49.83%  
 Total RSLI: 14%



**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%        | FCI%         | Current Repair Amount |
|---------------------------|--------------|--------------|-----------------------|
| A10 Foundations           | NR           | 0.00         | \$0                   |
| B10 Superstructure        | NR           | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00         | 45.65        | \$355,558             |
| B30 Roofing               | 50.56        | 3.05         | \$12,067              |
| C10 Interior Construction | 0.00         | 28.22        | \$130,602             |
| C20 Stairs                | 0.00         | 110.00       | \$14,138              |
| C30 Interior Finishes     | 8.50         | 52.80        | \$416,692             |
| D20 Plumbing              | 0.00         | 46.68        | \$224,905             |
| D30 HVAC                  | 42.23        | 49.21        | \$478,594             |
| D40 Fire Protection       | 2.21         | 106.68       | \$154,446             |
| D50 Electrical            | 4.75         | 67.75        | \$866,841             |
| E10 Equipment             | 0.00         | 110.00       | \$604,446             |
| E20 Furnishings           | 0.00         | 110.00       | \$201,660             |
| <b>Total:</b>             | <b>13.61</b> | <b>49.83</b> | <b>\$3,608,356</b>    |

## System Listing for Bldg H

| Uniformat | System Description          | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|-----------------------------|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations        | \$19.97    | 16,840 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$336,342               |
| A1030     | Slab on Grade               | \$17.27    | 16,840 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$290,753               |
| B1010     | Floor Construction          | \$1.09     | 16,840 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$18,430                |
| B1020     | Roof Construction           | \$32.36    | 16,840 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$544,889               |
| B2010     | Exterior Walls              | \$35.60    | 16,840 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.26 | \$158,187          | \$599,450               |
| B2020     | Exterior Windows            | \$1,099    | 30     | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$36,257           | \$32,961                |
| B2030     | Exterior Doors              | \$8.70     | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$161,114          | \$146,468               |
| B3010105  | Built-Up                    | \$22.84    | 16,840 | SF   | 25   | 2000         | 2025              |                           | 13               | 52.00  |      | 0.00 | \$0                | \$384,599               |
| B3020     | Roof Openings               | \$5,485    | 2      | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$12,067           | \$10,970                |
| C1010     | Partitions                  | \$14.59    | 16,840 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.15 | \$36,720           | \$245,648               |
| C1020     | Interior Doors              | \$3,453    | 28     | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.80 | \$77,341           | \$96,676                |
| C1030     | Fittings                    | \$7.16     | 16,840 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.14 | \$16,541           | \$120,521               |
| C2010     | Stair Construction          | \$0.76     | 16,840 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$14,138           | \$12,852                |
| C3010     | Wall Finishes               | \$12.61    | 16,840 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$233,669          | \$212,426               |
| C3020210  | Carpet                      | \$14.04    | 3,900  | SF   | 7    | 1980         | 1987              |                           | 0                | 0.00   |      | 1    | \$60,232           | \$54,756                |
| C3020210  | Ceramic Tile                | \$33.93    | 200    | SF   | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$7,464            | \$6,785                 |
| C3020410  | Sealed Concrete             | \$2.72     | 3,950  | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 1    | \$11,825           | \$10,750                |
| C3020410  | VCT                         | \$7.42     | 5,700  | SF   | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.38 | \$16,140           | \$42,271                |
| C3020410  | Wood                        | \$28.63    | 1,400  | SF   | 20   | 2010         | 2030              |                           | 18               | 90.00  |      | 0.00 | \$0                | \$40,078                |
| C3030     | Ceiling Finishes            | \$22.41    | 18,840 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.21 | \$87,362           | \$422,137               |
| D2010     | Plumbing Fixtures           | \$17.96    | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 0.09 | \$27,514           | \$302,393               |
| D2020     | Domestic Water Distribution | \$1.81     | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$33,610           | \$30,554                |
| D2030     | Sanitary Waste              | \$6.16     | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$114,167          | \$103,788               |
| D2040     | Rain Water Drainage         | \$0.99     | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$18,405           | \$16,732                |
|           | Other Plumbing Systems-     |            |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D2090     | Nat Gas                     | \$1.68     | 16,840 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$31,209           | \$28,372                |
| D3040     | Distribution Systems        | \$24.49    | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$453,734          | \$412,486               |
| D3050     | Terminal & Package Units    | \$27.19    | 16,840 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.05 | \$24,860           | \$457,832               |
| D3060     | Controls & Instrumentation  | \$6.08     | 16,840 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$102,333               |
| D4010     | Sprinklers                  | \$8.34     | 16,840 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$154,446          | \$140,405               |
| D4030     | Fire Protection Specialties | \$0.26     | 16,840 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$4,365                 |
|           | Electrical                  |            |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5010     | Service/Distribution        | \$9.19     | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$170,184          | \$154,712               |
| D5020     | Branch Wiring               | \$31.68    | 16,840 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$586,840          | \$533,491               |
| D5020     | Lighting                    | \$24.91    | 16,840 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.13 | \$56,468           | \$419,518               |
| D5030310  | Telephone Systems           | \$2.42     | 16,840 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$40,739                |
| D5030910  | Fire Alarm System           | \$3.02     | 16,840 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$50,924                |
|           | Security System, Camers,    |            |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5030910  | Access Control              | \$1.58     | 16,840 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$26,675           | \$26,675                |
| D5030920  | LAN System                  | \$1.58     | 16,840 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$26,675                |
|           | Public Address / Clock      |            |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5030920  | System                      | \$1.58     | 16,840 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$26,675           | \$26,675                |
| E1020     | Institutional Equipment     | \$32.63    | 16,840 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$604,446          | \$549,496               |
| E2010     | Fixed Furnishings           | \$10.89    | 16,840 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$201,660          | \$183,327               |
|           | Hazardous Components        |            |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| F2020     | Abatement                   | \$0.00     | 0      |      |      |              | NR                |                           | 0                | NR     |      | -    | \$148,408          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019     | 2020 | 2021     | 2022      | 2023      | Total       |
|-----------|-------------------------|-------------|------|------|----------|------|------|----------|------|----------|-----------|-----------|-------------|
| Total     |                         | \$3,608,358 |      |      | \$57,316 |      |      | \$74,077 |      | \$92,357 | \$314,032 | \$923,952 | \$5,070,092 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |          |      |          |           |           |             |
| A1030     | Slab on Grade           |             |      |      |          |      |      |          |      |          |           |           |             |
| A2010     | Basement Excavation     |             |      |      |          |      |      |          |      |          |           |           |             |
| A2020     | Basement Walls          |             |      |      |          |      |      |          |      |          |           |           |             |
| B1010     | Floor Construction      |             |      |      |          |      |      |          |      |          |           |           |             |
| B1020     | Roof Construction       |             |      |      |          |      |      |          |      |          |           |           |             |
| B2010     | Exterior Walls          | \$158,187   |      |      |          |      |      |          |      |          |           |           | \$158,187   |
| B2020     | Exterior Windows        | \$36,257    |      |      |          |      |      |          |      |          |           |           | \$36,257    |
| B2030     | Exterior Doors          | \$161,114   |      |      |          |      |      |          |      |          |           |           | \$161,114   |
| B3010105  | Built-Up                |             |      |      |          |      |      |          |      |          |           |           |             |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |          |      |          |           |           |             |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |          |      |          |           |           |             |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |          |      |          |           |           |             |
| B3020     | Roof Openings           | \$12,067    |      |      |          |      |      |          |      |          |           |           | \$12,067    |
| C1010     | Partitions              | \$36,720    |      |      |          |      |      |          |      |          |           |           | \$36,720    |
| C1020     | Interior Doors          | \$77,341    |      |      |          |      |      |          |      |          |           |           | \$77,341    |
| C1030     | Fittings                | \$16,541    |      |      |          |      |      |          |      |          |           |           | \$16,541    |
| C2010     | Stair Construction      | \$14,138    |      |      |          |      |      |          |      |          |           |           | \$14,138    |
| C3010     | Wall Finishes           | \$233,669   |      |      |          |      |      |          |      |          | \$314,032 |           | \$547,701   |
| C3020210  | Carpet                  | \$60,232    |      |      |          |      |      | \$74,077 |      |          |           |           | \$134,309   |
| C3020210  | Ceramic Tile            | \$7,464     |      |      |          |      |      |          |      |          |           |           | \$7,464     |
| C3020210  | Epoxy                   |             |      |      |          |      |      |          |      |          |           |           |             |
| C3020210  | Terrazzo                |             |      |      |          |      |      |          |      |          |           |           |             |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |          |      |          |           |           |             |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |          |      |          |           |           |             |
| C3020410  | Sealed Concrete         | \$11,825    |      |      |          |      |      |          |      |          |           |           | \$11,825    |
| C3020410  | VCT                     | \$16,140    |      |      |          |      |      |          |      |          |           | \$64,365  | \$80,505    |
| C3020410  | Wood                    |             |      |      |          |      |      |          |      |          |           |           |             |
| C3030     | Ceiling Finishes        | \$87,362    |      |      |          |      |      |          |      |          |           |           | \$87,362    |

# Campus Report - El Modena HS

| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020 | 2021     | 2022 | 2023      | Total     |
|-----------|---|-----------|------|------|----------|------|------|------|------|----------|------|-----------|-----------|
| D1010     | Elevators and Lifts                     |           |      |      |          |      |      |      |      |          |      |           |           |
| D1020     | Escalators and Moving Walks             |           |      |      |          |      |      |      |      |          |      |           |           |
| D1090     | Other Conveying Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D2010     | Plumbing Fixtures                       | \$27,514  |      |      |          |      |      |      |      |          |      |           | \$27,514  |
| D2020     | Domestic Water Distribution             | \$33,610  |      |      |          |      |      |      |      |          |      |           | \$33,610  |
| D2030     | Sanitary Waste                          | \$114,167 |      |      |          |      |      |      |      |          |      |           | \$114,167 |
| D2040     | Rain Water Drainage                     | \$18,405  |      |      |          |      |      |      |      |          |      |           | \$18,405  |
| D2090     | Other Plumbing Systems- Nat Gas         | \$31,209  |      |      |          |      |      |      |      |          |      |           | \$31,209  |
| D3010     | Energy Supply                           |           |      |      |          |      |      |      |      |          |      |           |           |
| D3020     | Heat Generating Systems                 |           |      |      |          |      |      |      |      |          |      |           |           |
| D3030     | Cooling Generating Systems              |           |      |      |          |      |      |      |      |          |      |           |           |
| D3040     | Distribution Systems                    | \$453,734 |      |      |          |      |      |      |      |          |      |           | \$453,734 |
| D3050     | Terminal & Package Units                | \$24,860  |      |      |          |      |      |      |      |          |      | \$697,122 | \$721,982 |
| D3060     | Controls & Instrumentation              |           |      |      |          |      |      |      |      |          |      | \$155,819 | \$155,819 |
| D3070     | Systems Testing & Balance               |           |      |      |          |      |      |      |      |          |      |           |           |
| D3090     | Other HVAC Systems/Equip                |           |      |      |          |      |      |      |      |          |      |           |           |
| D4010     | Sprinklers                              | \$154,446 |      |      |          |      |      |      |      |          |      |           | \$154,446 |
| D4020     | Standpipes                              |           |      |      |          |      |      |      |      |          |      |           |           |
| D4030     | Fire Protection Specialties             |           |      |      |          |      |      |      |      |          |      | \$6,646   | \$6,646   |
| D4090     | Other Fire Protection Systems           |           |      |      |          |      |      |      |      |          |      |           |           |
| D5010     | Electrical Service/Distribution         | \$170,184 |      |      |          |      |      |      |      |          |      |           | \$170,184 |
| D5020     | Branch Wiring                           | \$586,840 |      |      |          |      |      |      |      |          |      |           | \$586,840 |
| D5020     | Lighting                                | \$56,468  |      |      |          |      |      |      |      |          |      |           | \$56,468  |
| D5030310  | Telephone Systems                       |           |      |      |          |      |      |      |      | \$55,813 |      |           | \$55,813  |
| D5030910  | Fire Alarm System                       |           |      |      | \$57,316 |      |      |      |      |          |      |           | \$57,316  |
| D5030910  | Security System, Camers, Access Control | \$26,675  |      |      |          |      |      |      |      |          |      |           | \$26,675  |
| D5030920  | LAN System                              |           |      |      |          |      |      |      |      | \$36,544 |      |           | \$36,544  |

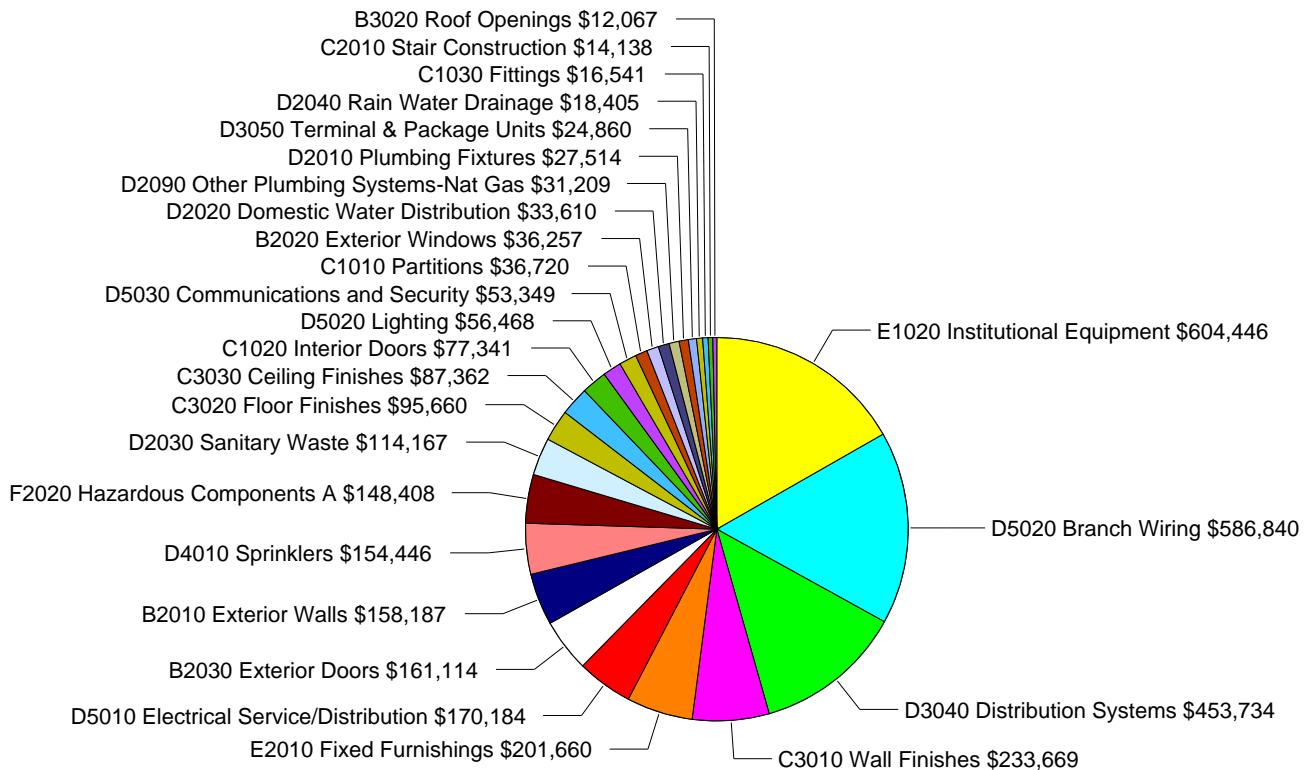


## Campus Report - El Modena HS

| Uniformat | System Description             | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|--------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| D5030920  | Public Address / Clock System  | \$26,675  |      |      |      |      |      |      |      |      |      |      | \$26,675  |
| D5090     | Other Electrical Systems       |           |      |      |      |      |      |      |      |      |      |      |           |
| E1020     | Institutional Equipment        | \$604,446 |      |      |      |      |      |      |      |      |      |      | \$604,446 |
| E1030     | Vehicular Equipment            |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090     | Other Equipment                |           |      |      |      |      |      |      |      |      |      |      |           |
| E2010     | Fixed Furnishings              | \$201,660 |      |      |      |      |      |      |      |      |      |      | \$201,660 |
| F1010     | Special Structures             |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction        |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems   |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities             |           |      |      |      |      |      |      |      |      |      |      |           |
| F2020     | Hazardous Components Abatement | \$148,408 |      |      |      |      |      |      |      |      |      |      | \$148,408 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$3,608,356**

## Condition Detail

### System: B2010 - Exterior Walls



**Location:** Building exterior  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 2,400-S.F.  
**Estimate:** \$150,819.84  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Stucco soffits are cracked and water stained. Replacement is recommended.

### System: B2010 - Exterior Walls

Photo is not available.

**Location:** West elevation.  
**Material:** Exterior Walls  
**Distress:** Failing  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Repair Damaged Exterior Wall  
**Qty:** 1-S.F.  
**Estimate:** \$23.37  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** There are numerous vertical cracks in exterior masonry walls, notably on the west elevation. Cracks are through blocks, not stairstepped. Investigation by a structural engineer is recommended.

**System: B2010 - Exterior Walls**



**Location:** Exterior walls - west elevation  
**Material:** Exterior Walls  
**Distress:** Damaged  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Engineering study - exterior wall cracks  
**Qty:** 1-Job  
**Estimate:** \$7,344.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** There are numerous vertical cracks in exterior masonry walls, notably on the west elevation. Cracks are through blocks, not stairstepped. Investigation by a structural engineer is recommended.

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**System: B2020 - Exterior Windows**



**Location:** East and west elevations.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$36,256.81  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Windows are original and in poor condition. Complete replacement including frames is recommended.

## Campus Report - El Modena HS

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### System: B2030 - Exterior Doors



**Location:** All exterior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$161,114.34  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** System includes personnel doors and overhead roll-up doors at shop spaces. All are original in well maintained but overall poor condition. Provide interior locking lever latches at classrooms.

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### System: B3020 - Roof Openings



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$12,067.10  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Replace original roof hatches and access ladders with code compliant assembly.

## Campus Report - El Modena HS

### System: C1010 - Partitions



**Location:** Building wide  
**Material:** Interior Partitions  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$36,720.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** There is a fair amount of damage to interior partitions in this building. Partial height walls have been constructed to divide areas, creating noise problems. Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems and update configurations for ADA compliance and operational efficiency.

### System: C1020 - Interior Doors



**Location:** All interior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$77,340.86  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013



**System: C1030 - Fittings**



**Location:** Entire building.  
**Material:** Signage  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 16,840-S.F.  
**Estimate:** \$3,637.44  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Provide code compliant signage throughout the building.

**System: C1030 - Fittings**



**Location:** Boys restroom.  
**Material:** Toilet Partitions  
**Distress:** Beyond Service Life  
**Category:** ADA Non Compliance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace toilet partitions and accessories  
OUSD  
**Qty:** 1-Ea.  
**Estimate:** \$12,903.39  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Some accessories have been updated in this restroom. It is anticipated that an additional women's restroom may be added for gender equity and ADA compliance.

## Campus Report - El Modena HS

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### System: C2010 - Stair Construction



**Location:** Stairs to mezzanine/storage at 806B and lumber storage.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$14,137.52

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Replace stairs with code compliant assemblies. Treads at stair in 806B are damaged. Handrails missing or not to code.

### System: C3010 - Wall Finishes



**Location:** Building interiors

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$233,669.15

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Although generally well maintained, anticipated renovations of other systems suggests renewing the interior wall finishes throughout the building. Wall finish types include paint on plaster/gypboard/masonry and ceramic tile.

## Campus Report - El Modena HS

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### System: C3020210 - Carpet



**Location:** Classrooms 803, 805, 806B, and office 14, finishing room 8, storage 21, office 24.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$60,231.60

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Carpeting in this building is worn and stained. Replacement is recommended.

### System: C3020210 - Ceramic Tile



**Location:** Boys restroom.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$7,463.81

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Ceramic floor tile is original and beyond its expected life. Anticipated renovations will further damage the floor.

## Campus Report - El Modena HS

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### System: C3020410 - Sealed Concrete



**Location:** Shop classrooms, electric room.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$11,825.35  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Powerwash concrete floors and apply sealant.

### System: C3020410 - VCT



**Location:** Classrooms 802, 804 and miscellaneous storage rooms and offices.  
**Material:** Vinyl  
**Distress:** Beyond Expected Life  
**Category:** Code Compliance  
**Priority:** 2 - Potentially Critical (Year 1)  
**Correction:** Replace VCT Flooring and Resilient Base  
**Qty:** 4,000-S.F.  
**Estimate:** \$16,139.52  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Some original 9" VAT is present. 12" vinyl is also in poor condition where it is present. Replacement is recommended. Newer VCT is installed at 806A and is not included in the correction quantity.

**System: C3030 - Ceiling Finishes**



**Location:** Classrooms 802, 805, 807 806A & B, miscellaneous storage rooms and office.  
**Material:** Acoustic Tile  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace acoustic tile ceiling, non fire-rated  
**Qty:** 123-C.S.F.  
**Estimate:** \$82,006.56  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Ceiling finishes in these rooms are typically painted structure or expired 12" glue-on tile. Installation of new acoustical tile ceilings to provide acoustical value is recommended.

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**System: C3030 - Ceiling Finishes**



**Location:** Boys restroom and electrical closet.  
**Material:** Plaster  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace plaster ceiling  
**Qty:** 40-S.Y.  
**Estimate:** \$5,355.65  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Plaster ceilings are damaged and beyond their expected life. Replacement is recommended.



## Campus Report - El Modena HS

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### System: D2010 - Plumbing Fixtures



**Location:** Classroom 803 & 804  
**Material:** Sink, Stainless Steel  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace sink, stainless steel  
**Qty:** 4-Ea.  
**Estimate:** \$7,117.32  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Sinks are beyond expected life and it is recommended to be replaced during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



**Location:** East side of building  
**Material:** Drinking Fountain  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 2-Ea.  
**Estimate:** \$4,813.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** A drinking fountain is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

### System: D2010 - Plumbing Fixtures



## Campus Report - El Modena HS

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**Location:** Men restrooms at North end  
**Material:** Tankless Water Closet  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace tankless water closet  
**Qty:** 3-Ea.  
**Estimate:** \$3,526.79  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Insufficient number of water closets, only one is provided. Replace and provide more W.C. during next remodel or renovation.

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### System: D2010 - Plumbing Fixtures



**Location:** Men restrooms at North end  
**Material:** Lavatory, Vitreous China  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace lavatory, vitreous china  
**Qty:** 4-Ea.  
**Estimate:** \$4,299.96  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Different types of hand sinks and non-ADA. Replace during next remodel or renovation.

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### System: D2010 - Plumbing Fixtures



**Location:** Men restrooms at North end  
**Material:** Urinal  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace wall-hung urinal  
**Qty:** 5-Ea.  
**Estimate:** \$7,756.56  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/22/2013

**Notes:** Replace during next remodel or renovation.

## Campus Report - El Modena HS

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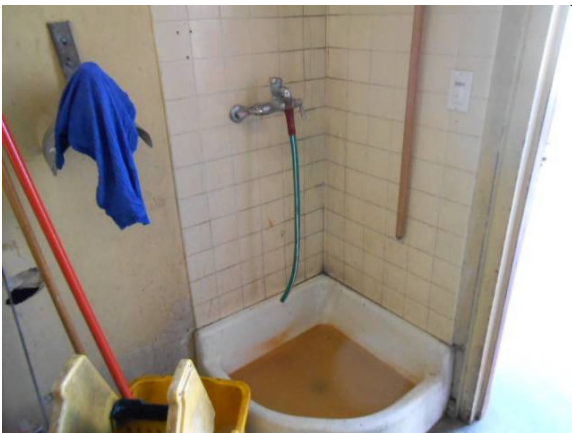
### System: D2020 - Domestic Water Distribution



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$33,609.95  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Domestic hot water were replaced in 2006; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$114,167.12  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Sanitary Sewer is original and it is reported to be constantly clogged. Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

## Campus Report - El Modena HS

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### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$18,405.45  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$31,209.24  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$453,734.27  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** HVAC system was replaced in 2000 and 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

### System: D3050 - Terminal & Package Units



**Location:** Classroom 806A/B & 807  
**Material:** Heating/Cooling Air Handlings Units  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace AHU - single zone unit 40k  
**Qty:** 2-Ea.  
**Estimate:** \$22,280.83  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** HVAC system was partially renewed in 2008 with new rooftop package units and controls; however there are two units dated 2000 and are inefficient therefore a portable air conditioner unit is being used to increase supply demand. An engineering study by a PE is recommended for the HVAC System with recommendations for upgrades and replacement, as required during the next major renovation.



## Campus Report - El Modena HS

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### System: D3050 - Terminal & Package Units



**Location:** Engine Area & Gen Purpose Room  
**Material:** Standard Suspended Heater  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace heater standard suspended heater  
**Qty:** 2-Ea.  
**Estimate:** \$2,579.21  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Unit heaters are beyond expected life and it is recommended to be replaced during next remodel or renovation.

### System: D4010 - Sprinklers



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$154,445.70  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical room and it's recommended to be added throughout building wide during next major renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$170,183.69  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

**System: D5020 - Branch Wiring**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$586,840.32  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.



## Campus Report - El Modena HS

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### System: D5020 - Lighting



**Location:** Classroom 801, 803 & 804  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 52-Ea.  
**Estimate:** \$21,001.12  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/23/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

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### System: D5020 - Lighting



**Location:** Radio Room from Classroom 801, Storage from classroom 803, Office in Classroom 804, Machine Shop 805, Office from 807, Exterior Storage 808, Projects Storage 806B, Classroom 802 including Blueprint Room & Office and Men Restroom.  
**Material:** Fluorescent Lighting Fixture, 80 W  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace fixture fluorescent lighting fixture, 80 W  
**Qty:** 72-Ea.  
**Estimate:** \$35,466.97  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** T8 fluorescent lamps and ballasts were updated in 2006; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.

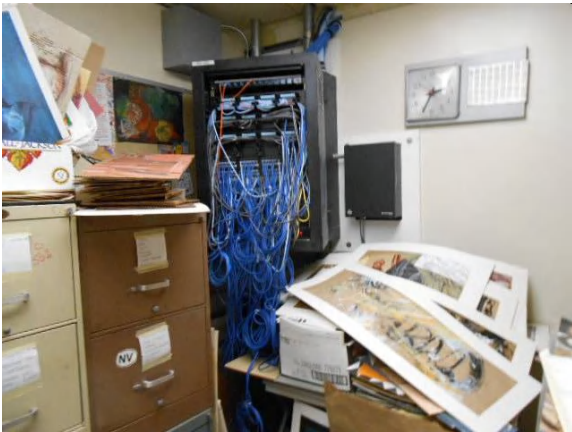
**System: D5030910 - Security System, Camers, Access Control**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$26,674.56  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

**System: D5030920 - Public Address / Clock System**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$26,674.56  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

## Campus Report - El Modena HS

### System: E1020 - Institutional Equipment



**Location:** All classrooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$604,445.53  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** This category includes marker, tack and Smart boards, and shop/technical equipment, and darkroom equipment. The academic program has changed, (e.g. automotive shop is no longer taught) making some equipment unused. Much is obsolete. System renewal to include removal of obsolete/unused items and to provide new equipment to meet current demands is recommended.

### System: E2010 - Fixed Furnishings



**Location:** Building wide - primarily classrooms.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$201,659.67  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Casework is original and in decrepit condition. System renewal is recommended.

## Campus Report - El Modena HS

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### System: F2020 - Hazardous Components Abatement



**Location:** Friable material on pipe fitting insulation and in fire door insulation. Non-friable material in 9" floor tile, transite wall panels, transite pipe, transite welding screen.

**Material:** Removal of Hazardous Components

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Abate all ACM in building

**Qty:** 16,840-S.F.

**Estimate:** \$148,407.55

**Assessor Name:** Ann Buerger Linden

**Date Created:** 01/29/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.

**Bldg J1-J2**

**Executive Summary**

|                    |              |
|--------------------|--------------|
| Gross Area (SF):   | 30,246       |
| Year Built:        | 1965         |
| Last Reno:         |              |
| Replacement Value: | \$13,004,054 |
| Repair Cost:       | \$8,669,955  |
| Total FCI:         | 66.67%       |
| Total RSLI:        | 9%           |



**Facility Description:**

**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00        | 21.95        | \$272,020             |
| B30 Roofing               | 0.00        | 110.00       | \$870,512             |
| C10 Interior Construction | 0.00        | 59.82        | \$884,406             |
| C30 Interior Finishes     | 0.00        | 108.46       | \$1,670,755           |
| D20 Plumbing              | 0.00        | 110.00       | \$899,743             |
| D30 HVAC                  | 42.23       | 46.66        | \$770,387             |
| D40 Fire Protection       | 2.07        | 106.90       | \$280,751             |
| D50 Electrical            | 4.75        | 99.41        | \$2,158,853           |
| E10 Equipment             | 40.00       | 0.00         | \$0                   |
| E20 Furnishings           | 0.00        | 76.96        | \$595,976             |
| <b>Total:</b>             | <b>9.21</b> | <b>66.67</b> | <b>\$8,669,955</b>    |

## System Listing for Bldg J1-J2

| Uniformat | System Description                         | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|--|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations                       | \$18.88    | 30,246 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$570,996               |
| A1030     | Slab on Grade                              | \$16.32    | 30,246 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$493,470               |
| B1020     | Roof Construction                          | \$30.57    | 30,246 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$924,657               |
| B2010     | Exterior Walls                             | \$33.64    | 30,246 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.03 | \$27,737           | \$1,017,427             |
| B2030     | Exterior Doors                             | \$8.225    | 27     | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$244,284          | \$222,076               |
| B3010105  | Built-Up                                   | \$21.59    | 33,630 | SF   | 25   | 1982         | 2007              |                           | 0                | 0.00   |      | 1    | \$798,516          | \$725,924               |
| B3020     | Roof Openings                              | \$65.451   | 1      | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$71,996           | \$65,451                |
| C1010     | Partitions                                 | \$13.80    | 30,246 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.11 | \$44,064           | \$417,250               |
| C1020     | Interior Doors                             | \$3.263    | 25     | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$89,740           | \$81,582                |
| C1030     | Fittings                                   | \$32.39    | 30,246 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.77 | \$750,601          | \$979,535               |
| C3010     | Wall Finishes                              | \$11.92    | 30,246 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$396,692          | \$360,629               |
| C3020210  | Ceramic Tile                               | \$32.07    | 1,600  | SF   | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.64 | \$32,648           | \$51,310                |
| C3020210  | Epoxy                                      | \$24.11    | 400    | SF   | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$10,606           | \$9,642                 |
| C3020410  | Sealed Concrete                            | \$2.56     | 6,200  | SF   | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$17,481           | \$15,892                |
| C3020410  | VCT  | \$7.01     | 2,300  | SF   | 15   | 1965         | 1980              |                           | 0                | 0.00   |      | 1    | \$17,742           | \$16,129                |
| C3020410  | Wood                                       | \$27.04    | 16,500 | SF   | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$490,834          | \$446,213               |
| C3030     | Ceiling Finishes                           | \$21.18    | 30,246 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$704,751          | \$640,683               |
| D2010     | Plumbing Fixtures                          | \$16.98    | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$564,855          | \$513,504               |
| D2020     | Domestic Water Distribution                | \$1.71     | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$57,013           | \$51,830                |
| D2030     | Sanitary Waste                             | \$5.83     | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$194,034          | \$176,395               |
| D2040     | Rain Water Drainage                        | \$0.94     | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$31,141           | \$28,310                |
|           | Other Plumbing Systems-<br>Nat Gas         | \$1.58     | 30,246 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$52,701           | \$47,910                |
| D3040     | Distribution Systems                       | \$23.16    | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$770,387          | \$700,352               |
| D3050     | Terminal & Package Units                   | \$25.69    | 30,246 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$777,008               |
| D3060     | Controls & Instrumentation                 | \$5.75     | 30,246 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$173,781               |
| D4010     | Sprinklers                                 | \$7.88     | 30,246 | S.F. | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$262,066          | \$238,242               |
| D4020     | Standpipes                                 | \$0.56     | 30,246 | S.F. | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 1    | \$18,685           | \$16,986                |
| D4030     | Fire Protection Specialties                | \$0.24     | 30,246 | S.F. | 15   | 2008         | 2023              |                           | 11               | 73.33  |      | 0.00 | \$0                | \$7,404                 |
|           | Electrical                                 |            |        |      |      |              |                   |                           |                  |        |      |      |                    |                         |
| D5010     | Service/Distribution                       | \$8.68     | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$288,895          | \$262,632               |
| D5020     | Branch Wiring                              | \$29.94    | 30,246 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$996,042          | \$905,493               |
| D5020     | Lighting                                   | \$23.54    | 30,246 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$783,323          | \$712,112               |
| D5030310  | Telephone Systems                          | \$2.28     | 30,246 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$68,816                |
| D5030910  | Fire Alarm System                          | \$2.87     | 30,246 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$86,673                |
|           | Security System, Camers,<br>Access Control | \$1.50     | 30,246 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$45,296           | \$45,296                |
| D5030920  | LAN System                                 | \$1.50     | 30,246 | SF   | 15   | 2006         | 2021              |                           | 9                | 60.00  |      | 0.00 | \$0                | \$45,296                |
|           | Public Address / Clock<br>System           | \$1.50     | 30,246 | SF   | 15   | 2001         | 2016              | 2012                      | 4                | 0.00   |      | 1    | \$45,296           | \$45,296                |
| E1020     | Institutional Equipment                    | \$9.50     | 30,246 | S.F. | 20   | 2000         | 2020              |                           | 8                | 40.00  |      | 0.00 | \$0                | \$287,458               |
| E2010     | Fixed Furnishings                          | \$25.60    | 30,246 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.77 | \$595,976          | \$774,394               |
|           | Hazardous Components<br>Abatement          | \$0.00     | 0      |      |      |              | NR                |                           | 0                | NR     |      | -    | \$266,552          | \$0                     |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.



### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020      | 2021      | 2022      | 2023        | Total        |
|-----------|-------------------------|-------------|------|------|----------|------|------|------|-----------|-----------|-----------|-------------|--------------|
| Total     |                         | \$8,669,954 |      |      | \$97,551 |      |      |      | \$400,557 | \$156,335 | \$547,375 | \$1,459,000 | \$11,330,772 |
| A1010     | Standard Foundations    |             |      |      |          |      |      |      |           |           |           |             |              |
| A1030     | Slab on Grade           |             |      |      |          |      |      |      |           |           |           |             |              |
| A2010     | Basement Excavation     |             |      |      |          |      |      |      |           |           |           |             |              |
| A2020     | Basement Walls          |             |      |      |          |      |      |      |           |           |           |             |              |
| B1010     | Floor Construction      |             |      |      |          |      |      |      |           |           |           |             |              |
| B1020     | Roof Construction       |             |      |      |          |      |      |      |           |           |           |             |              |
| B2010     | Exterior Walls          | \$27,737    |      |      |          |      |      |      |           |           |           |             | \$27,737     |
| B2020     | Exterior Windows        |             |      |      |          |      |      |      |           |           |           |             |              |
| B2030     | Exterior Doors          | \$244,284   |      |      |          |      |      |      |           |           |           |             | \$244,284    |
| B3010105  | Built-Up                | \$798,516   |      |      |          |      |      |      |           |           |           |             | \$798,516    |
| B3010120  | Single Ply Membrane     |             |      |      |          |      |      |      |           |           |           |             |              |
| B3010130  | Preformed Metal Roofing |             |      |      |          |      |      |      |           |           |           |             |              |
| B3010140  | Shingle & Tile          |             |      |      |          |      |      |      |           |           |           |             |              |
| B3020     | Roof Openings           | \$71,996    |      |      |          |      |      |      |           |           |           |             | \$71,996     |
| C1010     | Partitions              | \$44,064    |      |      |          |      |      |      |           |           |           |             | \$44,064     |
| C1020     | Interior Doors          | \$89,740    |      |      |          |      |      |      |           |           |           |             | \$89,740     |
| C1030     | Fittings                | \$750,601   |      |      |          |      |      |      |           |           |           |             | \$750,601    |
| C2010     | Stair Construction      |             |      |      |          |      |      |      |           |           |           |             |              |
| C3010     | Wall Finishes           | \$396,692   |      |      |          |      |      |      |           |           | \$533,121 |             | \$929,813    |
| C3020210  | Carpet                  |             |      |      |          |      |      |      |           |           |           |             |              |
| C3020210  | Ceramic Tile            | \$32,648    |      |      |          |      |      |      |           |           |           |             | \$32,648     |
| C3020210  | Epoxy                   | \$10,606    |      |      |          |      |      |      |           |           | \$14,254  |             | \$24,860     |
| C3020210  | Terrazzo                |             |      |      |          |      |      |      |           |           |           |             |              |
| C3020210  | Tile & Coverings        |             |      |      |          |      |      |      |           |           |           |             |              |
| C3020410  | Rubber/Resilient        |             |      |      |          |      |      |      |           |           |           |             |              |
| C3020410  | Sealed Concrete         | \$17,481    |      |      |          |      |      |      |           |           |           |             | \$17,481     |
| C3020410  | VCT                     | \$17,742    |      |      |          |      |      |      |           |           |           |             | \$17,742     |
| C3020410  | Wood                    | \$490,834   |      |      |          |      |      |      |           |           |           |             | \$490,834    |
| C3030     | Ceiling Finishes        | \$704,751   |      |      |          |      |      |      |           |           |           |             | \$704,751    |

## Campus Report - El Modena HS

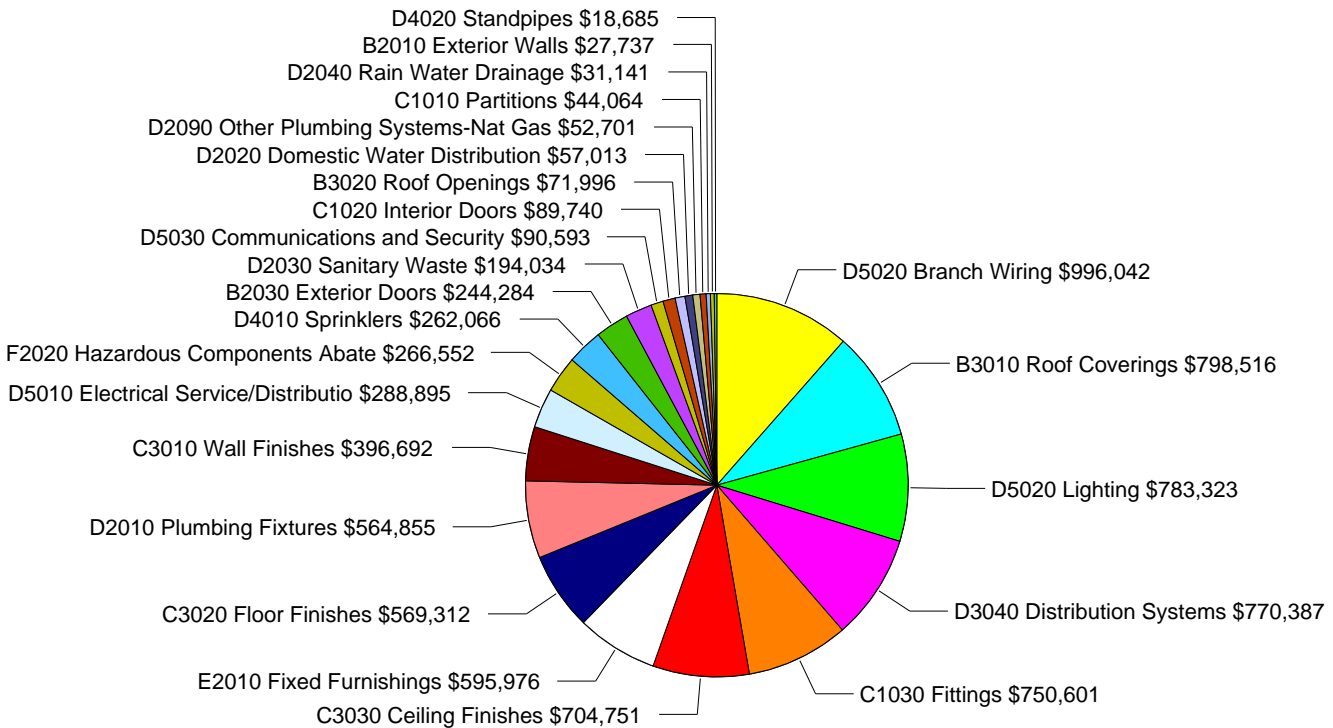
| Uniformat | System Description              | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023        | Total       |
|-----------|---------------------------------|-----------|------|------|------|------|------|------|------|------|------|-------------|-------------|
| D1010     | Elevators and Lifts             |           |      |      |      |      |      |      |      |      |      |             |             |
| D1020     | Escalators and Moving Walks     |           |      |      |      |      |      |      |      |      |      |             |             |
| D1090     | Other Conveying Systems         |           |      |      |      |      |      |      |      |      |      |             |             |
| D2010     | Plumbing Fixtures               | \$564,855 |      |      |      |      |      |      |      |      |      |             | \$564,855   |
| D2020     | Domestic Water Distribution     | \$57,013  |      |      |      |      |      |      |      |      |      |             | \$57,013    |
| D2030     | Sanitary Waste                  | \$194,034 |      |      |      |      |      |      |      |      |      |             | \$194,034   |
| D2040     | Rain Water Drainage             | \$31,141  |      |      |      |      |      |      |      |      |      |             | \$31,141    |
| D2090     | Other Plumbing Systems- Nat Gas | \$52,701  |      |      |      |      |      |      |      |      |      |             | \$52,701    |
| D3010     | Energy Supply                   |           |      |      |      |      |      |      |      |      |      |             |             |
| D3020     | Heat Generating Systems         |           |      |      |      |      |      |      |      |      |      |             |             |
| D3030     | Cooling Generating Systems      |           |      |      |      |      |      |      |      |      |      |             |             |
| D3040     | Distribution Systems            | \$770,387 |      |      |      |      |      |      |      |      |      |             | \$770,387   |
| D3050     | Terminal & Package Units        |           |      |      |      |      |      |      |      |      |      | \$1,183,116 | \$1,183,116 |
| D3060     | Controls & Instrumentation      |           |      |      |      |      |      |      |      |      |      | \$264,610   | \$264,610   |
| D3070     | Systems Testing & Balance       |           |      |      |      |      |      |      |      |      |      |             |             |
| D3090     | Other HVAC Systems/Equip        |           |      |      |      |      |      |      |      |      |      |             |             |
| D4010     | Sprinklers                      | \$262,066 |      |      |      |      |      |      |      |      |      |             | \$262,066   |
| D4020     | Standpipes                      | \$18,685  |      |      |      |      |      |      |      |      |      |             | \$18,685    |
| D4030     | Fire Protection Specialties     |           |      |      |      |      |      |      |      |      |      | \$11,274    | \$11,274    |
| D4090     | Other Fire Protection Systems   |           |      |      |      |      |      |      |      |      |      |             |             |
| D5010     | Electrical Service/Distribution | \$288,895 |      |      |      |      |      |      |      |      |      |             | \$288,895   |
| D5020     | Branch Wiring                   | \$996,042 |      |      |      |      |      |      |      |      |      |             | \$996,042   |

## Campus Report - El Modena HS

| Uniformat | System Description                         | 2012-13   | 2014 | 2015 | 2016     | 2017 | 2018 | 2019 | 2020      | 2021     | 2022 | 2023 | Total     |
|-----------|--|-----------|------|------|----------|------|------|------|-----------|----------|------|------|-----------|
| D5020     | Lighting                                   | \$783,323 |      |      |          |      |      |      |           |          |      |      | \$783,323 |
| D5030310  | Telephone Systems                          |           |      |      |          |      |      |      |           | \$94,278 |      |      | \$94,278  |
| D5030910  | Fire Alarm System                          |           |      |      | \$97,551 |      |      |      |           |          |      |      | \$97,551  |
| D5030910  | Security System,<br>Camers, Access Control | \$45,296  |      |      |          |      |      |      |           |          |      |      | \$45,296  |
| D5030920  | LAN System                                 |           |      |      |          |      |      |      |           | \$62,057 |      |      | \$62,057  |
| D5030920  | Public Address / Clock<br>System           | \$45,296  |      |      |          |      |      |      |           |          |      |      | \$45,296  |
| D5090     | Other Electrical Systems                   |           |      |      |          |      |      |      |           |          |      |      |           |
| E1020     | Institutional Equipment                    |           |      |      |          |      |      |      | \$400,557 |          |      |      | \$400,557 |
| E1030     | Vehicular Equipment                        |           |      |      |          |      |      |      |           |          |      |      |           |
| E1090     | Other Equipment                            |           |      |      |          |      |      |      |           |          |      |      |           |
| E2010     | Fixed Furnishings                          | \$595,976 |      |      |          |      |      |      |           |          |      |      | \$595,976 |
| F1010     | Special Structures                         |           |      |      |          |      |      |      |           |          |      |      |           |
| F1020     | Integrated Construction                    |           |      |      |          |      |      |      |           |          |      |      |           |
| F1030     | Special Construction<br>Systems            |           |      |      |          |      |      |      |           |          |      |      |           |
| F1040     | Special Facilities                         |           |      |      |          |      |      |      |           |          |      |      |           |
| F2020     | Hazardous Components<br>Abatement          | \$266,552 |      |      |          |      |      |      |           |          |      |      | \$266,552 |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.

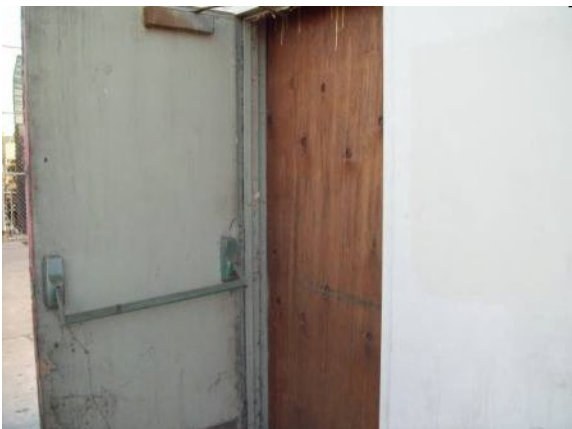


**Budget Estimate Total: \$8,669,955**

## Condition Detail

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### System: B2010 - Exterior Walls



**Location:** Exterior wall at "drying room".  
**Material:** Concrete Block  
**Distress:** Inadequate  
**Category:** Deferred Maintenance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace 8" concrete block wall - 1st floor  
**Qty:** 0-C.S.F.  
**Estimate:** \$439.95  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Remove abandoned door and infill with CMU to match surrounding construction.

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### System: B2010 - Exterior Walls



**Location:** Exterior soffits.  
**Material:** Plaster Soffits  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace plaster soffits  
**Qty:** 3,500-S.F.  
**Estimate:** \$27,296.64  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Stucco soffits are ACM. Replacement is recommended.

## Campus Report - El Modena HS

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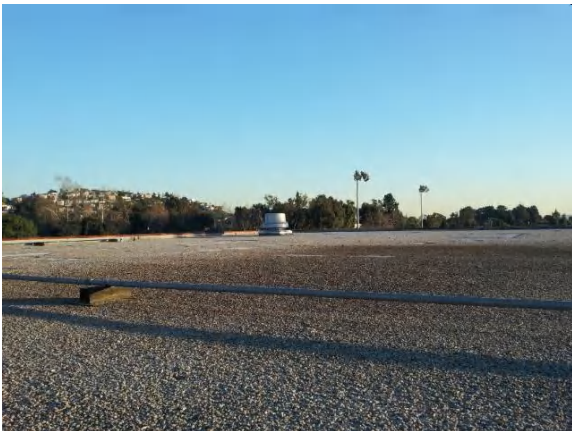
### System: B2030 - Exterior Doors



**Location:** All exterior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$244,283.55  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Exterior doors are typically original and well beyond their expected life. Replace doors, frames, and hardware. Installation of an ADA operator at one or two main entrance doors is recommended.

### System: B3010105 - Built-Up



**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$798,516.10  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013



## Campus Report - El Modena HS

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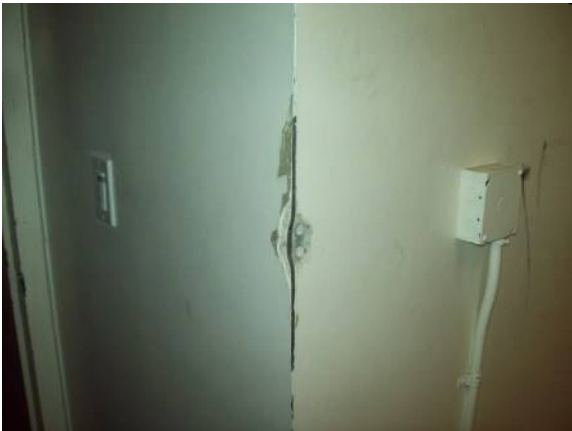
### System: B3020 - Roof Openings



**Location:** Roof access from janitor's closet.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$71,996.17  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Roof hatch is beyond it's expected life. Ladder does not have code required extension. Bolts at top of ladder are loosened.

### System: C1010 - Partitions



**Location:** Building wide.  
**Material:** Interior Partitions  
**Distress:** Damaged  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Allowance repair/remodel interior partitions  
OUSD  
**Qty:** 1-Job  
**Estimate:** \$44,064.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Interior partitions exhibit some damage throughout the building. Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems and update configurations for ADA compliance and operational efficiency.

## Campus Report - El Modena HS

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### System: C1020 - Interior Doors



**Location:** All interior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$89,740.33  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

### System: C1030 - Fittings



**Location:** Building wide.  
**Material:** Signage  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace/Install code compliant signage  
**Qty:** 30,246-S.F.  
**Estimate:** \$6,533.14  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Provide code compliant signage throughout the building.

### System: C1030 - Fittings



**Location:** Locker rooms.  
**Material:** Fixed Furnishings - Lockers  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Student lockers stacked 2-high  
**Qty:** 1,600-Ea.  
**Estimate:** \$670,538.88  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

## Campus Report - El Modena HS

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**Notes:** Most lockers in the building are original and in poor condition. Also replace locker room benches.

**System:** C1030 - Fittings



**Location:** Equipment, storage, and offices.  
**Material:** Fixed Casework  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace Casework OUSD  
**Qty:** 80-L.F.  
**Estimate:** \$36,174.89  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Casework appears to be original and is in poor condition.

**System:** C1030 - Fittings



**Location:** Restrooms  
**Material:** Toilet Partitions  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace toilet partitions and accessories OUSD  
**Qty:** 1-Ea.  
**Estimate:** \$37,354.49  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Toilet partitions and accessories are typically original - or very old - and are in need of updating. Some items in locker rooms, including ADA toilets and showers in both boys and girls, have been updated. Upgrading of public facilities is recommended.

## Campus Report - El Modena HS

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### System: C3010 - Wall Finishes



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$396,692.02  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Wall finishes are typically paint and ceramic tile. Ceramic tile in all restrooms and the girls locker/shower room is expired. Ceramic in the boys room appears to be more recent. Renovations to related building systems will result in the need to renew all wall finish systems.

### System: C3020210 - Ceramic Tile



**Location:** All restrooms and shower rooms except boys' showers.  
**Material:** Ceramic Tile  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Replace 2" x 2" thin set ceramic tile floor  
**Qty:** 13-C.S.F.  
**Estimate:** \$32,647.68  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Ceramic floor tiles are typically original and fair condition.



## Campus Report - El Modena HS

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### System: C3020210 - Epoxy



**Location:** Locker rooms between showers and locker areas.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$10,606.46

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Install a non-slip epoxy surface.

### System: C3020410 - Sealed Concrete



**Location:** Primarily locker rooms. Also mechanical, storage, and janitor closets.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$17,481.02

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/21/2013

**Notes:** Power wash floors and re-seal.

## Campus Report - El Modena HS

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### System: C3020410 - VCT



**Location:** Vestibules, coach offices.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$17,742.38  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Most resilient flooring is ACM. Abatement is covered elsewhere. Replace vinyl floor and base system.

### System: C3020410 - Wood



**Location:** Gymnasium, wrestling room, weight room.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$490,834.08  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Wood floors are original and beyond their expected life. "Dead" spots are present.



## Campus Report - El Modena HS

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### System: C3030 - Ceiling Finishes



**Location:** Building wide.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$704,751.16  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/21/2013

**Notes:** Ceilings are in generally poor condition. Plaster ceilings have moisture damage. Glue-on tiles are stained and falling down. Spray on ceilings are ACM and are recommended for abatement.

### System: D2010 - Plumbing Fixtures



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$564,854.94  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Plumbing Fixtures are beyond expected life and it is recommended to be schedule for replacemene during next remodel or renovation.

## Campus Report - El Modena HS

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### System: D2020 - Domestic Water Distribution



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$57,012.50  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Domestic water distribution is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

### System: D2030 - Sanitary Waste



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$194,034.14  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace all above grade sanitary waste and vent piping during next remodel or renovation; below grade as needed.

## Campus Report - El Modena HS

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### System: D2040 - Rain Water Drainage



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$31,141.28  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

### System: D2090 - Other Plumbing Systems-Nat Gas



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$52,700.63  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The Natural Gas distribution is original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D3040 - Distribution Systems



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$770,387.40  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** HVAC system was mostly replaced in 2008, however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

### System: D4010 - Sprinklers



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$262,065.86  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Building is partially sprinklered, wet type fire sprinklers are currently located in the storage/electrical/custodial room and it's recommended to be added throughout building wide during next major renovation.

## Campus Report - El Modena HS

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### System: D4020 - Standpipes



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$18,684.77  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** Replace system during next remodel or renovation.

### System: D5010 - Electrical Service/Distribution



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$288,895.27  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.



**System: D5020 - Branch Wiring**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Service Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$996,041.91  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/24/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

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**System: D5020 - Lighting**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$783,323.01  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/30/2013

**Notes:** T8 fluorescent lamps and ballasts were updated; however light fixtures, switches and wiring are original to building age and it is recommended to be replaced during next remodel or renovation.



**System: D5030910 - Security System, Camers, Access Control**

Photo is not available.

**Location: Typical for entire building**

**Material: System**

**Distress: Beyond Expected Life**

**Category: Capital Renewal**

**Priority: 4 - Recommended (Years 6-10)**

**Correction: Renew System**

**Qty: 1-Ea.**

**Estimate: \$45,296.41**

**Assessor Name: Eduardo Lopez**

**Date Created: 01/27/2013**

Notes: Security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

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**System: D5030920 - Public Address / Clock System**



**Location: Typical for entire building**

**Material: System**

**Distress: Beyond Expected Life**

**Category: Capital Renewal**

**Priority: 4 - Recommended (Years 6-10)**

**Correction: Renew System**

**Qty: 1-Ea.**

**Estimate: \$45,296.41**

**Assessor Name: Eduardo Lopez**

**Date Created: 01/27/2013**

Notes: Clock System is needing upgrades. Recommend replacing and enhancing during the next building renovation.

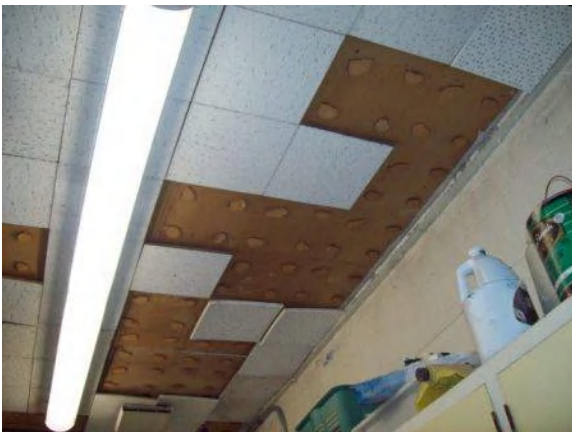
**System: E2010 - Fixed Furnishings**



**Location:** Building wide.  
**Material:** Fixed Furnishings - Bleachers telescoping  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Gym bleachers telescoping minimum  
**Qty:** 1,600-Seat  
**Estimate:** \$595,975.68  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** Bleachers are original and in worn condition and difficult to operate.

**System: F2020 - Hazardous Components Abatement**



**Location:** Friable material in flex collars at gym ceiling, pipe fitting insulation may remain inside walls, weight and wrestling room ceilings, and fire door insulation. Non-friable material in floor tiles, ceiling tile glue, gym interior plaster, and exterior stucco soffits  
**Material:** Removal of Hazardous Components  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Abate all ACM in building  
**Qty:** 30,246-S.F.  
**Estimate:** \$266,551.95  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 01/29/2013

**Notes:** The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended.

## Campus Report - El Modena HS

### Electrical Bldg.

#### Executive Summary

|                    |           |
|--------------------|-----------|
| Gross Area (SF):   | 450       |
| Year Built:        | 1965      |
| Last Reno:         |           |
| Replacement Value: | \$157,524 |
| Repair Cost:       | \$71,987  |
| Total FCI:         | 45.70%    |
| Total RSLI:        | 6%        |



#### Facility Description:

### Current Investment Requirement and Condition by Uniformat Classification

| Uniformat Classification  | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00        | 49.13        | \$20,704              |
| B30 Roofing               | 0.00        | 110.00       | \$5,486               |
| C10 Interior Construction | 18.36       | 0.00         | \$0                   |
| C30 Interior Finishes     | 37.33       | 0.00         | \$0                   |
| D40 Fire Protection       | 0.00        | 110.00       | \$6,002               |
| D50 Electrical            | 2.07        | 104.30       | \$39,796              |
| <b>Total:</b>             | <b>5.67</b> | <b>45.70</b> | <b>\$71,987</b>       |

## System Listing for Electrical Bldg.

| Uniformat | System Description              | Unit Price | Qty | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|---------------------------------|------------|-----|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations            | \$29.06    | 450 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$13,077                |
| A1030     | Slab on Grade                   | \$25.16    | 450 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$11,321                |
| B1020     | Roof Construction               | \$47.07    | 450 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$21,183                |
| B2010     | Exterior Walls                  | \$51.81    | 450 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$23,315                |
| B2030     | Exterior Doors                  | \$9,411    | 2   | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$20,704           | \$18,821                |
| B3010105  | Built-Up                        | \$33.25    | 150 | SF   | 25   | 1965         | 1990              |                           | 0                | 0.00   |      | 1    | \$5,486            | \$4,987                 |
| C1010     | Partitions                      | \$21.24    | 450 | S.F. | 75   | 1965         | 2040              |                           | 28               | 37.33  |      | 0.00 | \$0                | \$9,558                 |
| C1030     | Fittings                        | \$21.95    | 450 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$9,876                 |
| C3020410  | Sealed Concrete                 | \$3.95     | 450 | SF   | 75   | 1965         | 2040              |                           | 28               | 37.33  |      | 0.00 | \$0                | \$1,776                 |
| D4010     | Sprinklers                      | \$12.12    | 450 | S.F. | 25   |              |                   | 2012                      | 0                | 0.00   |      | 1    | \$6,002            | \$5,456                 |
| D5010     | Electrical Service/Distribution | \$13.36    | 450 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$6,615            | \$6,013                 |
| D5020     | Branch Wiring                   | \$36.65    | 450 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$18,141           | \$16,492                |
| D5020     | Lighting                        | \$30.38    | 450 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$15,040           | \$13,673                |
| D5030910  | Fire Alarm System               | \$4.39     | 450 | SF   | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$1,976                 |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description      | 2012-13  | 2014 | 2015 | 2016    | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total    |
|-----------|-------------------------|----------|------|------|---------|------|------|------|------|------|------|------|----------|
| Total     |                         | \$71,988 |      |      | \$2,224 |      |      |      |      |      |      |      | \$74,212 |
| A1010     | Standard Foundations    |          |      |      |         |      |      |      |      |      |      |      |          |
| A1030     | Slab on Grade           |          |      |      |         |      |      |      |      |      |      |      |          |
| A2010     | Basement Excavation     |          |      |      |         |      |      |      |      |      |      |      |          |
| A2020     | Basement Walls          |          |      |      |         |      |      |      |      |      |      |      |          |
| B1010     | Floor Construction      |          |      |      |         |      |      |      |      |      |      |      |          |
| B1020     | Roof Construction       |          |      |      |         |      |      |      |      |      |      |      |          |
| B2010     | Exterior Walls          |          |      |      |         |      |      |      |      |      |      |      |          |
| B2020     | Exterior Windows        |          |      |      |         |      |      |      |      |      |      |      |          |
| B2030     | Exterior Doors          | \$20,704 |      |      |         |      |      |      |      |      |      |      | \$20,704 |
| B3010105  | Built-Up                | \$5,486  |      |      |         |      |      |      |      |      |      |      | \$5,486  |
| B3010120  | Single Ply Membrane     |          |      |      |         |      |      |      |      |      |      |      |          |
| B3010130  | Preformed Metal Roofing |          |      |      |         |      |      |      |      |      |      |      |          |
| B3010140  | Shingle & Tile          |          |      |      |         |      |      |      |      |      |      |      |          |
| B3020     | Roof Openings           |          |      |      |         |      |      |      |      |      |      |      |          |
| C1010     | Partitions              |          |      |      |         |      |      |      |      |      |      |      |          |
| C1020     | Interior Doors          |          |      |      |         |      |      |      |      |      |      |      |          |
| C1030     | Fittings                |          |      |      |         |      |      |      |      |      |      |      |          |
| C2010     | Stair Construction      |          |      |      |         |      |      |      |      |      |      |      |          |
| C3010     | Wall Finishes           |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020210  | Carpet                  |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020210  | Ceramic Tile            |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020210  | Epoxy                   |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020210  | Terrazzo                |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020210  | Tile & Coverings        |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020410  | Rubber/Resilient        |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020410  | Sealed Concrete         |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020410  | VCT                     |          |      |      |         |      |      |      |      |      |      |      |          |
| C3020410  | Wood                    |          |      |      |         |      |      |      |      |      |      |      |          |
| C3030     | Ceiling Finishes        |          |      |      |         |      |      |      |      |      |      |      |          |

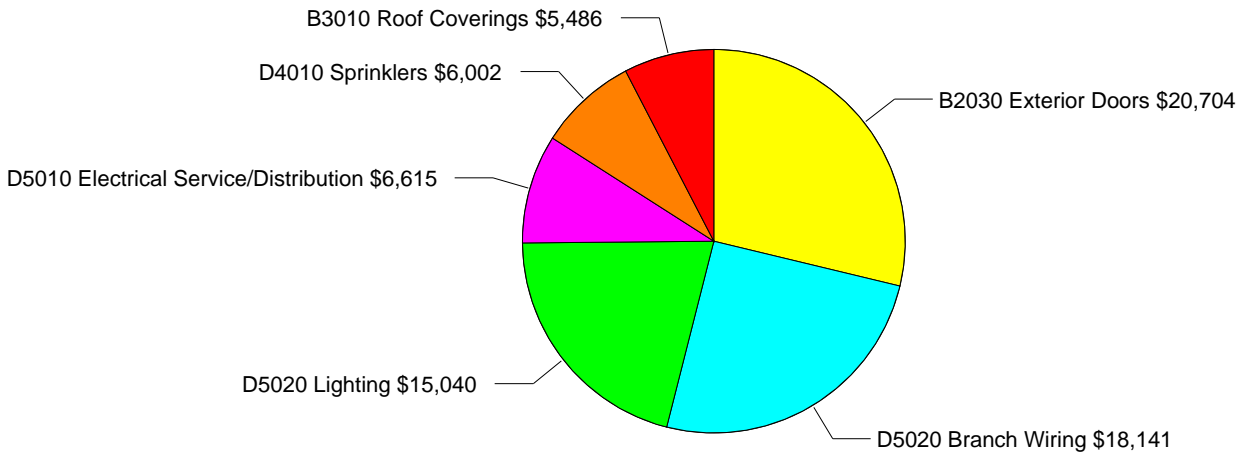
## Campus Report - El Modena HS

| Uniformat | System Description              | 2012-13  | 2014 | 2015 | 2016    | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total    |
|-----------|---------------------------------|----------|------|------|---------|------|------|------|------|------|------|------|----------|
| D4010     | Sprinklers                      | \$6,002  |      |      |         |      |      |      |      |      |      |      | \$6,002  |
| D5010     | Electrical Service/Distribution | \$6,615  |      |      |         |      |      |      |      |      |      |      | \$6,615  |
| D5020     | Branch Wiring                   | \$18,141 |      |      |         |      |      |      |      |      |      |      | \$18,141 |
| D5020     | Lighting                        | \$15,040 |      |      |         |      |      |      |      |      |      |      | \$15,040 |
| D5030910  | Fire Alarm System               |          |      |      | \$2,224 |      |      |      |      |      |      |      | \$2,224  |



### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$71,987**

## Condition Detail

### System: B2030 - Exterior Doors



**Location:** Exterior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$20,703.58  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Doors, while expired, are infrequently used and in fair condition. System renewal at the next renovation is recommended.

### System: B3010105 - Built-Up



**Location:** Roof  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$5,486.18  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** The roof is assumed to be at the end of its expected life.

**System: D4010 - Sprinklers**

Photo is not available.

**Location:** Typical for entire building  
**Material:** System  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$6,001.78  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

Notes: Building is not sprinklered and it's recommended to be added during next major renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$6,614.78  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

Notes: Electrical/Service Distribution is original to building construction date and it is recommended to be replaced during next remodel or renovation.

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### System: D5020 - Branch Wiring



**Location:** Typical for entire building

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$18,140.76

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/27/2013

**Notes:** Branch Wiring is original to building construction date and it is recommended to be replaced during next remodel or renovation.

### System: D5020 - Lighting

Photo is not available.

**Location:** Typical for entire building

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 4 - Recommended (Years 6-10)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$15,040.08

**Assessor Name:** Eduardo Lopez

**Date Created:** 01/27/2013

**Notes:** Lighting system is beyond its expected life and it is recommended to be schedule for replacement.



**Pool Equipment Bldg.**

**Executive Summary**

Gross Area (SF): 600  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$210,105  
 Repair Cost: \$99,867  
 Total FCI: 47.53%  
 Total RSLI: 16%



**Current Investment Requirement and Condition by Uniformat Classification**

| Uniformat Classification  | RSLI%        | FCI%         | Current Repair Amount |
|---------------------------|--------------|--------------|-----------------------|
| A10 Foundations           | NR           | 0.00         | \$0                   |
| B10 Superstructure        | NR           | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00         | 61.22        | \$29,297              |
| B30 Roofing               | 60.00        | 0.00         | \$0                   |
| C10 Interior Construction | 21.75        | 34.39        | \$5,134               |
| C30 Interior Finishes     | 6.28         | 31.36        | \$4,999               |
| D20 Plumbing              | 49.86        | 20.93        | \$2,690               |
| D30 HVAC                  | 18.81        | 67.65        | \$16,062              |
| D40 Fire Protection       | 0.00         | 110.00       | \$5,465               |
| D50 Electrical            | 2.07         | 104.31       | \$36,220              |
| <b>Total:</b>             | <b>16.29</b> | <b>47.53</b> | <b>\$99,867</b>       |



## System Listing for Pool Equipment Bldg.

| Uniformat | System Description                 | Unit Price | Qty | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|------------------------------------|------------|-----|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations               | \$19.84    | 600 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$11,906                |
| A1030     | Slab on Grade                      | \$17.16    | 600 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$10,299                |
| B1020     | Roof Construction                  | \$32.13    | 600 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$19,276                |
| B2010     | Exterior Walls                     | \$35.37    | 600 | S.F. | 75   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$21,220                |
| B2030     | Exterior Doors                     | \$6,659    | 4   | Ea.  | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$29,297           | \$26,634                |
| B3010105  | Built-Up                           | \$22.69    | 600 | SF   | 25   | 2002         | 2027              |                           | 15               | 60.00  |      | 0.00 | \$0                | \$13,617                |
| C1010     | Partitions                         | \$14.50    | 600 | S.F. | 75   | 1965         | 2040              |                           | 28               | 37.33  |      | 0.00 | \$0                | \$8,700                 |
| C1020     | Interior Doors                     | \$2,864    | 2   | Ea.  | 40   | 1965         | 2005              |                           | 0                | 0.00   |      | 0.80 | \$4,583            | \$5,729                 |
| C1030     | Fittings                           | \$0.84     | 600 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$551              | \$501                   |
| C3010     | Wall Finishes                      | \$7.57     | 600 | S.F. | 10   | 2002         | 2012              |                           | 0                | 0.00   |      | 1    | \$4,999            | \$4,545                 |
| C3020210  | Epoxy                              | \$14.98    | 600 | SF   |      | 1965         | 1965              |                           | 0                | 0.00   |      | 0.00 | \$0                | \$8,986                 |
| C3020410  | Sealed Concrete                    | \$2.69     | 600 | SF   | 75   | 1965         | 2040              |                           | 28               | 37.33  |      | 0.00 | \$0                | \$1,616                 |
| C3030     | Ceiling Finishes                   | \$1.32     | 600 | S.F. | 20   | 2002         | 2022              |                           | 10               | 50.00  |      | 0.00 | \$0                | \$795                   |
| D2010810  | Drinking Fountain Systems          | \$4.08     | 600 | S.F. | 35   | 1965         | 2000              |                           | 0                | 0.00   |      | 1    | \$2,690            | \$2,445                 |
| D2020     | Domestic Water Distribution        | \$9.58     | 600 | S.F. | 30   | 2001         | 2031              |                           | 19               | 63.33  |      | 0.00 | \$0                | \$5,746                 |
| D2030     | Sanitary Waste                     | \$6.11     | 600 | S.F. | 30   | 2001         | 2031              |                           | 19               | 63.33  |      | 0.00 | \$0                | \$3,663                 |
| D2090     | Other Plumbing Systems-<br>Nat Gas | \$1.66     | 600 | S.F. | 20   | 2001         | 2021              |                           | 9                | 45.00  |      | 0.00 | \$0                | \$994                   |
| D3020     | Heat Generating Systems            | \$9.22     | 600 | S.F. | 30   | 2001         | 2031              |                           | 19               | 63.33  |      | 0.00 | \$0                | \$5,530                 |
| D3040     | Distribution Systems               | \$24.34    | 600 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$16,062           | \$14,602                |
| D3060     | Controls & Instrumentation         | \$6.02     | 600 | S.F. | 15   | 2001         | 2016              |                           | 4                | 26.67  |      | 0.00 | \$0                | \$3,612                 |
| D4010     | Sprinklers                         | \$8.28     | 600 | S.F. | 25   |              |                   | 2012                      | 0                | 0.00   |      | 1    | \$5,465            | \$4,968                 |
| D5010     | Electrical<br>Service/Distribution | \$9.12     | 600 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$6,016            | \$5,469                 |
| D5020     | Branch Wiring                      | \$25.03    | 600 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$16,518           | \$15,016                |
| D5020     | Lighting                           | \$20.74    | 600 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$13,686           | \$12,442                |
| D5030910  | Fire Alarm System                  | \$3.00     | 600 | S.F. | 10   | 2006         | 2016              |                           | 4                | 40.00  |      | 0.00 | \$0                | \$1,797                 |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

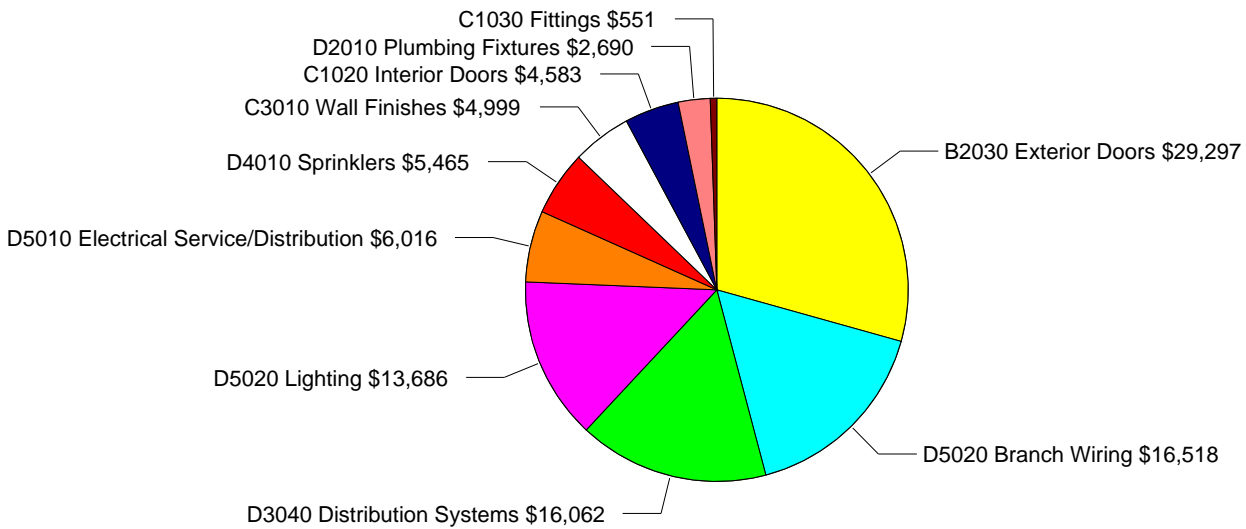
| Uniformat | System Description      | 2012-13  | 2014 | 2015 | 2016    | 2017 | 2018 | 2019 | 2020 | 2021    | 2022    | 2023 | Total     |
|-----------|-------------------------|----------|------|------|---------|------|------|------|------|---------|---------|------|-----------|
| Total     |                         | \$99,867 |      |      | \$6,494 |      |      |      |      | \$1,426 | \$7,893 |      | \$115,680 |
| A1010     | Standard Foundations    |          |      |      |         |      |      |      |      |         |         |      |           |
| A1030     | Slab on Grade           |          |      |      |         |      |      |      |      |         |         |      |           |
| A2010     | Basement Excavation     |          |      |      |         |      |      |      |      |         |         |      |           |
| A2020     | Basement Walls          |          |      |      |         |      |      |      |      |         |         |      |           |
| B1010     | Floor Construction      |          |      |      |         |      |      |      |      |         |         |      |           |
| B1020     | Roof Construction       |          |      |      |         |      |      |      |      |         |         |      |           |
| B2010     | Exterior Walls          |          |      |      |         |      |      |      |      |         |         |      |           |
| B2020     | Exterior Windows        |          |      |      |         |      |      |      |      |         |         |      |           |
| B2030     | Exterior Doors          | \$29,297 |      |      |         |      |      |      |      |         |         |      | \$29,297  |
| B3010105  | Built-Up                |          |      |      |         |      |      |      |      |         |         |      |           |
| B3010120  | Single Ply Membrane     |          |      |      |         |      |      |      |      |         |         |      |           |
| B3010130  | Preformed Metal Roofing |          |      |      |         |      |      |      |      |         |         |      |           |
| B3010140  | Shingle & Tile          |          |      |      |         |      |      |      |      |         |         |      |           |
| B3020     | Roof Openings           |          |      |      |         |      |      |      |      |         |         |      |           |
| C1010     | Partitions              |          |      |      |         |      |      |      |      |         |         |      |           |
| C1020     | Interior Doors          | \$4,583  |      |      |         |      |      |      |      |         |         |      | \$4,583   |
| C1030     | Fittings                | \$551    |      |      |         |      |      |      |      |         |         |      | \$551     |
| C2010     | Stair Construction      |          |      |      |         |      |      |      |      |         |         |      |           |
| C3010     | Wall Finishes           | \$4,999  |      |      |         |      |      |      |      |         | \$6,718 |      | \$11,717  |
| C3020210  | Carpet                  |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020210  | Ceramic Tile            |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020210  | Epoxy                   |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020210  | Terrazzo                |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020210  | Tile & Coverings        |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020410  | Rubber/Resilient        |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020410  | Sealed Concrete         |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020410  | VCT                     |          |      |      |         |      |      |      |      |         |         |      |           |
| C3020410  | Wood                    |          |      |      |         |      |      |      |      |         |         |      |           |
| C3030     | Ceiling Finishes        |          |      |      |         |      |      |      |      |         | \$1,175 |      | \$1,175   |

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| Uniformat | System Description              | 2012-13  | 2014 | 2015 | 2016    | 2017 | 2018 | 2019 | 2020 | 2021    | 2022 | 2023 | Total    |
|-----------|---------------------------------|----------|------|------|---------|------|------|------|------|---------|------|------|----------|
| D2010810  | Drinking Fountain Systems       | \$2,690  |      |      |         |      |      |      |      |         |      |      | \$2,690  |
| D2020     | Domestic Water Distribution     |          |      |      |         |      |      |      |      |         |      |      |          |
| D2030     | Sanitary Waste                  |          |      |      |         |      |      |      |      |         |      |      |          |
| D2090     | Other Plumbing Systems-Nat Gas  |          |      |      |         |      |      |      |      | \$1,426 |      |      | \$1,426  |
| D3020     | Heat Generating Systems         |          |      |      |         |      |      |      |      |         |      |      |          |
| D3040     | Distribution Systems            | \$16,062 |      |      |         |      |      |      |      |         |      |      | \$16,062 |
| D3060     | Controls & Instrumentation      |          |      |      | \$4,471 |      |      |      |      |         |      |      | \$4,471  |
| D4010     | Sprinklers                      | \$5,465  |      |      |         |      |      |      |      |         |      |      | \$5,465  |
| D5010     | Electrical Service/Distribution | \$6,016  |      |      |         |      |      |      |      |         |      |      | \$6,016  |
| D5020     | Branch Wiring                   | \$16,518 |      |      |         |      |      |      |      |         |      |      | \$16,518 |
| D5020     | Lighting                        | \$13,686 |      |      |         |      |      |      |      |         |      |      | \$13,686 |
| D5030910  | Fire Alarm System               |          |      |      | \$2,023 |      |      |      |      |         |      |      | \$2,023  |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$99,867**

## Condition Detail

### System: B2030 - Exterior Doors



**Location:** Exterior doors.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$29,297.47  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Exterior doors are beyond their expected life. Replace doors, hardware and frames.

### System: C1020 - Interior Doors

Photo is not available.

**Location:** Interior door  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$4,583.16  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Replace interior doors beyond their expected life. No photo available.

**System: C1030 - Fittings**

Photo is not available.

**Location: Building wide.**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$551.23**  
**Assessor Name: Eduardo Lopez**  
**Date Created: 01/27/2013**

Notes: Provide code compliant signage throughout facility. No photo available.

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**System: C3010 - Wall Finishes**

Photo is not available.

**Location: Interior**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$4,999.10**  
**Assessor Name: Eduardo Lopez**  
**Date Created: 01/27/2013**

Notes: Repaint interior walls. No photo available



**System: D2010810 - Drinking Fountain Systems**



**Location:** West side of building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$2,689.63  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Drinking Fountain is original to building construction date and it is recommended to be replaced during next remodel or renovation.

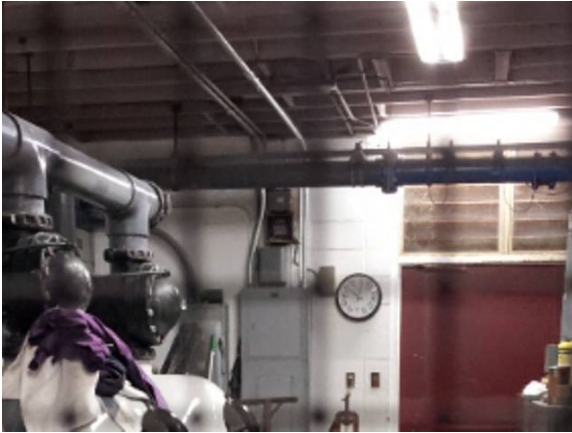
**System: D3040 - Distribution Systems**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,061.76  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Distribution System is beyond its expected life and it is recommended to be replaced during the next major renovation.

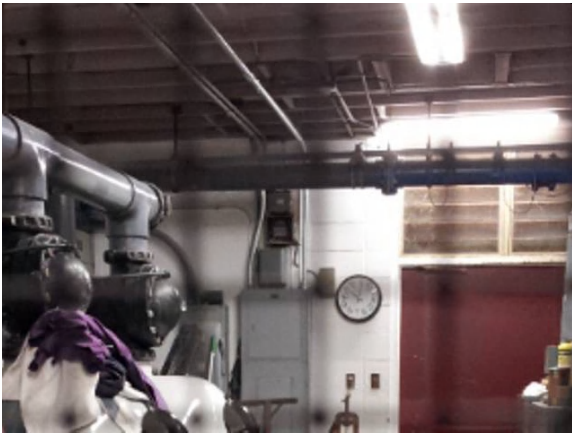
**System: D4010 - Sprinklers**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Missing  
**Category:** Capital Renewal  
**Priority:** 5 - Codes or Standards Compliance  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$5,464.80  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Building is not sprinklered and it's recommended to be added during next major renovation.

**System: D5010 - Electrical Service/Distribution**



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$6,016.03  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** The main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

## Campus Report - El Modena HS

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### System: D5020 - Branch Wiring



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$16,517.95  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** The branch wiring, electrical panels and devices are mostly original to the building age. It is recommended to be replaced during the next major renovation.

### System: D5020 - Lighting



**Location:** Typical for entire building  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$13,685.76  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** System is beyond its expected life and it is recommended to be scheduled for replacement during next remodel or renovation.



Portables 1-18 (not assessed)

Executive Summary

Gross Area (SF): 19,512  
 Year Built: 1965  
 Last Reno:  
 Replacement Value: \$7,063,656  
 Repair Cost: \$5,434,112  
 Total FCI: 76.93%  
 Total RSLI: 0%

Photo is not available.

Facility Description:

Current Investment Requirement and Condition by Unifomat Classification

| Unifomat Classification   | RSLI%       | FCI%         | Current Repair Amount |
|---------------------------|-------------|--------------|-----------------------|
| A10 Foundations           | NR          | 0.00         | \$0                   |
| B10 Superstructure        | NR          | 0.00         | \$0                   |
| B20 Exterior Enclosure    | 0.00        | 46.41        | \$479,059             |
| B30 Roofing               | 0.00        | 110.00       | \$421,263             |
| C10 Interior Construction | 0.00        | 100.82       | \$529,746             |
| C30 Interior Finishes     | 0.00        | 110.00       | \$904,648             |
| D20 Plumbing              | 0.00        | 110.00       | \$493,894             |
| D30 HVAC                  | 0.00        | 110.00       | \$1,097,199           |
| D40 Fire Protection       | 0.00        | 110.00       | \$153,608             |
| D50 Electrical            | 0.00        | 108.96       | \$1,166,782           |
| E10 Equipment             | 0.00        | 110.00       | \$65,832              |
| E20 Furnishings           | 0.00        | 110.00       | \$122,083             |
| <b>Total:</b>             | <b>0.00</b> | <b>76.93</b> | <b>\$5,434,112</b>    |

## System Listing for Portables 1-18 (not assessed)

| Uniformat | System Description                      | Unit Price | Qty    | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|---|------------|--------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| A1010     | Standard Foundations                    | \$17.16    | 19,512 | S.F. | 20   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$334,920               |
| B1010     | Floor Construction                      | \$30.53    | 19,512 | S.F. | 20   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$595,662               |
| B1020     | Roof Construction                       | \$27.79    | 19,512 | S.F. | 20   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$542,278               |
| B2010     | Exterior Walls                          | \$30.59    | 19,512 | S.F. | 20   | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$596,786               |
| B2020     | Exterior Windows                        | \$20.55    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$441,043          | \$400,948               |
| B2030     | Exterior Doors                          | \$1.77     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$38,016           | \$34,560                |
| B3010105  | Built-Up                                | \$19.63    | 19,512 | SF   | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$421,263          | \$382,966               |
| C1010     | Partitions                              | \$12.54    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$269,200          | \$244,727               |
| C1020     | Interior Doors                          | \$8.24     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.80 | \$128,573          | \$160,716               |
| C1030     | Fittings                                | \$6.15     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$131,973          | \$119,975               |
| C3010     | Wall Finishes                           | \$10.84    | 19,512 | S.F. | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$232,730          | \$211,573               |
| C3020210  | Carpet                                  | \$12.05    | 19,512 | SF   | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$258,692          | \$235,174               |
| C3030     | Ceiling Finishes                        | \$19.25    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$413,227          | \$375,661               |
| D2010     | Plumbing Fixtures                       | \$9.45     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$202,750          | \$184,318               |
| D2020     | Domestic Water Distribution             | \$8.28     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$177,715          | \$161,559               |
| D2030     | Sanitary Waste                          | \$5.28     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$113,429          | \$103,117               |
| D3040     | Distribution Systems                    | \$21.05    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$451,860          | \$410,782               |
| D3050     | Terminal & Package Units                | \$23.34    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$501,003          | \$455,457               |
| D3060     | Controls & Instrumentation              | \$5.21     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$111,883          | \$101,712               |
| D3070     | Systems Testing & Balance               | \$1.51     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$32,452           | \$29,502                |
| D4010     | Sprinklers                              | \$7.16     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$153,608          | \$139,643               |
| D5010     | Electrical Service/Distribution         | \$7.89     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$169,370          | \$153,973               |
| D5020     | Branch Wiring                           | \$21.64    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$464,532          | \$422,302               |
| D5020     | Lighting                                | \$17.94    | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$385,101          | \$350,092               |
| D5030310  | Telephone Systems                       | \$2.07     | 19,512 | SF   | 15   | 1965         | 1980              |                           | 0                | 0.00   |      | 1    | \$42,483           | \$40,460                |
| D5030910  | Fire Alarm System                       | \$2.59     | 19,512 | SF   | 10   | 1965         | 1975              |                           | 0                | 0.00   |      | 1    | \$50,575           | \$50,575                |
| D5030910  | Security System, Camers, Access Control | \$1.37     | 19,512 | SF   | 15   | 1965         | 1980              |                           | 0                | 0.00   |      | 1    | \$26,692           | \$26,692                |
| D5030920  | LAN System                              | \$1.37     | 19,512 | SF   | 15   | 1965         | 1980              |                           | 0                | 0.00   |      | 1    | \$28,027           | \$26,692                |
| E1020     | Institutional Equipment                 | \$3.07     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$65,832           | \$59,847                |
| E2010     | Fixed Furnishings                       | \$5.69     | 19,512 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 1    | \$122,083          | \$110,984               |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.



### Renewal Schedule

| Uniformat | System Description      | 2012-13     | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022      | 2023 | Total       |
|-----------|-------------------------|-------------|------|------|------|------|------|------|------|------|-----------|------|-------------|
| Total     |                         | \$5,434,112 |      |      |      |      |      |      |      |      | \$380,738 |      | \$5,814,850 |
| A1010     | Standard Foundations    |             |      |      |      |      |      |      |      |      |           |      |             |
| A1030     | Slab on Grade           |             |      |      |      |      |      |      |      |      |           |      |             |
| A2010     | Basement Excavation     |             |      |      |      |      |      |      |      |      |           |      |             |
| A2020     | Basement Walls          |             |      |      |      |      |      |      |      |      |           |      |             |
| B1010     | Floor Construction      |             |      |      |      |      |      |      |      |      |           |      |             |
| B1020     | Roof Construction       |             |      |      |      |      |      |      |      |      |           |      |             |
| B2010     | Exterior Walls          |             |      |      |      |      |      |      |      |      |           |      |             |
| B2020     | Exterior Windows        | \$441,043   |      |      |      |      |      |      |      |      |           |      | \$441,043   |
| B2030     | Exterior Doors          | \$38,016    |      |      |      |      |      |      |      |      |           |      | \$38,016    |
| B3010105  | Built-Up                | \$421,263   |      |      |      |      |      |      |      |      |           |      | \$421,263   |
| B3010120  | Single Ply Membrane     |             |      |      |      |      |      |      |      |      |           |      |             |
| B3010130  | Preformed Metal Roofing |             |      |      |      |      |      |      |      |      |           |      |             |
| B3010140  | Shingle & Tile          |             |      |      |      |      |      |      |      |      |           |      |             |
| B3020     | Roof Openings           |             |      |      |      |      |      |      |      |      |           |      |             |
| C1010     | Partitions              | \$269,200   |      |      |      |      |      |      |      |      |           |      | \$269,200   |
| C1020     | Interior Doors          | \$128,573   |      |      |      |      |      |      |      |      |           |      | \$128,573   |
| C1030     | Fittings                | \$131,973   |      |      |      |      |      |      |      |      |           |      | \$131,973   |
| C2010     | Stair Construction      |             |      |      |      |      |      |      |      |      |           |      |             |
| C3010     | Wall Finishes           | \$232,730   |      |      |      |      |      |      |      |      | \$312,769 |      | \$545,499   |
| C3020210  | Carpet                  | \$258,692   |      |      |      |      |      |      |      |      |           |      | \$258,692   |
| C3020210  | Ceramic Tile            |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020210  | Epoxy                   |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020210  | Terrazzo                |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020210  | Tile & Coverings        |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020410  | Rubber/Resilient        |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020410  | Sealed Concrete         |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020410  | VCT                     |             |      |      |      |      |      |      |      |      |           |      |             |
| C3020410  | Wood                    |             |      |      |      |      |      |      |      |      |           |      |             |
| C3030     | Ceiling Finishes        | \$413,227   |      |      |      |      |      |      |      |      |           |      | \$413,227   |

# Campus Report - El Modena HS

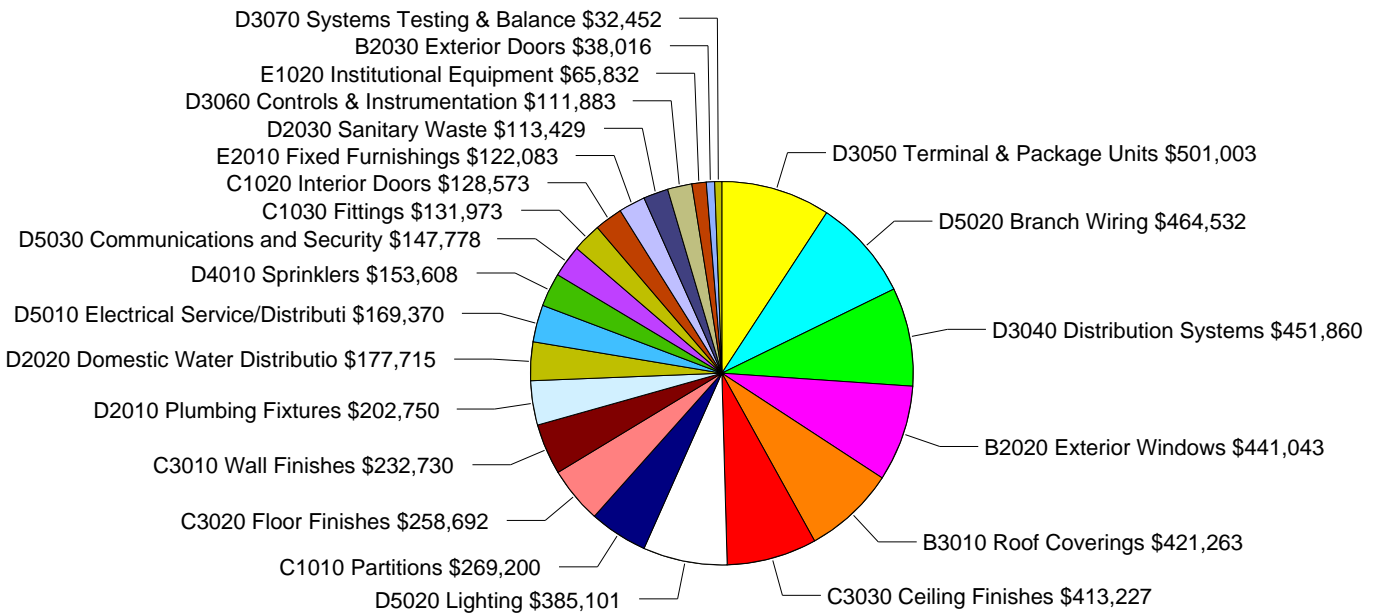
| Uniformat | System Description                      | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022     | 2023 | Total     |
|-----------|---|-----------|------|------|------|------|------|------|------|------|----------|------|-----------|
| D1010     | Elevators and Lifts                     |           |      |      |      |      |      |      |      |      |          |      |           |
| D1020     | Escalators and Moving Walks             |           |      |      |      |      |      |      |      |      |          |      |           |
| D1090     | Other Conveying Systems                 |           |      |      |      |      |      |      |      |      |          |      |           |
| D2010     | Plumbing Fixtures                       | \$202,750 |      |      |      |      |      |      |      |      |          |      | \$202,750 |
| D2020     | Domestic Water Distribution             | \$177,715 |      |      |      |      |      |      |      |      |          |      | \$177,715 |
| D2030     | Sanitary Waste                          | \$113,429 |      |      |      |      |      |      |      |      |          |      | \$113,429 |
| D2040     | Rain Water Drainage                     |           |      |      |      |      |      |      |      |      |          |      |           |
| D2090     | Other Plumbing Systems-Nat Gas          |           |      |      |      |      |      |      |      |      |          |      |           |
| D3010     | Energy Supply                           |           |      |      |      |      |      |      |      |      |          |      |           |
| D3020     | Heat Generating Systems                 |           |      |      |      |      |      |      |      |      |          |      |           |
| D3030     | Cooling Generating Systems              |           |      |      |      |      |      |      |      |      |          |      |           |
| D3040     | Distribution Systems                    | \$451,860 |      |      |      |      |      |      |      |      |          |      | \$451,860 |
| D3050     | Terminal & Package Units                | \$501,003 |      |      |      |      |      |      |      |      |          |      | \$501,003 |
| D3060     | Controls & Instrumentation              | \$111,883 |      |      |      |      |      |      |      |      |          |      | \$111,883 |
| D3070     | Systems Testing & Balance               | \$32,452  |      |      |      |      |      |      |      |      |          |      | \$32,452  |
| D3090     | Other HVAC Systems/Equip                |           |      |      |      |      |      |      |      |      |          |      |           |
| D4010     | Sprinklers                              | \$153,608 |      |      |      |      |      |      |      |      |          |      | \$153,608 |
| D4020     | Standpipes                              |           |      |      |      |      |      |      |      |      |          |      |           |
| D4030     | Fire Protection Specialties             |           |      |      |      |      |      |      |      |      |          |      |           |
| D4090     | Other Fire Protection Systems           |           |      |      |      |      |      |      |      |      |          |      |           |
| D5010     | Electrical Service/Distribution         | \$169,370 |      |      |      |      |      |      |      |      |          |      | \$169,370 |
| D5020     | Branch Wiring                           | \$464,532 |      |      |      |      |      |      |      |      |          |      | \$464,532 |
| D5020     | Lighting                                | \$385,101 |      |      |      |      |      |      |      |      |          |      | \$385,101 |
| D5030310  | Telephone Systems                       | \$42,483  |      |      |      |      |      |      |      |      |          |      | \$42,483  |
| D5030910  | Fire Alarm System                       | \$50,575  |      |      |      |      |      |      |      |      | \$67,969 |      | \$118,544 |
| D5030910  | Security System, Camers, Access Control | \$26,692  |      |      |      |      |      |      |      |      |          |      | \$26,692  |
| D5030920  | LAN System                              | \$28,027  |      |      |      |      |      |      |      |      |          |      | \$28,027  |
| D5030920  | Public Address / Clock System           |           |      |      |      |      |      |      |      |      |          |      |           |
| D5090     | Other Electrical Systems                |           |      |      |      |      |      |      |      |      |          |      |           |
| E1020     | Institutional Equipment                 | \$65,832  |      |      |      |      |      |      |      |      |          |      | \$65,832  |

## Campus Report - El Modena HS

| Uniformat | System Description           | 2012-13   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total     |
|-----------|------------------------------|-----------|------|------|------|------|------|------|------|------|------|------|-----------|
| E1030     | Vehicular Equipment          |           |      |      |      |      |      |      |      |      |      |      |           |
| E1090     | Other Equipment              |           |      |      |      |      |      |      |      |      |      |      |           |
| E2010     | Fixed Furnishings            | \$122,083 |      |      |      |      |      |      |      |      |      |      | \$122,083 |
| F1010     | Special Structures           |           |      |      |      |      |      |      |      |      |      |      |           |
| F1020     | Integrated Construction      |           |      |      |      |      |      |      |      |      |      |      |           |
| F1030     | Special Construction Systems |           |      |      |      |      |      |      |      |      |      |      |           |
| F1040     | Special Facilities           |           |      |      |      |      |      |      |      |      |      |      |           |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$5,434,112**

## Condition Detail

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### **System: B2020 - Exterior Windows**

Photo is not available.

**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$441,043.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/05/2013

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### **System: B2030 - Exterior Doors**

Photo is not available.

**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$38,015.62  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/05/2013

**System: B3010105 - Built-Up**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$421,262.52**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: C1010 - Partitions**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$269,200.04**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**



**System: C1020 - Interior Doors**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$128,573.15**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: C1030 - Fittings**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$131,972.92**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: C3010 - Wall Finishes**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$232,729.77**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: C3020210 - Carpet**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$258,691.66**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: C3030 - Ceiling Finishes**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$413,226.70**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D2010 - Plumbing Fixtures**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$202,749.97**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: D2020 - Domestic Water Distribution**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$177,715.30**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D2030 - Sanitary Waste**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$113,428.72**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: D3040 - Distribution Systems**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$451,860.46**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D3050 - Terminal & Package Units**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$501,002.60**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: D3060 - Controls & Instrumentation**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$111,883.37**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D3070 - Systems Testing & Balance**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$32,452.36**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**



**System: D4010 - Sprinklers**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$153,607.83**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D5010 - Electrical Service/Distribution**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$169,370.40**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: D5020 - Branch Wiring**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$464,532.33**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D5020 - Lighting**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$385,101.32**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: D5030310 - Telephone Systems**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$42,483.09**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D5030910 - Fire Alarm System**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$50,575.10**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: D5030910 - Security System, Camers, Access Control**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$26,692.42**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: D5030920 - LAN System**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$28,027.04**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

**System: E1020 - Institutional Equipment**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$65,831.93**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

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**System: E2010 - Fixed Furnishings**

Photo is not available.

**Location: Building Systems**  
**Material: System**  
**Distress: Beyond Expected Life**  
**Category: Capital Renewal**  
**Priority: 3 - Necessary/Not Yet Critical (Years 2-5)**  
**Correction: Renew System**  
**Qty: 1-Ea.**  
**Estimate: \$122,082.68**  
**Assessor Name: Ann Buerger Linden**  
**Date Created: 02/05/2013**

Site

Executive Summary



Gross Area (SF): 157,033  
Year Built: 1965  
Last Reno:  
Replacement Value: \$8,766,915

Repair Cost: \$3,035,971  
Total FCI: 34.63%  
Total RSLI: 19%

**Facility Description:**



## Current Investment Requirement and Condition by Unifomat Classification

| Unifomat Classification       | RSLI%        | FCI%         | Current Repair Amount |
|-------------------------------|--------------|--------------|-----------------------|
| G10 Site Preparation          | NR           | 0.00         | \$0                   |
| G20 Site Improvements         | 24.01        | 16.90        | \$985,475             |
| G30 Site Mechanical Utilities | 6.00         | 1.12         | \$8,513               |
| G40 Site Electrical Utilities | 8.80         | 99.56        | \$2,041,983           |
| <b>Total:</b>                 | <b>18.82</b> | <b>34.63</b> | <b>\$3,035,971</b>    |

## System Listing for Site

| Uniformat | System Description               | Unit Price | Qty     | UoM  | Life | Install Year | Calc Next Renewal | Next Renewal <sup>1</sup> | RSL <sup>2</sup> | RSLI % | REMR | FCI% | Current Repair Amt | Current Replacement Amt |
|-----------|----------------------------------|------------|---------|------|------|--------------|-------------------|---------------------------|------------------|--------|------|------|--------------------|-------------------------|
| G1030     | Site Earthwork                   | \$0.81     | 157,033 | S.F. | 100  | 1965         | NR                |                           |                  | NR     |      | 0.00 | \$0                | \$126,631               |
| G2010     | Roadways                         | \$0.89     | 157,033 | S.F. | 50   | 1965         | 2015              | 2013                      | 1                | 2.08   |      | 1    | \$154,219          | \$140,199               |
| G2020     | Parking Lots                     | \$0.98     | 157,033 | S.F. | 50   | 2011         | 2061              |                           | 49               | 98.00  |      | 0.00 | \$0                | \$153,767               |
| G2030     | Pedestrian Paving                | \$8.02     | 157,033 | S.F. | 50   | 1965         | 2015              |                           | 3                | 6.00   |      | 0.26 | \$330,610          | \$1,259,530             |
| G2040105  | Fence & Guardrails               | \$3.27     | 157,033 | S.F. | 30   | 1995         | 2025              |                           | 13               | 43.33  |      | 0.00 | \$0                | \$513,309               |
| G2040920  | Swimming Pools                   | \$233      | 6,000   | S.F. | 30   | 2000         | 2030              |                           | 18               | 60.00  |      | 0.00 | \$0                | \$1,399,680             |
| G2040940  | Playing Fields                   | \$11.52    | 157,033 | S.F. | 50   | 1965         | 2015              |                           | 3                | 6.00   |      | 0.00 | \$0                | \$1,809,020             |
| G2050     | Landscaping and Irrigation       | \$3.54     | 157,033 | S.F. | 20   | 1965         | 1985              |                           | 0                | 0.00   |      | 0.90 | \$500,646          | \$556,274               |
| G3010     | Water Supply                     | \$2.09     | 157,033 | S.F. | 50   | 1965         | 2015              |                           | 3                | 6.00   |      | 0.03 | \$8,513            | \$327,885               |
| G3020     | Sanitary Sewer                   | \$1.53     | 157,033 | S.F. | 50   | 1965         | 2015              |                           | 3                | 6.00   |      | 0.00 | \$0                | \$239,695               |
| G3030     | Storm Sewer                      | \$0.81     | 157,033 | S.F. | 50   | 1965         | 2015              |                           | 3                | 6.00   |      | 0.00 | \$0                | \$126,631               |
| G3060     | Fuel Distribution - Natural Gas  | \$0.40     | 157,033 | S.F. | 50   | 1965         | 2015              |                           | 3                | 6.00   |      | 0.00 | \$0                | \$63,316                |
| G4010     | Electrical Distribution          | \$3.59     | 157,033 | S.F. | 30   | 1965         | 1995              |                           | 0                | 0.00   |      | 1    | \$563,058          | \$563,058               |
| G4020     | Site Lighting                    | \$7.66     | 157,033 | S.F. | 30   | 1965         | 1995              | 2012                      | 0                | 0.00   |      | 1    | \$1,202,998        | \$1,202,998             |
| G4030     | Site Communications and Security | \$1.81     | 157,033 | S.F. | 30   | 2001         | 2031              |                           | 19               | 63.33  |      | 0.97 | \$275,927          | \$284,921               |

<sup>1</sup> For blank cells default to dates shown in Calculated Next Renewal Column

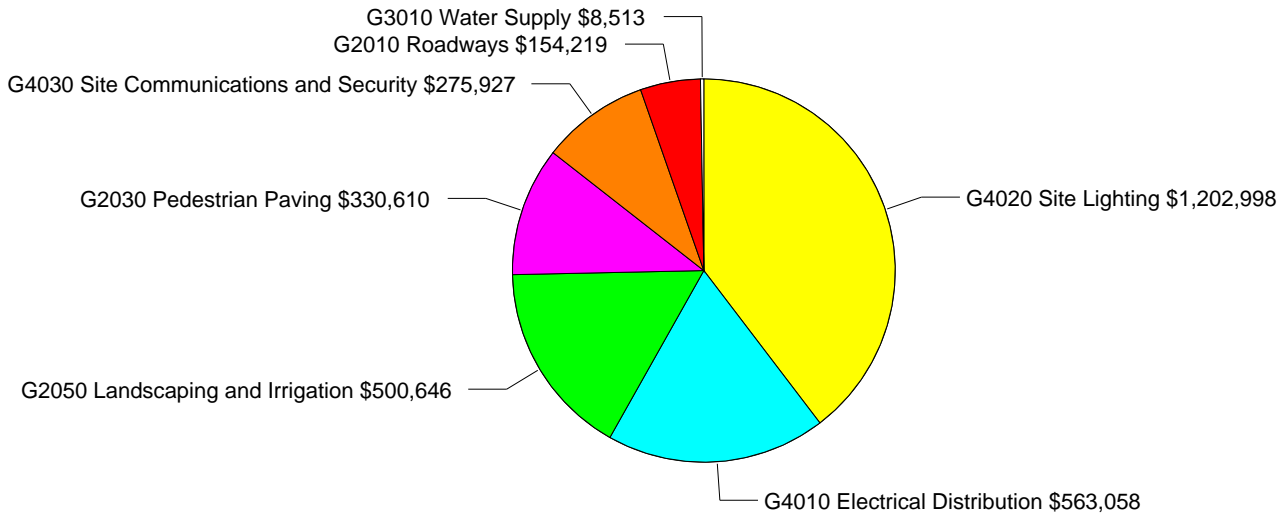
<sup>2</sup> Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

### Renewal Schedule

| Uniformat | System Description               | 2012-13     | 2014 | 2015        | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total       |
|-----------|----------------------------------|-------------|------|-------------|------|------|------|------|------|------|------|------|-------------|
| Total     |                                  | \$3,035,971 |      | \$4,318,491 |      |      |      |      |      |      |      |      | \$7,354,462 |
| G1030     | Site Earthwork                   |             |      |             |      |      |      |      |      |      |      |      |             |
| G2010     | Roadways                         | \$154,219   |      |             |      |      |      |      |      |      |      |      | \$154,219   |
| G2020     | Parking Lots                     |             |      |             |      |      |      |      |      |      |      |      |             |
| G2030     | Pedestrian Paving                | \$330,610   |      | \$1,513,955 |      |      |      |      |      |      |      |      | \$1,844,565 |
| G2040105  | Fence & Guardrails               |             |      |             |      |      |      |      |      |      |      |      |             |
| G2040920  | Swimming Pools                   |             |      |             |      |      |      |      |      |      |      |      |             |
| G2040940  | Playing Fields                   |             |      | \$1,976,765 |      |      |      |      |      |      |      |      | \$1,976,765 |
| G2050     | Landscaping and Irrigation       | \$500,646   |      |             |      |      |      |      |      |      |      |      | \$500,646   |
| G3010     | Water Supply                     | \$8,513     |      | \$358,289   |      |      |      |      |      |      |      |      | \$366,802   |
| G3020     | Sanitary Sewer                   |             |      | \$261,921   |      |      |      |      |      |      |      |      | \$261,921   |
| G3030     | Storm Sewer                      |             |      | \$138,374   |      |      |      |      |      |      |      |      | \$138,374   |
| G3060     | Fuel Distribution - Natural Gas  |             |      | \$69,187    |      |      |      |      |      |      |      |      | \$69,187    |
| G4010     | Electrical Distribution          | \$563,058   |      |             |      |      |      |      |      |      |      |      | \$563,058   |
| G4020     | Site Lighting                    | \$1,202,998 |      |             |      |      |      |      |      |      |      |      | \$1,202,998 |
| G4030     | Site Communications and Security | \$275,927   |      |             |      |      |      |      |      |      |      |      | \$275,927   |

### Deficiency Summary by System

Current deficiencies included assemblies that have reached or exceeded their design life or components of the assemblies that are in need of repair. Assemblies that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Useful Life'. The following chart lists all current deficiencies associated with this facility.



**Budget Estimate Total: \$3,035,971**

## Condition Detail

### System: G2010 - Roadways



**Location:** Asphalt areas around portables buildings G and H. Site entry to visitor parking.

**Material:** System

**Distress:** Beyond Expected Life

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Renew System

**Qty:** 1-Ea.

**Estimate:** \$154,218.97

**Assessor Name:** Ann Buerger Linden

**Date Created:** 02/05/2013

**Notes:** Although a good portion of asphalt parking lots are recently refurbished, a considerable are of asphalt in poor condition remains. Some of these areas support student foot traffic and constitute tripping hazards. System renewal is recommended.

### System: G2030 - Pedestrian Paving



**Location:** Campus site main east west sidewalk.

**Material:** Covered Pedestrain Walkways

**Distress:** Failing

**Category:** Capital Renewal

**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)

**Correction:** Refurbish covered walkway structure.

**Qty:** 600-L.F.

**Estimate:** \$105,753.60

**Assessor Name:** Ann Buerger Linden

**Date Created:** 02/04/2013

**Notes:** Covered walkways are deteriorating. Roofs are failing causing peeling paint and deck degradation.

## Campus Report - El Modena HS

---

### System: G2030 - Pedestrian Paving



**Location:** Site pedestrian paving.  
**Material:** Concrete Roads & Walkways  
**Distress:** Damaged  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Remove and replace concrete sidewalk  
**Qty:** 15,000-S.F.  
**Estimate:** \$224,856.00  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/05/2013

**Notes:** A fair amount of site pedestrian pavements including concrete and colored concrete patio pavers, are in distressed condition with cracking, settlement, and heaving.

### System: G2050 - Landscaping and Irrigation



**Location:** Campus site.  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$500,646.33  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/04/2013

**Notes:** Landscape and irrigation systems are beyond their expected life. Mature trees and shrubs frequently overhang building roofs creating maintenance issues with leaves, flowers, and seeds clogging roof drains. Root systems have heaved pavements. System renewal is recommended.



## Campus Report - El Modena HS

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### System: G3010 - Water Supply



**Location:** Site Drinking Fountains  
**Material:** Drinking Fountain  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 1 - Currently Critical (Immediate)  
**Correction:** Replace fountain drinking fountain  
**Qty:** 4-Ea.  
**Estimate:** \$8,513.16  
**Assessor Name:** Sonny Satterfield  
**Date Created:** 01/28/2013

**Notes:** Replace Drinking Fountains during next remodel or renovation.

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### System: G4010 - Electrical Distribution



**Location:** Site Main Electrical Distrubution and UG feeders to buildings  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$563,057.52  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/27/2013

**Notes:** Site electrical incoming power switchgear, panels, equipment and underground feeders to buildings are beyond expected life; all are recommended to be replaced as part of the next major renovation.

## Campus Report - El Modena HS

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### System: G4020 - Site Lighting

Photo is not available.

**Location:** Building Systems  
**Material:** System  
**Distress:** Beyond Expected Life  
**Category:** Capital Renewal  
**Priority:** 3 - Necessary/Not Yet Critical (Years 2-5)  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Estimate:** \$1,202,998.41  
**Assessor Name:** Ann Buerger Linden  
**Date Created:** 02/05/2013

### System: G4030 - Site Communications and Security



**Location:** Site Communications and Security  
**Material:** Site Communications  
**Distress:** Inadequate  
**Category:** Capital Renewal  
**Priority:** 4 - Recommended (Years 6-10)  
**Correction:** Replace communications and security cabling  
**Qty:** 200-C.L.F.  
**Estimate:** \$275,927.04  
**Assessor Name:** Eduardo Lopez  
**Date Created:** 01/28/2013

**Notes:** Recommend upgrades and replacing as needed all communications and security cabling and equipment for enhancements.

### Glossary

|                   |   |
|-------------------|---|
| ABMA              | American Boiler Manufacturers Association <a href="http://www.abma.com/">http://www.abma.com/</a>   |
| ACEEE             | American Council for an Energy-Efficient Economy  |
| ACGIH             | American Council of Governmental and Industrial Hygienists  |
| AEE               | Association of Energy Engineers   |
| AFD               | Adjustable Frequency Drive  |
| AFTC              | After Tax Cash Flow   |
| AGA               | American Gas Association  |
| AHU               | Air Handling Unit   |
| Amp               | Ampere  |
| ANSI              | American National Standards Institute   |
| ARI               | Air Conditioning and Refrigeration Institute  |
| ASD               | Adjustable Speed Drive  |
| ASHRAE            | American Society of Heating Refrigerating and Air-Conditioning Engineers Inc.   |
| ASME              | American Society of Mechanical Engineers  |
| Assessment        | Visual survey of a facility to determine its condition. It involves looking at the age of systems reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality. |
| ATS               | After Tax Savings   |
| AW                | Annual worth  |
| BACNET            | Building Automation Control Network   |
| BAS               | Building Automation System  |
| BCR               | Benefit Cost Ratio  |
| BEP               | Business Energy Professional (AEE)  |
| BF                | Ballast Factor  |
| BHP               | Brake Horsepower (motors)   |
| BHP               | Boiler Horsepower (boilers)   |
| BLCC              | Building Life Cycle Cost analysis program (FEMP)  |
| BOCA              | Building Officials and Code Administrators  |
| BTCF              | Before Tax Cash Flow  |
| BTS               | Before Tax Savings  |
| Btu               | British thermal unit  |
| Building Addition | An area space or component of a building added to a building after the original building's year built date.   |
| CAA               | Clean Air Act   |
| CAAA-90           | Clean Air Act Amendments of 1990  |
| CABO              | Council of American Building Officials  |
| CAC               | Conventional Air Conditioning   |
| CADDET            | Center for the Analysis and Dissemination of Demonstrated Energy Technologies   |

|                                 |   |
|---------------------------------|---|
| Calculated Next Renewal         | The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.  |
| Capital Renewal                 | Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget. Calculated next renewal The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system. Next renewal The assessor adjusted expected useful life of a system or element based on on-site inspection. |
| CDD                             | Cooling Degree Days   |
| CDGP                            | Certified Distributed Generation Professional   |
| CEC                             | California Energy Commission  |
| CEM                             | Certified Energy Manager  |
| CEP                             | Certified Energy Procurement Professional   |
| CFC                             | Chlorofluorocarbon  |
| CFD                             | Cash Flow Diagram   |
| CFL                             | Compact Fluorescent Light   |
| CFM cfm                         | Cubic Feet per Minute   |
| CHP                             | Combined Heat and Power (a.k.a. cogeneration)   |
| CHW                             | Chilled Water   |
| Condition                       | Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.   |
| COP                             | Coefficient of Performance  |
| Cp                              | Heat Capacity of Material   |
| CPUC                            | California Public Utility Commission  |
| CRI                             | Color Rendering Index   |
| CRT                             | Cathode Ray Tube VDT HMI  |
| CTC                             | Competitive Transition Charge   |
| Cu                              | Coefficient of Utilization  |
| Current Replacement Value (CRV) | CRV represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.   |
| Cv                              | Value Coefficient   |
| CWS                             | Chilled Water System  |
| D d                             | Distance (usually feet)   |
| DB                              | Dry Bulb  |
| DCV                             | Demand Control Ventilation  |
| DD                              | Degree Day  |
| DDB                             | Double Declining Balance  |
| DDC                             | Direct Digital Controls   |
| Deferred maintenance            | Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.   |

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|--------------------------------|---|
| Deficiency                     | A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.   |
| Delta                          | Difference  |
| Delta P                        | Pressure Difference   |
| Delta T                        | Temperature Difference  |
| DG                             | Distributed Generation  |
| DOE                            | Department of Energy  |
| DP                             | Dew Point   |
| DR                             | Demand Response   |
| DX                             | Direct Expansion Air Conditioner  |
| EA                             | Energy Audit  |
| EBITDA                         | Earnings before Interest Taxes Depreciation and Amortization  |
| ECI                            | Energy Cost Index   |
| ECM                            | Energy Conservation Measure   |
| ECO                            | Energy Conservation Opportunity   |
| ECPA                           | Energy Conservation and Production Act  |
| ECR                            | Energy Conservation Recommendation  |
| ECS                            | Energy Control System   |
| EER                            | Energy Efficiency Ratio   |
| EERE                           | Energy Efficiency and Renewable Energy division of US DOE   |
| EIA                            | Energy Information Agency   |
| EIS                            | Energy Information System   |
| EMCS                           | Energy Management Computer System   |
| EMO                            | Energy Management Opportunity   |
| EMP                            | Energy Management Project   |
| EMR                            | Energy Management Recommendation  |
| EMS                            | Energy Management System  |
| Energy Utilization Index (EUI) | EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot. |
| EO                             | Executive Order   |
| EPA                            | Environmental Protection Agency   |
| EPACT                          | Energy Policy Act of 1992   |
| EPCA                           | Energy Production and Conservation Act of 1975  |
| EPRI                           | Electric Power Research Institute   |
| EREN                           | Efficiency and Renewable Energy (Division of USDOE)   |
| ERV                            | Energy Recovery Ventilator  |
| ESCO                           | Energy Service Company  |
| ESPC                           | Energy Savings Performance Contract   |
| EUI                            | Energy Use Index  |
| EWG                            | Exempt Wholesale Generators   |

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| Extended Facility Condition Index (EFCI) | EFCI is calculated as the condition needs for the current year plus facility system renewal needs going out to a set time in the future divided by Current Replacement Value.  |
| F  | Fahrenheit   |
| f  | Frequency  |
| Facility                                 | A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.  |
| Facility Condition Assessment (FCA)      | FCA is a process for evaluating the condition of buildings and facilities for programming and budgetary purposes through an on site inspection and evaluation process.   |
| Facility Condition Index (FCI)           | FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities. |
| FC                                       | Footcandle   |
| FCA                                      | Fuel Cost Adjustment   |
| FEMIA                                    | Federal Energy Management Improvement Act of 1988  |
| FEMP                                     | Federal Energy Management Program  |
| FERC                                     | Federal Energy Regulatory Commission   |
| FESR                                     | Fuel Energy Savings Ratio  |
| FLA                                      | Full Load Amps   |
| FLF                                      | Facility Load Factor (usually monthly)   |
| FLRPM                                    | Full Load Revolutions per Minute   |
| FMS                                      | Facility Management System   |
| FPM fpm                                  | Feet per Minute (velocity)   |
| FSEC                                     | Florida Solar Energy Center  |
| Ft                                       | Foot   |
| GPM gpm                                  | Gallons per Minute   |
| GRI                                      | Gas Research Institute   |
| Gross Square Feet (GSF)                  | The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.  |
| GUI                                      | Graphical User Interface   |
| H h                                      | Enthalpy Btu/lb  |
| HCFC                                     | Hydrochlorofluorocarbons   |
| HDD                                      | Heating Degree days  |
| HFC                                      | Hydrofluorocarbons   |
| HHV                                      | Higher Heating Value   |
| HID                                      | High Intensity Discharge (lamp)  |
| HMI                                      | Human Machine Interface  |
| HMMI                                     | Human Man Machine Interface  |
| HO                                       | High Output (lamp)   |
| HP Hp hp                                 | Horsepower   |
| HPS                                      | High Pressure Sodium (lamp)  |



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|--------------|--|
| HR           | Humidity Ratio   |
| Hr hr        | Hour   |
| HRU          | Heat Recovery Unit   |
| HVAC         | Heating Ventilation and Air-Conditioning   |
| Hz           | Hertz  |
| I            | Intensity (lumen output of lamp)   |
| I i          | Interest rate or Discount rate   |
| IAQ          | Indoor Air Quality   |
| ICA          | International Cogeneration Alliance  |
| ICBO         | International Conference of Buildings Officials  |
| ICC          | International Code Council   |
| ICP          | Institutional Conservation Program   |
| IECC         | International Energy Conservation Code   |
| IEEE         | Institute of Electrical and Electronic Engineers   |
| IESNA        | Illuminating Engineering Society of North America  |
| Install year | The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system's Current Replacement Value (CRV) was replaced). |
| IRP          | Integrated Resource Planning   |
| IRR          | Internal Rate of Return  |
| ISO          | Independent System Operator  |
| ITA          | Independent Tariff Administrator   |
| K            | Kelvins (color temperature of lamp)  |
| k            | Kilo multiple of thousands in SI system  |
| K k          | Thermal Conductivity of Material   |
| KVA          | Kilovolt Ampere  |
| KVAR         | Kilovolt Ampere Reactive   |
| kW           | kiloWatt   |
| kWh          | kiloWatt hour  |
| L            | Length (usually feet)  |
| LCC          | Life Cycle Costing   |
| LDC          | Local Distribution Company   |
| LEED         | Leadership in Energy and Environmental Design  |
| LEED EB      | LEED for Existing Buildings  |
| LEED NC      | LEED for new construction  |
| LF           | Load Factor  |
| LHV          | Lower Heating Value  |
| Life cycle   | The period of time that a building or site system or element can be expected to adequately serve its intended function.  |
| LPS          | Low Pressure Sodium (lamp)   |
| Lu           | Lumen Output of a Lamp or Fixture  |
| M            | Mega multiple of millions in SI system   |

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|--------------|--|
| M&V          | Measurement and Verification   |
| MACRS        | Modified Accelerated Cost Recovery System  |
| MARR         | Minimum Attractive Rate of Return  |
| Mbtu         | Thousand Btu   |
| MCF          | Thousand Cubic Feet (usually of gas)   |
| MEC          | Model Energy Code  |
| Mm           | Multiple of Thousands in I/P System  |
| MMBtu        | Million Btu  |
| MMCS         | Maintenance Management Computer System   |
| MMI          | Man Machine Interface  |
| MMS          | Maintenance Management System  |
| MSE 2000     | Management System for Energy 2000 (ANSI Georgia Tech Univ)   |
| MW           | MegaWatt   |
| MWH MWh      | MegaWatt hour  |
| NAAQS        | National Ambient Air Quality Standards   |
| NAESCO       | National Association of Energy Service Companies   |
| NAIMA        | North American Insulation Manufacturers Association  |
| NEA          | National Energy Act of 1978  |
| NECPA        | National Energy Conservation Policy Act  |
| NEMA         | National Electrical Manufacturer's Association   |
| NERC         | North American Electric Reliability Council  |
| Next Renewal | The Next Renewal date is an override of the "Calculated Next Renewal" date and is based upon the assessor's visual inspection. |
| NFPA         | National Fire Protection Association   |
| NGPA         | National Gas Policy Act of 1978  |
| NLRPM        | No Load Revolutions per Minute (speed)   |
| Nn           | Equipment or Project lifetime in economic analysis   |
| NOPR         | Notice of Proposed Rule Making from FERC   |
| NOx          | Nitrogen Oxide Compounds   |
| NPV          | Net present value in economic analysis   |
| NREL         | National Renewable Energy Laboratory   |
| NUG          | Non-Utility Generator  |
| O&M          | Operation and Maintenance  |
| OA           | Outside Air  |
| ODP          | Ozone Depletion Potential  |
| OPAC         | Off-Peak Air Conditioning  |
| P            | Present value in economic analysis   |
| PBR          | Performance Based Rates  |
| PEA          | Preliminary Energy Audit   |
| PF           | Power Factor   |

|                                     |   |
|-------------------------------------|---|
| PID                                 | Proportional plus integral plus derivative (control system)   |
| PM                                  | Preventive Maintenance  |
| PM                                  | Portfolio Manager in Energy Star rating system  |
| PoolCo                              | Power Pool Company or Organization  |
| POU                                 | Point of Use  |
| PQ                                  | Power Quality   |
| PSC                                 | Public Service Commission   |
| PSIA psia                           | Pounds per square inch absolute (pressure)  |
| PSIG psig                           | Pounds per square inch gauge (pressure)   |
| PUC                                 | Public Utility Commission   |
| PUHCA                               | Public Utilities Holding Company Act of 1935  |
| PURPA                               | Public Utilities Regulatory Policies of 1978  |
| PV                                  | Photovoltaic system   |
| PV                                  | Present Value   |
| PW                                  | Present Worth   |
| PX                                  | Power Exchange  |
| Q                                   | Heat load due to conduction using degree days   |
| q                                   | Rate of heat flow in Btu per hour   |
| QF                                  | Qualifying Facility   |
| R                                   | Electrical resistance   |
| R                                   | Thermal Resistance  |
| RC                                  | Remote controller   |
| RCR                                 | Room Cavity Ratio   |
| RCRA                                | Resource Conservation and Recovery Act  |
| Remaining Service Life (RSL)        | RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the "Calculated Next Renewal" date or the "Next Renewal" date whichever one is the later date. |
| Remaining Service Life Index (RSLI) | RSLI is defined as a percentage ratio of the remaining service life of a system. It usually ranges from 0 to 100  |
| REMR                                | Repair Evaluation Maintenance Rehabilitation (REMR) is a scale used to objectively rank systems based on their condition  |
| Renewal Schedule                    | A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.  |
| RH                                  | Relative Humidity   |
| RLA                                 | Running Load Amps   |
| RMS                                 | Root Mean Square  |
| RO                                  | Reverse Osmosis   |
| ROI                                 | Return on Investment  |
| RPM                                 | Revolutions Per Minute  |
| RTG                                 | Regional Transmission Group   |
| RTO                                 | Regional Transmission Organization  |

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| RTP          | Real Time Pricing  |
| SBCCI        | Southern Building Code Congress International  |
| SC           | Scheduling Coordinator   |
| SC           | Shading Coefficient  |
| SCADA        | Supervisory Control and Data Acquisition Systems   |
| SEER         | Seasonal Energy Efficiency Ratio   |
| SHR          | Sensible Heat Ratio  |
| Site         | The grounds and utilities roadways landscaping fencing and other typical land improvements needed to support the facility.   |
| Soft Cost    | An expense item that is not considered direct construction cost. Soft cost includes architectural engineering financing legal fees and other pre-and-post construction expenses.   |
| SOx          | Sulfur Oxide Compounds   |
| SP           | Static Pressure  |
| SP SPB       | Simple Payback   |
| SPP          | Simple Payback Period  |
| SPP          | Small Power Producers  |
| STR          | Stack Temperature Rise   |
| SV           | Specific Volume  |
| System       | System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II. |
| T            | Temperature  |
| T            | Tubular (lamps)  |
| TAA          | Technical Assistance Audit   |
| TCP/IP       | Transmission Control Protocol/Internet Protocol  |
| TES          | Thermal Energy Storage   |
| THD          | Total Harmonic Distortion  |
| TOD          | Time of Day  |
| TOU          | Time of Use  |
| TQM          | Total Quality Management   |
| TransCo      | Transmission Company   |
| U            | Thermal Conductance  |
| UDC          | Utility Distribution Company   |
| UL           | Underwriters Laboratories  |
| UNIFORMAT II | The ASTM UNIFORMAT II Classification for Building Elements (E1557-97) a format for classifying major facility components common to most buildings.   |
| USGBC        | US Green Building Council  |
| V            | Volts Voltage  |

|            |   |
|------------|---|
| V          | Volume  |
| v          | Specific Volume   |
| VAV        | Variable Air Volume   |
| VDT        | Video Display Terminal  |
| VFD        | Variable Frequency Drive  |
| VHO        | Very High Output  |
| VSD        | Variable Speed Drive  |
| W          | Watts   |
| W          | Width   |
| WB         | Wet bulb  |
| WH Wh      | Watt Hours  |
| Year built | The year that a building or addition was originally built based on substantial completion or occupancy. |
| Z          | Electrical Impedance  |