



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

AEDIS Gilroy
387 S. 1st Street
San Jose, 95113
Joe Vela



Brownell Middle School (Desktop Review)
7800 Carmel Street
Gilroy, CA 95020

PREPARED BY:

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BV PROJECT #:

174371.25R000-010.017

DATE OF REPORT:

September 4th, 2025

ON SITE DATE:

August 29, 2025

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

| General Information | |
|-----------------------------------|---|
| Property Type | Middle School |
| Number of Buildings | 11 |
| Main Address | 7800 Carmel Street, Gilroy, CA 95020 |
| Site Developed | 1949 Renovated 2020 |
| Outside Occupants / Leased Spaces | None |
| Date(s) of Visit | August 29, 2025 |
| Management Point of Contact | AEDIS Architects Joe Vela, Associate Principal 4083005160 Jvela@aedisarchitects.com |
| On-site Point of Contact (POC) | NA |
| Assessment & Report Prepared By | Jordy Osborne |
| Reviewed By | Sean Luxem <i>for</i> , Gregg Young Program Manager 800.733.0660 x979.270.0024 Gregg.Young@bureauveritas.com |
| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |

Campus Findings and Deficiencies

Historical Summary

In 1949 Brownell Middle School was originally constructed. There have been multiple buildings added and changed over the years. Most recently a major renovation took place in 2020-2021. The school experienced a major renovation which demolished most of the buildings and built new ones. The administration, Q, and L buildings were not renovated, with the exception of an addition to the L building. A full on-site facility condition assessment was not performed at this school because of how new it is. Instead, a remote desktop review was performed. All data was taken via similar schools in the district and google earth or similar means.

Architectural

All buildings, except for the Administration, were constructed with CMU blocks. The administration building was constructed with traditional wood framing. All structures and exterior finishes are in good to fair condition since most of them were just constructed in 2020-2021.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is accomplished through packaged roof top units. Some supplementary components are used such as split systems and furnaces.

Each building's electrical and plumbing systems are sufficient for their needs with fixtures and panels throughout the buildings.

Fire suppression and fire alarm systems are present in each of the buildings with the main fire panel located in the Main Building. Sprinkler and standard alarm systems are used.

All equipment is in good to fair condition and expected for lifecycle renewal and replacement.

Site

The site is mostly concrete walkways in between the buildings connecting them all. To the south are track and field, tennis, and basketball courts next to the gym and administration. Parking lots reside on the south, west, and north perimeter of the site. The whole site was renovated with the new buildings in 2020-2021 and is in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

| FCI Ranges and Description | |
|----------------------------|---|
| 0 – 5% | In new or well-maintained condition, with little visual evidence of wear or deficiencies. |
| 5 – 10% | Subjected to wear but is still in a serviceable and functioning condition. |
| 10 – 30% | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life. |
| 30% and above | Has reached the end of its useful or serviceable life. Renewal is now necessary. |

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

| Facility | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|-----------------------|---------|----------|-------------------|---------|--------|--------|----------|
| Admin Building | \$550 | 8,000 | \$4,400,000 | 0% | 4.0% | 9.5% | 56679.7% |
| Building A | \$550 | 6,000 | \$3,300,000 | 0% | 0% | 1.6% | 4.1% |
| Building B | \$550 | 4,000 | \$2,200,000 | 0% | 0% | 1.8% | 4.1% |
| Building C | \$550 | 8,000 | \$4,400,000 | 0% | 0% | 0% | 1.8% |
| Building D | \$550 | 8,000 | \$4,400,000 | 0% | 0% | 0% | 1.8% |
| Building E | \$550 | 8,000 | \$4,400,000 | 0% | 0% | 1.6% | 4.1% |
| Building F | \$550 | 8,000 | \$4,400,000 | 0% | 0% | 1.6% | 4.1% |
| Building G | \$550 | 8,000 | \$4,400,000 | 0% | 0% | 1.6% | 4.1% |
| Building H | \$550 | 8,000 | \$4,400,000 | 0% | 0% | 1.6% | 4.1% |
| Building L | \$550 | 13,500 | \$7,425,000 | 0% | 0.3% | 2.2% | 13.5% |

| Facility | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|-------------------|---------|----------|-------------------|---------|--------|--------|---------|
| Building Q | \$550 | 16,000 | \$8,800,000 | 0% | 0% | 0.6% | 11.8% |

Immediate Needs

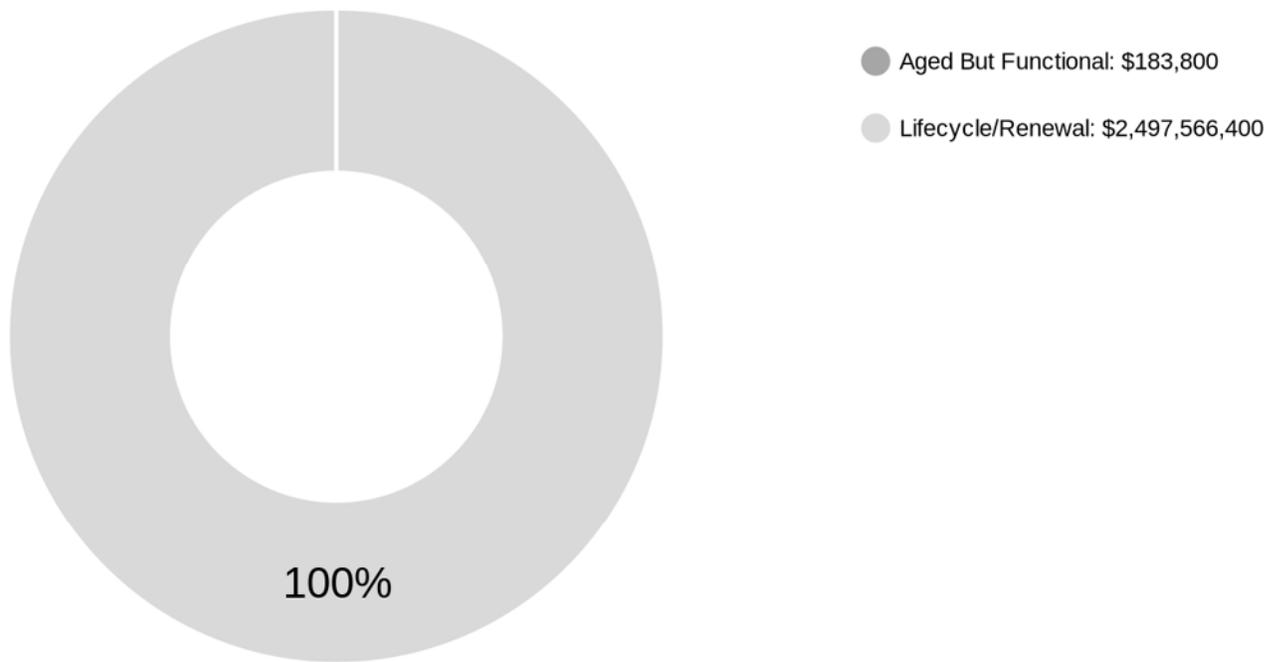
There are no immediate needs to report.

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions & Distribution

| | | |
|------------------------------|---|---|
| Safety | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| Performance/Integrity | ■ | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability. |
| Accessibility | ■ | Does not meet ADA, UFAS, and/or other accessibility requirements. |
| Environmental | ■ | Improvements to air or water quality, including removal of hazardous materials from the building or site. |
| Retrofit/Adaptation | ■ | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs. |
| Aged But Functional | ■ | Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic. |
| Lifecycle/Renewal | ■ | Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted. |



10-Year Total: \$2,497,750,200

2. Admin Building

| Admin Building: Building Systems Summary | | |
|--|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2009 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Conventional wood frame structure over concrete slab foundation | Good |
| Facade | Primary Wall Finish: Wood siding Windows: Aluminum | Fair |
| Roof | Primary: Hip construction with asphalt shingles | Fair |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | None | n/a |
| Plumbing | Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Fair |
| HVAC | Non-Central System: Furnaces with split-system condensing units | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None | Fair |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |

Admin Building: Building Systems Summary

| | | |
|--------------------------------|---|-----|
| Equipment/Special | None | n/a |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| Admin Building: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$100,939 | \$100,939 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$91,139 | \$91,139 |
| Interiors | \$0 | \$0 | \$121,039 | \$39,808 | \$186,681 | \$347,528 |
| Plumbing | \$0 | \$0 | \$1,723 | \$0 | \$40,455 | \$42,178 |
| HVAC | \$0 | \$0 | \$45,341 | \$0 | \$89,240 | \$134,581 |
| Fire Protection | \$0 | \$0 | \$0 | \$13,156 | \$0 | \$13,156 |
| Electrical | \$0 | \$0 | \$47,730 | \$0 | \$21,381 | \$69,111 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$119,293 | \$2,493,435,254 | \$84,229 | \$2,493,638,776 |
| Equipment & Furnishings | \$0 | \$0 | \$81,309 | \$0 | \$17,792 | \$99,101 |
| TOTALS | \$0 | \$0 | \$416,500 | \$2,493,488,300 | \$631,900 | \$2,494,536,700 |

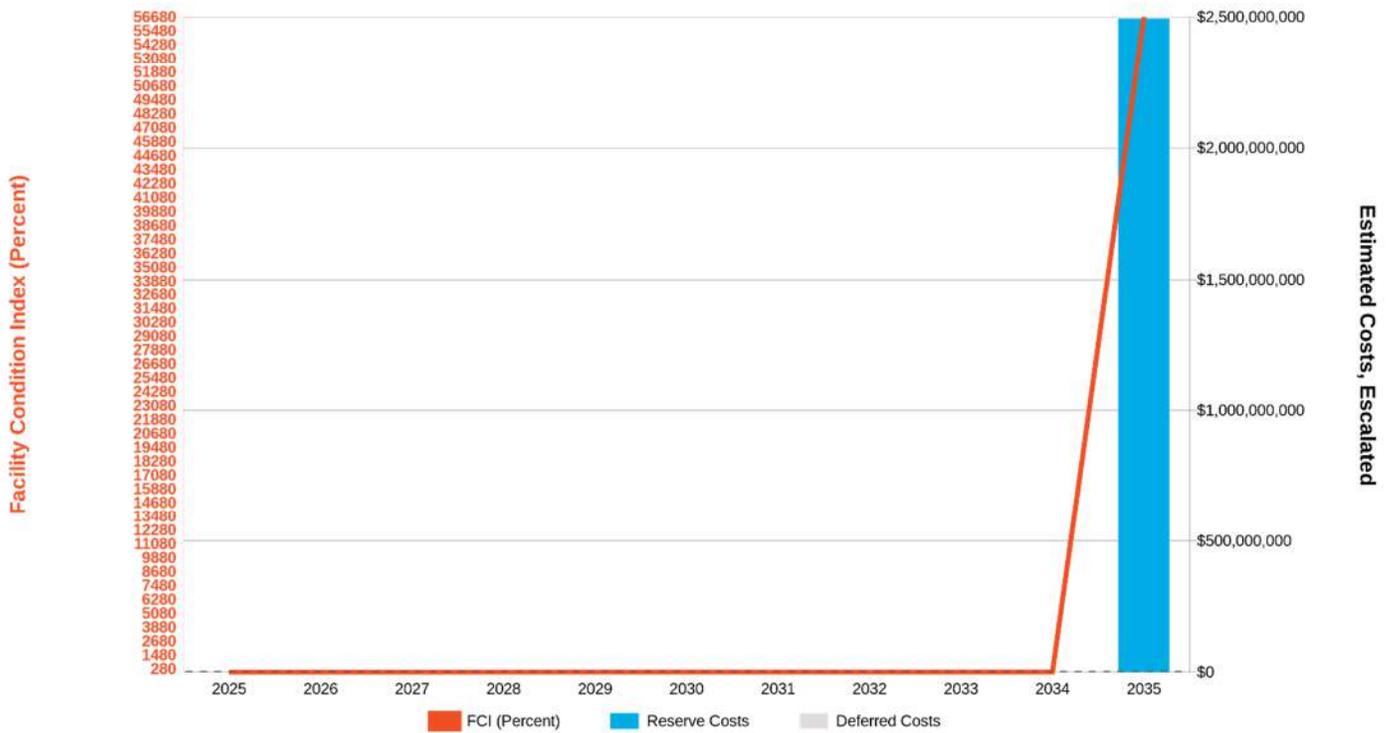
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$226,718,604.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

3. Building A

| Building A: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2020 | |
| Building Area | 6,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

Building A: Building Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

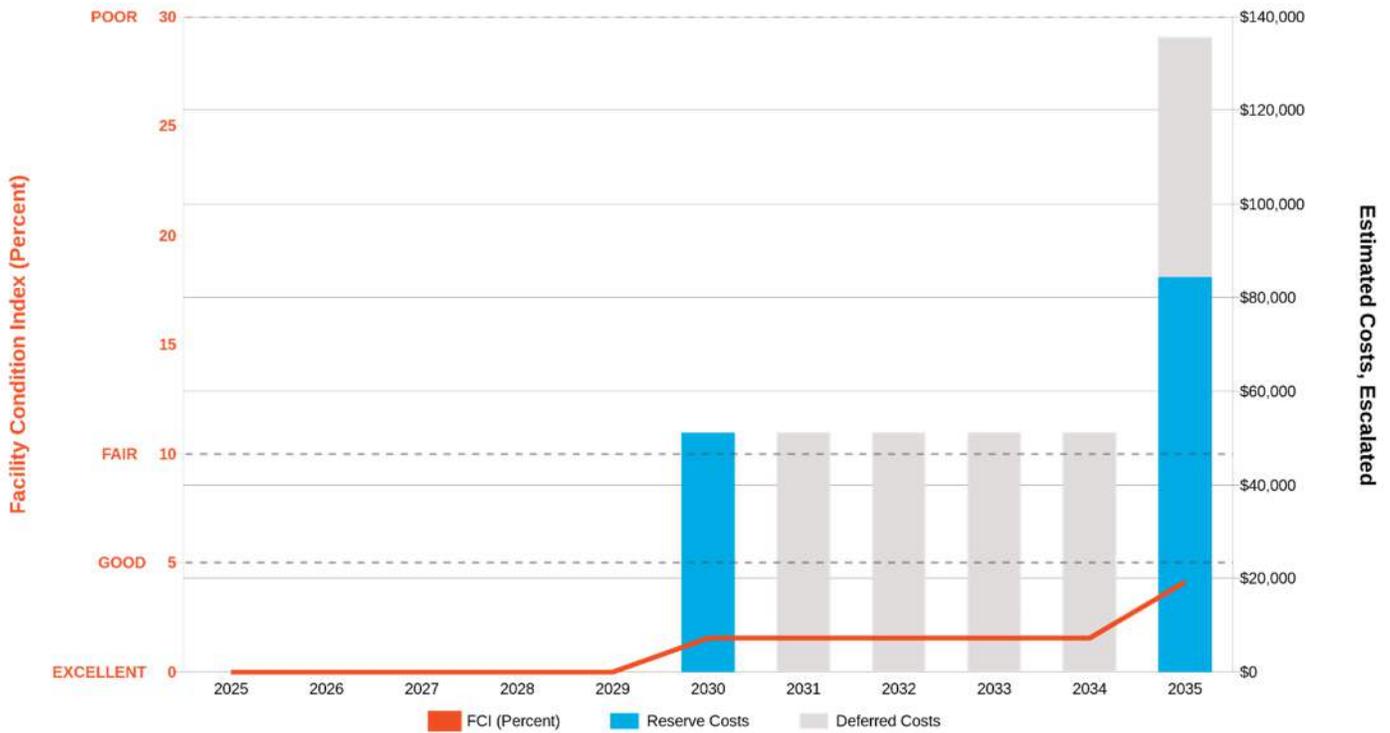
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building A: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$194,446 | \$194,446 |
| Interiors | \$0 | \$0 | \$51,210 | \$47,493 | \$119,007 | \$217,710 |
| Plumbing | \$0 | \$0 | \$0 | \$1,424 | \$0 | \$1,424 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$40,376 | \$40,376 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$13,657 | \$13,657 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$61,498 | \$66,247 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$18,997 | \$67,721 | \$86,718 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$11,873 | \$110,117 | \$121,990 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$51,300 | \$84,600 | \$606,900 | \$742,800 |

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$3,300,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$12,340.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. Building B

| Building B: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2020 | |
| Building Area | 4,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

Building B: Building Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building B: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$133,516 | \$133,516 |
| Interiors | \$0 | \$0 | \$39,943 | \$27,308 | \$83,467 | \$150,718 |
| Plumbing | \$0 | \$0 | \$0 | \$1,424 | \$0 | \$1,424 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$20,188 | \$20,188 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$9,104 | \$9,104 |
| Electrical | \$0 | \$0 | \$0 | \$0 | \$33,035 | \$33,035 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$12,665 | \$45,145 | \$57,810 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$7,915 | \$82,587 | \$90,502 |
| TOTALS | \$0 | \$0 | \$40,000 | \$49,400 | \$407,100 | \$496,500 |

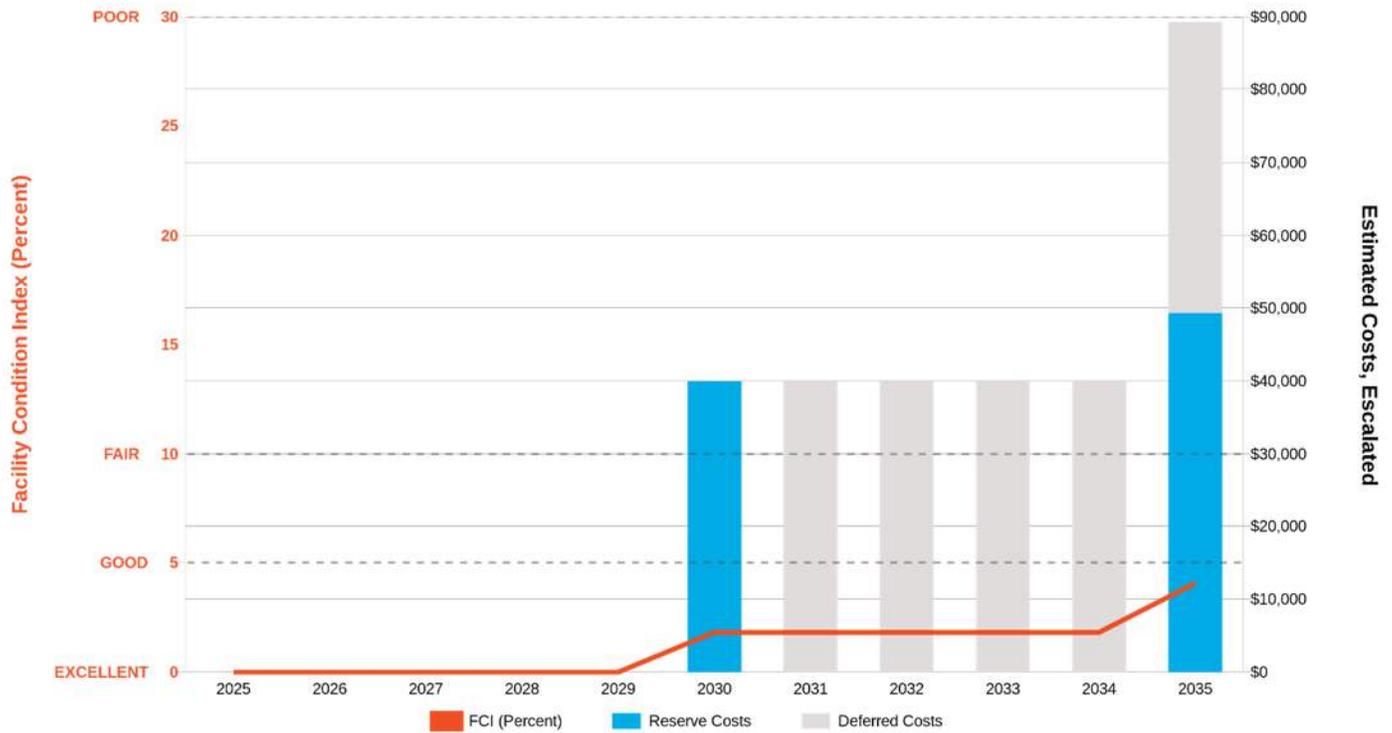
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,200,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$8,114.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

5. Building C

| Building C: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2021 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

Building C: Building Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |



The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building C: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$281,660 | \$281,660 |
| Interiors | \$0 | \$0 | \$0 | \$73,846 | \$164,820 | \$238,666 |
| Plumbing | \$0 | \$0 | \$0 | \$0 | \$1,467 | \$1,467 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$145,556 | \$145,556 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$79,998 | \$84,747 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$0 | \$119,093 | \$119,093 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$251,300 | \$251,300 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$0 | \$78,600 | \$1,043,900 | \$1,122,500 |

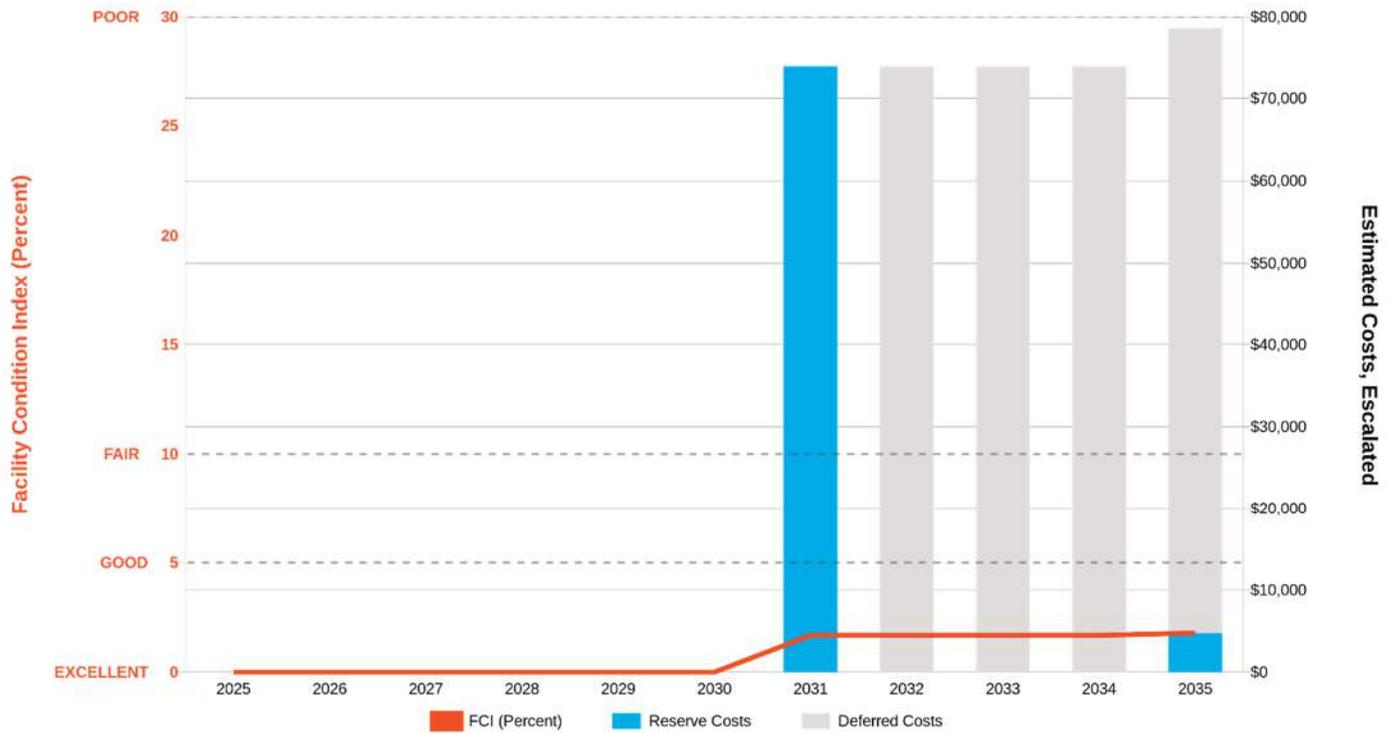
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$7,145.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

6. Building D

| Building D: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2021 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

| Building D: Building Systems Summary | | |
|---|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building D: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$281,660 | \$281,660 |
| Interiors | \$0 | \$0 | \$0 | \$73,846 | \$164,820 | \$238,666 |
| Plumbing | \$0 | \$0 | \$0 | \$0 | \$1,467 | \$1,467 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$145,556 | \$145,556 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$79,998 | \$84,747 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$0 | \$119,093 | \$119,093 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$0 | \$251,300 | \$251,300 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$0 | \$78,600 | \$1,043,900 | \$1,122,500 |

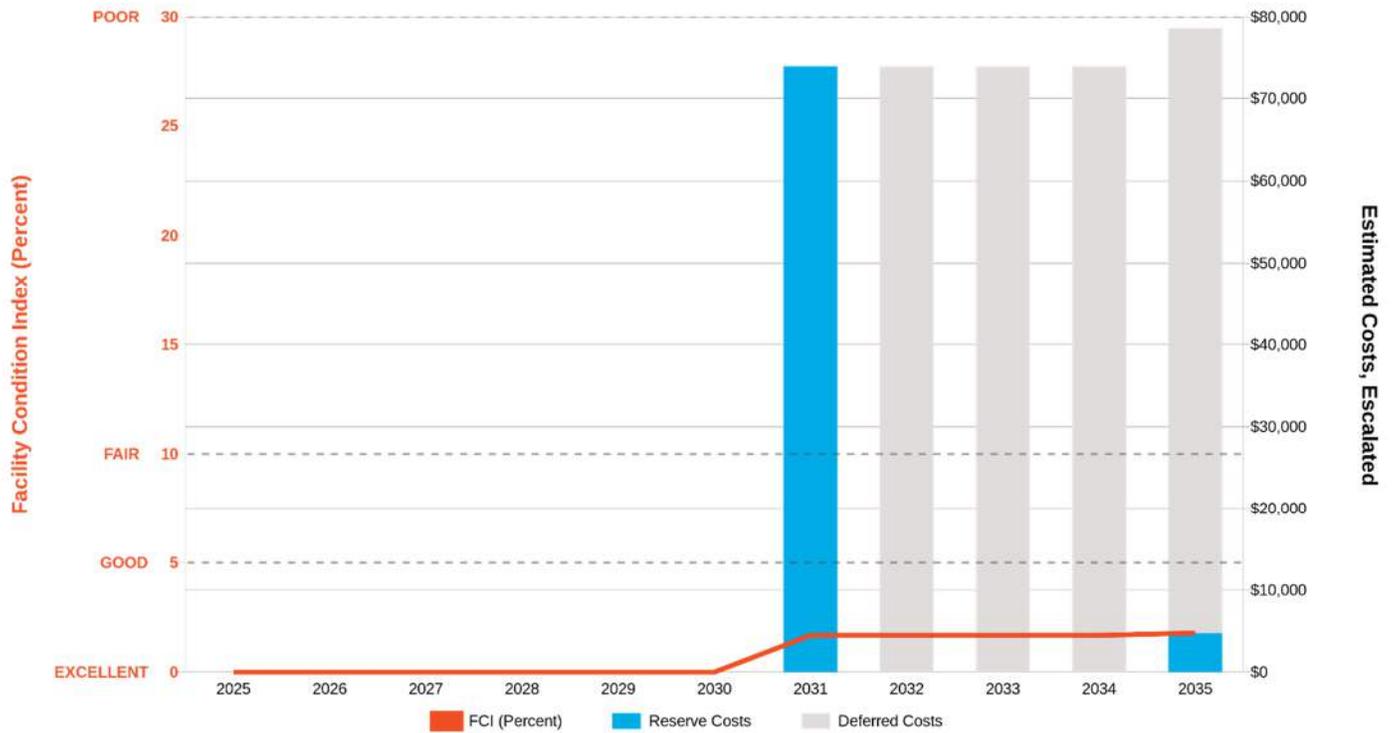
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$7,145.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

7. Building E

| Building E: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2020 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

Building E: Building Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

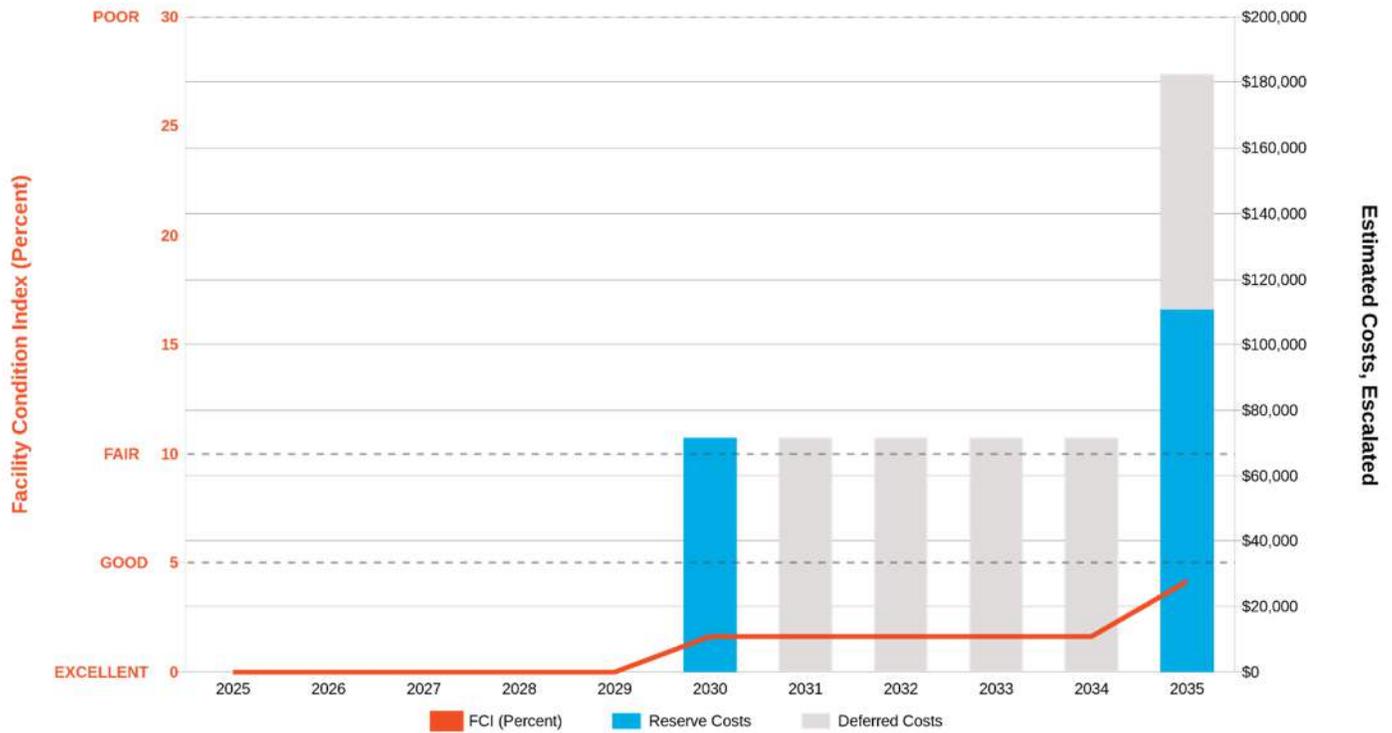
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building E: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$273,456 | \$273,456 |
| Interiors | \$0 | \$0 | \$71,695 | \$55,408 | \$164,182 | \$291,285 |
| Plumbing | \$0 | \$0 | \$0 | \$1,424 | \$0 | \$1,424 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$141,316 | \$141,316 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$18,211 | \$18,211 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$78,016 | \$82,765 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$25,330 | \$90,293 | \$115,623 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$23,747 | \$220,234 | \$243,981 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$71,700 | \$110,700 | \$985,800 | \$1,168,200 |

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$16,577.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

8. Building F

| Building F: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2020 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

| Building F: Building Systems Summary | | |
|---|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

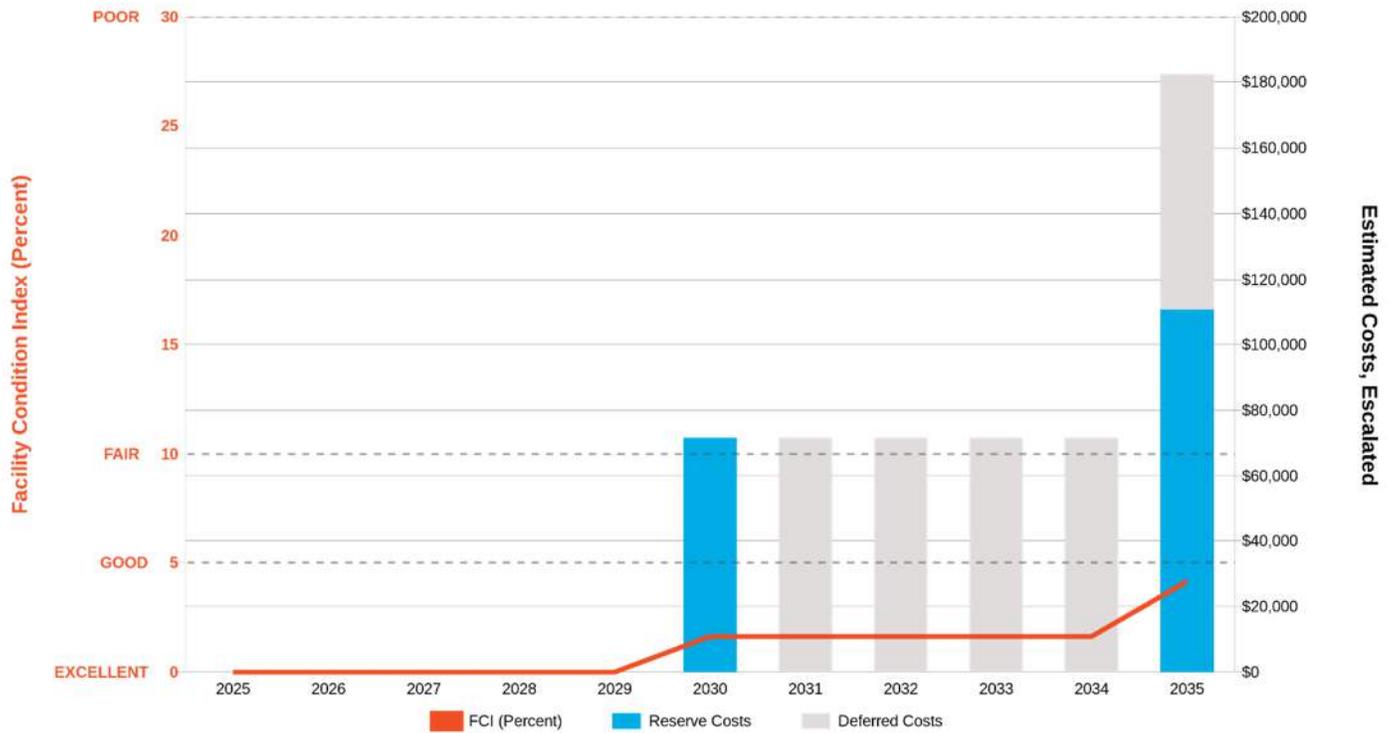
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building F: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$273,456 | \$273,456 |
| Interiors | \$0 | \$0 | \$71,695 | \$55,408 | \$164,182 | \$291,285 |
| Plumbing | \$0 | \$0 | \$0 | \$1,424 | \$0 | \$1,424 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$141,316 | \$141,316 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$18,211 | \$18,211 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$78,016 | \$82,765 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$25,330 | \$90,293 | \$115,623 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$23,747 | \$220,234 | \$243,981 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$71,700 | \$110,700 | \$985,800 | \$1,168,200 |

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$16,577.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

9. Building G

| Building G: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2020 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

Building G: Building Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

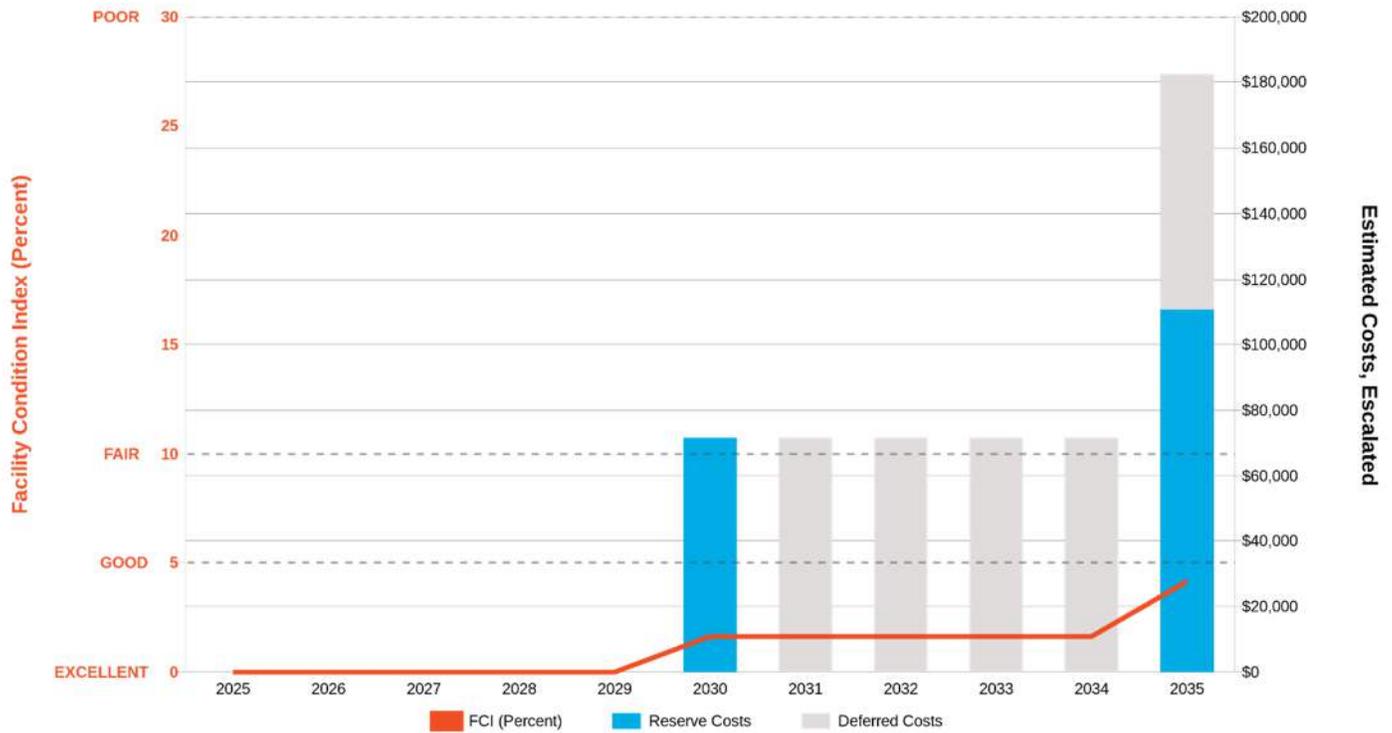
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building G: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$273,456 | \$273,456 |
| Interiors | \$0 | \$0 | \$71,695 | \$55,408 | \$164,182 | \$291,285 |
| Plumbing | \$0 | \$0 | \$0 | \$1,424 | \$0 | \$1,424 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$141,316 | \$141,316 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$18,211 | \$18,211 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$78,016 | \$82,765 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$25,330 | \$90,293 | \$115,623 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$23,747 | \$220,234 | \$243,981 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$71,700 | \$110,700 | \$985,800 | \$1,168,200 |

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$16,577.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

10. Building H

| Building H: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2020 | |
| Building Area | 8,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists a concrete slab foundation | Good |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane | Good |
| Interiors | Walls: Vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT | Good |
| Elevators | None | n/a |
| Plumbing | Distribution: PEX supply and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Good |
| HVAC | Non-Central System: Packaged units | Good |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Good |
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None | Good |
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Good |

Building H: Building Systems Summary

| | | |
|--------------------------------|---|------|
| Equipment/Special | None | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |



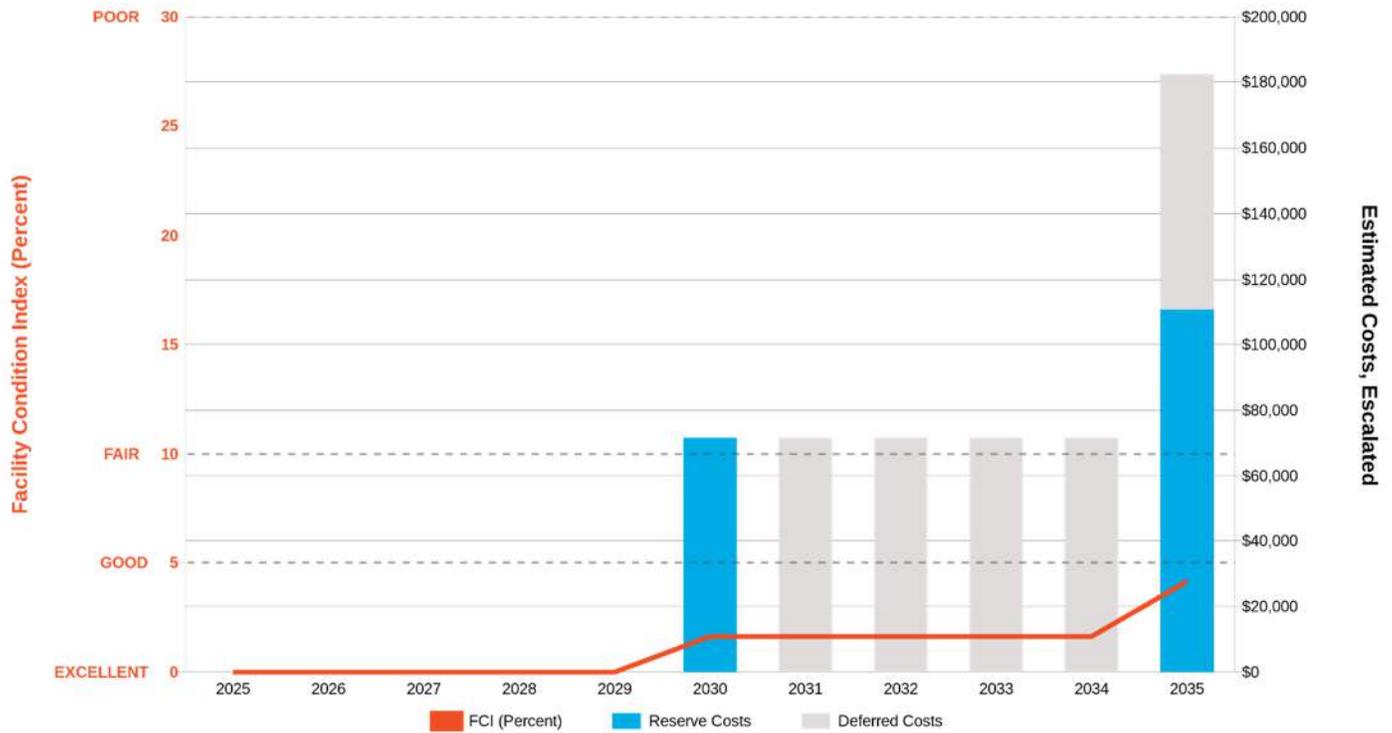
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building H: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$0 | \$273,456 | \$273,456 |
| Interiors | \$0 | \$0 | \$71,695 | \$55,408 | \$164,182 | \$291,285 |
| Plumbing | \$0 | \$0 | \$0 | \$1,424 | \$0 | \$1,424 |
| HVAC | \$0 | \$0 | \$0 | \$0 | \$141,316 | \$141,316 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$18,211 | \$18,211 |
| Electrical | \$0 | \$0 | \$0 | \$4,749 | \$78,016 | \$82,765 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$25,330 | \$90,293 | \$115,623 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$23,747 | \$220,234 | \$243,981 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTALS | \$0 | \$0 | \$71,700 | \$110,700 | \$985,800 | \$1,168,200 |

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,400,000.00 Inflation Rate: 3% Average Needs (per year - over next 10 years): \$16,577.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

11. Building L

| Building L: Building Systems Summary | | |
|---|---|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 2008 | |
| Building Area | 13,500 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Fair |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Fair |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingles | Fair |
| Interiors | Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT | Fair |
| Elevators | None | n/a |
| Plumbing | Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms | Fair |
| HVAC | Non-Central System: Packaged units | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel generator with ATS | Fair |

| Building L: Building Systems Summary | | |
|---|---|------|
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | Commercial kitchen equipment | Good |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building L: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing | \$0 | \$0 | \$0 | \$322,959 | \$52,069 | \$375,028 |
| Interiors | \$0 | \$0 | \$138,081 | \$41,783 | \$186,786 | \$366,650 |
| Plumbing | \$0 | \$0 | \$0 | \$52,559 | \$47,744 | \$100,303 |
| HVAC | \$0 | \$0 | \$0 | \$142,482 | \$93,416 | \$235,898 |
| Fire Protection | \$0 | \$0 | \$0 | \$22,868 | \$0 | \$22,868 |
| Electrical | \$0 | \$0 | \$10,297 | \$96,174 | \$377,656 | \$484,127 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$15,910 | \$138,496 | \$0 | \$154,406 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$23,292 | \$159,908 | \$183,200 |
| TOTALS | \$0 | \$0 | \$164,300 | \$840,700 | \$917,600 | \$1,922,600 |

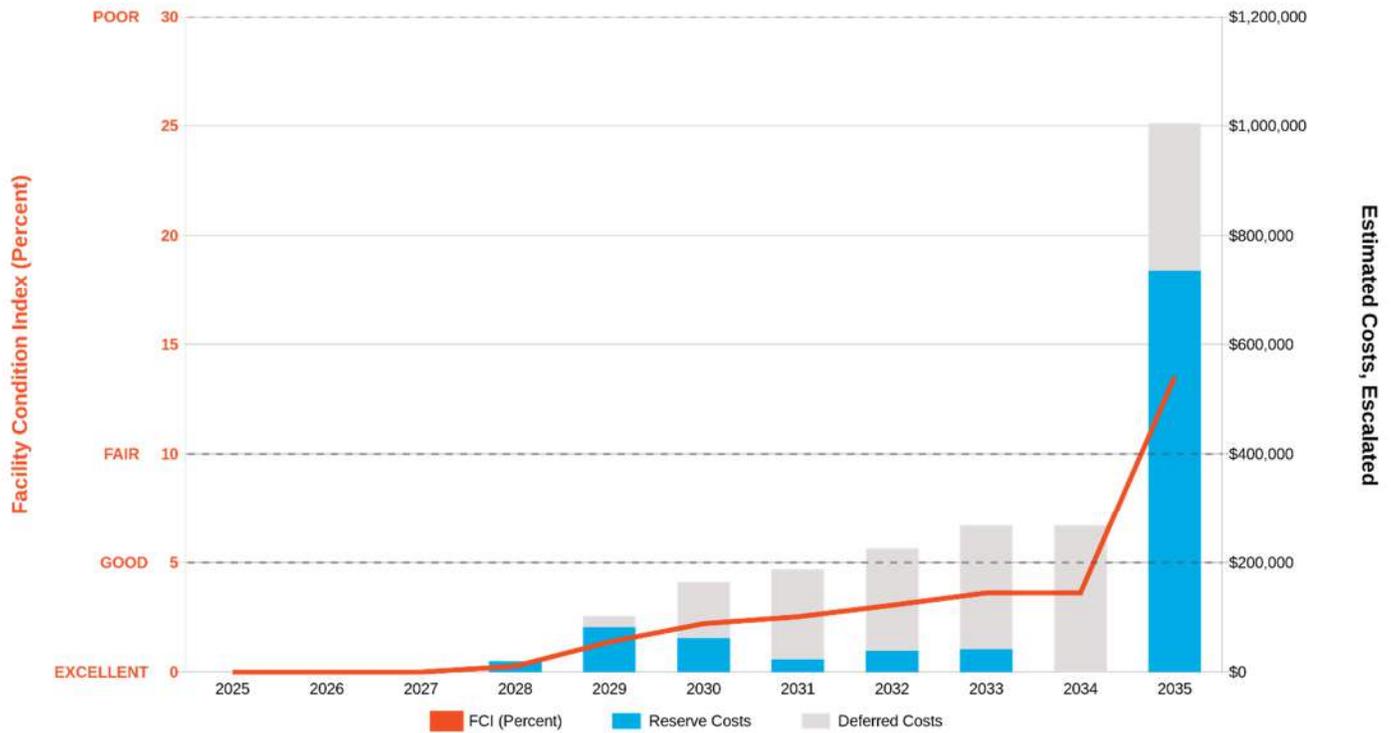
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$7,425,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$91,354.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

12. Building Q

| Building Q: Building Systems Summary | | |
|---|--|------------------|
| Address | 7800 Carmel St, Gilroy, CA 95020 | |
| GPS Coordinates | 37.0114989, -121.5782568 | |
| Constructed/Renovated | 1995 | |
| Building Area | 16,000 SF | |
| Number of Stories | 1 above grade | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Fair |
| Facade | Primary Wall Finish: CMU Windows: Aluminum | Fair |
| Roof | Primary: Hip construction with asphalt shingles Secondary: Flat construction with single-ply TPO/PVC membrane | Fair |
| Interiors | Walls: Painted gypsum board, ceramic tile, Unfinished Floors: VCT, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed | Fair |
| Elevators | None | n/a |
| Plumbing | Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms | Fair |
| HVAC | Non-Central System: Packaged units | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None | Fair |

| Building Q: Building Systems Summary | | |
|---|---|------|
| Fire Alarm | Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | None | n/a |
| Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Additional Studies | No additional studies are currently recommended for the building. | |
| Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| Building Q: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Facade | \$0 | \$0 | \$0 | \$0 | \$903,580 | \$903,580 |
| Roofing | \$0 | \$0 | \$0 | \$169,552 | \$112,867 | \$282,419 |
| Interiors | \$0 | \$0 | \$57,013 | \$254,686 | \$501,426 | \$813,125 |
| Plumbing | \$0 | \$0 | \$0 | \$47,953 | \$496,403 | \$544,356 |
| HVAC | \$0 | \$0 | \$0 | \$47,494 | \$117,458 | \$164,952 |
| Fire Protection | \$0 | \$0 | \$0 | \$0 | \$28,753 | \$28,753 |
| Electrical | \$0 | \$0 | \$0 | \$113,985 | \$231,907 | \$345,892 |
| Fire Alarm & Electronic Systems | \$0 | \$0 | \$0 | \$277,477 | \$0 | \$277,477 |
| Equipment & Furnishings | \$0 | \$0 | \$0 | \$71,241 | \$117,420 | \$188,661 |
| TOTALS | \$0 | \$0 | \$57,100 | \$982,400 | \$2,509,900 | \$3,549,400 |

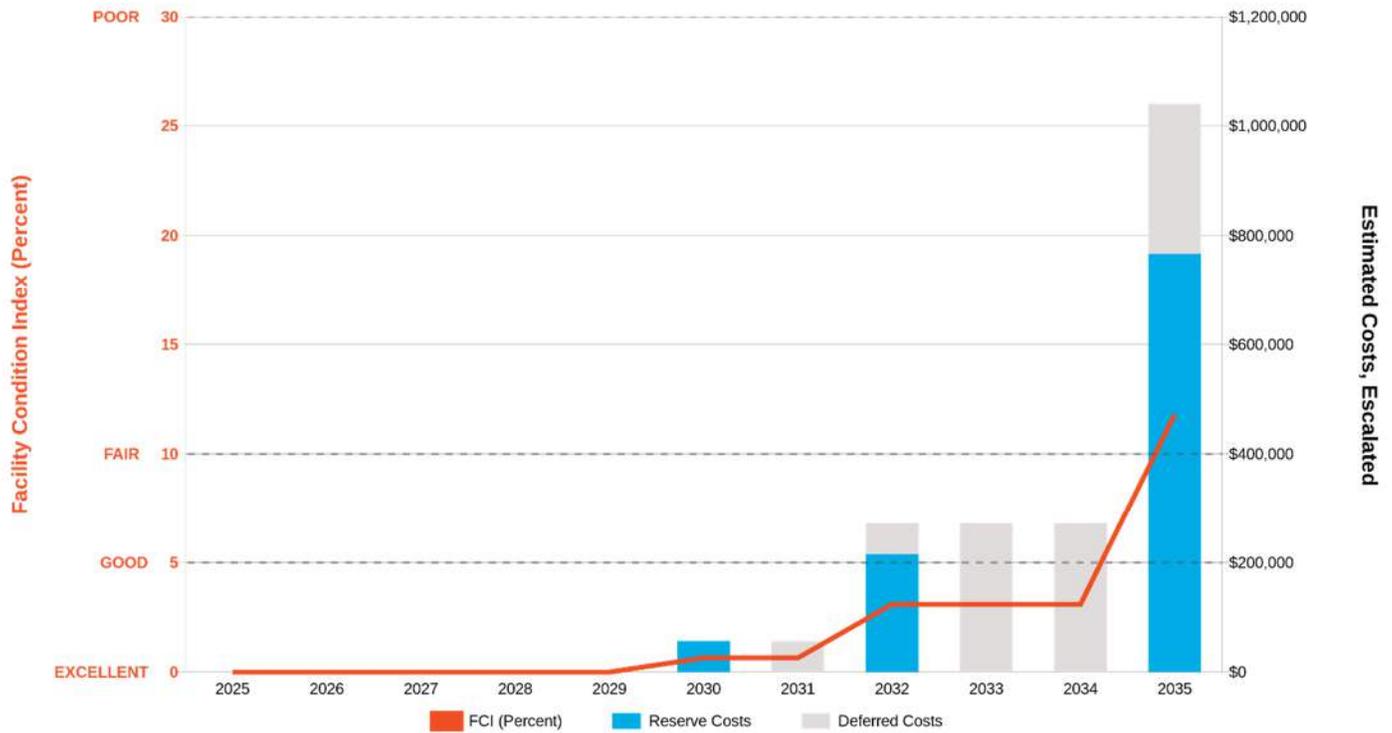
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$8,800,000.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$94,491.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

13. Site Summary

| Site: Site Information | | |
|-------------------------------------|--|------------------|
| Site Area | 18 acres | |
| Parking Spaces | 100 total spaces all in open lots; 5 of which are accessible. | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Site Pavement | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs | Good |
| Site Development | Building-mounted and property entrance signage; chain link fencing Sports fields and courts Limited park benches, picnic tables, trash receptacles | Good |
| Landscaping & Topography | Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout | Good |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Good |
| Site Lighting | Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting | Good |
| Ancillary Structures | Shade structures | Good |
| Site Accessibility | Accessibility considerations are not part of this desktop assessment. | |
| Site Additional Studies | No additional studies are currently recommended for the site areas. | |
| Site Areas Observed | This was a desktop assessment. No areas were physically observed. | |
| Site Key Spaces Not Observed | This was a desktop assessment. No areas were physically observed. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| Site: System Expenditure Forecast | | | | | | |
|--|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Electrical | \$0 | \$0 | \$0 | \$4,938 | \$35,713 | \$40,651 |
| Special Construction & Demo | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Sitework | \$0 | \$0 | \$361,841 | \$322,902 | \$2,188,647 | \$2,873,390 |
| TOTALS | \$0 | \$0 | \$361,900 | \$327,900 | \$2,224,400 | \$2,914,200 |

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

14. ADA Accessibility

This was a desktop review, and no ADA assessment was done.

15. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

16. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMMeans data from Gordian*. While the *RSMMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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

Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

17. Certification

AEDIS Gilroy (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Brownell Middle School (Desktop Review), 7800 Carmel Street, Gilroy, CA 95020, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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18. Appendices

- Appendix A: Component Condition Report
- Appendix B: Replacement Reserves
- Appendix C: Equipment Inventory List

Appendix A:

Component Condition Report

Component Condition Report | Brownell Middle School (Desktop Review) / Admin Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Fair | Exterior Walls, Wood Siding | 3,500 SF | 14 | 9700337 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 350 SF | 14 | 9700338 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 4 | 14 | 9700343 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, Asphalt Shingle, 30-Year Premium | 9,300 SF | 14 | 9700354 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core | 25 | 24 | 9700365 |
| C1030 | Throughout Building | Fair | Door Hardware, School, per Door | 29 | 14 | 9701072 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 7,400 SF | 9 | 9700358 |
| C1090 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 6 | 4 | 9700376 |
| C2010 | Throughout Building | Fair | Wall Finishes, Vinyl | 15,000 SF | 3 | 9700373 |
| C2010 | Restrooms | Fair | Wall Finishes, Ceramic Tile | 1,000 SF | 24 | 9700370 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 750 SF | 3 | 9700367 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 1,000 SF | 24 | 9700363 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 6,250 SF | 3 | 9700369 |
| C2050 | Restrooms | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 600 SF | 5 | 9700375 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Fair | Water Heater, Gas, Residential | 1 | 4 | 9700335 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Vanity Top, Enameled Steel | 8 | 14 | 9700348 |
| D2010 | Throughout Building | Fair | Toilet, Commercial Water Closet | 7 | 14 | 9700352 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 24 | 9700356 |
| D2010 | Restrooms | Fair | Urinal, Standard | 3 | 14 | 9700344 |
| HVAC | | | | | | |
| D3020 | Building Exterior | Fair | Furnace, Gas, 101 to 150 MBH | 3 | 4 | 9700925 |
| D3030 | Building Exterior | Fair | Split System, Condensing Unit/Heat Pump | 3 | 4 | 9700332 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 8,000 SF | 14 | 9700339 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 9 | 9701104 |
| Electrical | | | | | | |
| D5020 | Electrical Room | Fair | Distribution Panel, 120/208 V | 2 | 14 | 9700340 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 8,000 SF | 24 | 9700355 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 4 | 9700362 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Fair | Low Voltage System, Phone & Data Lines | 8,000 SF | 4 | 9700346 |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 4 | 9700331 |
| D7010 | Throughout Building | Fair | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 8,000 SF | 3 | 9700350 |
| D7030 | Throughout Building | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 3 | 9700351 |

Component Condition Report | Brownell Middle School (Desktop Review) / Admin Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------------------|---------------------|-----------|---|----------|-----|---------|
| D7050 | Lobby | Good | Fire Alarm Panel, Fully Addressable | 105,000 | 10 | 9700333 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 4 | 9700330 |
| Equipment & Furnishings | | | | | | |
| E1040 | Throughout Building | Fair | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted | 1 | 5 | 9700378 |
| E2010 | Throughout Building | Fair | Casework, Countertop, Plastic Laminate | 150 LF | 3 | 9700357 |
| E2010 | Throughout Building | Fair | Casework, Cabinetry, Standard | 175 LF | 4 | 9700361 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building A

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 3,500 SF | 45 | 9703521 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 2,000 SF | 25 | 9703515 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 10 | 35 | 9703519 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 6,100 SF | 15 | 9703497 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 250 LF | 15 | 9703496 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 25 | 9703513 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 4 | 35 | 9703516 |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 14 | 25 | 9703514 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 6,000 SF | 20 | 9703505 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 4 | 15 | 9703501 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 11,000 SF | 10 | 9703493 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 500 SF | 35 | 9703517 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 5,000 SF | 5 | 9703490 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 10 | 9703494 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 35 | 9703520 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 10 | 9703495 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 3 | 25 | 9703512 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 4 | 25 | 9703509 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 6,000 SF | 35 | 9703518 |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 25 | 9703510 |
| D2010 | Restrooms | Good | Urinal, Standard | 1 | 25 | 9703511 |
| HVAC | | | | | | |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 6,000 SF | 25 | 9703508 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 2 | 15 | 9703504 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 6,000 SF | 20 | 9703506 |
| Electrical | | | | | | |

Component Condition Report | Brownell Middle School (Desktop Review) / Building A

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735485 |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9700250 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 25 | 9703507 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 6,000 SF | 15 | 9703499 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 6,000 SF | 15 | 9703498 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 6,000 SF | 15 | 9703500 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 6,000 SF | 10 | 9703492 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 6,000 SF | 15 | 9703503 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 200 LF | 15 | 9703502 |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 150 LF | 10 | 9703491 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735484 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building B

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 3,000 SF | 45 | 9703553 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 1,000 SF | 25 | 9703547 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 6 | 35 | 9703551 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 4,200 SF | 15 | 9703529 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 150 LF | 15 | 9703528 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 25 | 9703545 |
| Interiors | | | | | | |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 10 | 25 | 9703546 |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 4 | 35 | 9703548 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 4,000 SF | 20 | 9703537 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 100 SF | 35 | 9703549 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 6,900 SF | 10 | 9703525 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 100 SF | 35 | 9703552 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 3,900 SF | 5 | 9703522 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 3 | 25 | 9703542 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 3 | 25 | 9703541 |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 10 | 9703527 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 3 | 25 | 9703544 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 4,000 SF | 35 | 9703550 |
| HVAC | | | | | | |

Component Condition Report | Brownell Middle School (Desktop Review) / Building B

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 1 | 15 | 9703536 |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 4,000 SF | 25 | 9703540 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 4,000 SF | 20 | 9703538 |
| Electrical | | | | | | |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 25 | 9703539 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 4,000 SF | 15 | 9703531 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 4,000 SF | 15 | 9703530 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 4,000 SF | 15 | 9703532 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 4,000 SF | 10 | 9703524 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 4,000 SF | 15 | 9703535 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 100 LF | 10 | 9703523 |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 150 LF | 15 | 9703534 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building C

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 5,000 SF | 46 | 9700640 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 4,000 SF | 26 | 9700642 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 15 | 36 | 9700629 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 8,500 SF | 16 | 9700624 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 500 LF | 16 | 9700610 |
| B3060 | Roof | Good | Roof Hatch, Metal | 2 | 26 | 9700611 |
| Interiors | | | | | | |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 21 | 26 | 9700631 |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 6 | 36 | 9700639 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 21 | 9700618 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 6 | 16 | 9700622 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 750 SF | 36 | 9700647 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 13,000 SF | 11 | 9700620 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 11 | 9700644 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 36 | 9700641 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 7,000 SF | 6 | 9700637 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 36 | 9700623 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 6 | 26 | 9700634 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 6 | 26 | 9700635 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building C

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D2010 | Restrooms | Good | Urinal, Standard | 3 | 26 | 9700625 |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 11 | 9700628 |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 26 | 9700627 |
| HVAC | | | | | | |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 7 | 16 | 9703422 |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 8,000 SF | 26 | 9700614 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 21 | 9703423 |
| Electrical | | | | | | |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9735501 |
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735500 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 26 | 9700615 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 16 | 9700645 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 8,000 SF | 16 | 9700619 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 16 | 9700616 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 11 | 9700649 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 16 | 9700608 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 300 LF | 11 | 9700630 |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 400 LF | 16 | 9700632 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735512 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building D

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|--|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 5,000 SF | 46 | 9703454 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 4,000 SF | 26 | 9703434 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 15 | 36 | 9703430 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 8,500 SF | 16 | 9703449 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 500 LF | 16 | 9703453 |
| B3060 | Roof | Good | Roof Hatch, Metal | 2 | 26 | 9703450 |
| Interiors | | | | | | |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 21 | 26 | 9703432 |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 6 | 36 | 9703447 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 21 | 9703424 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 6 | 16 | 9703429 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 13,000 SF | 11 | 9703452 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building D

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 750 SF | 36 | 9703438 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 7,000 SF | 6 | 9703441 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 11 | 9703425 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 36 | 9703428 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 26 | 9703451 |
| D2010 | Restrooms | Good | Urinal, Standard | 3 | 26 | 9703437 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 6 | 26 | 9703431 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 36 | 9703427 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 6 | 26 | 9703433 |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 11 | 9703446 |
| HVAC | | | | | | |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 8,000 SF | 26 | 9703440 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 7 | 16 | 9703439 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 21 | 9703436 |
| Electrical | | | | | | |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9735503 |
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735502 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 26 | 9703435 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 16 | 9703455 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 8,000 SF | 16 | 9703448 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 16 | 9703443 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 11 | 9703442 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 16 | 9703444 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 400 LF | 16 | 9703445 |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 300 LF | 11 | 9703426 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735517 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building E

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|----------------|-------------------|-----------|---------------------------------------|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 5,000 SF | 45 | 9703456 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 4,000 SF | 25 | 9703471 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 15 | 35 | 9703465 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 8,500 SF | 15 | 9703482 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building E

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|-----------|-----|---------|
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 500 LF | 15 | 9703476 |
| B3060 | Roof | Good | Roof Hatch, Metal | 2 | 25 | 9703469 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 6 | 35 | 9703475 |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 21 | 25 | 9703474 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 20 | 9703466 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 6 | 15 | 9703473 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 750 SF | 35 | 9703487 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 13,000 SF | 10 | 9703468 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 7,000 SF | 5 | 9703478 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 10 | 9703481 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 35 | 9703485 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 6 | 25 | 9703483 |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 25 | 9703457 |
| D2010 | Restrooms | Good | Urinal, Standard | 3 | 25 | 9703460 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 6 | 25 | 9703470 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 35 | 9703472 |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 10 | 9703484 |
| HVAC | | | | | | |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 8,000 SF | 25 | 9703464 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 7 | 15 | 9703477 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 20 | 9703458 |
| Electrical | | | | | | |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9735505 |
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735504 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 25 | 9703479 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 15 | 9703459 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 8,000 SF | 15 | 9703480 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 15 | 9703486 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 10 | 9703462 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 15 | 9703463 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 300 LF | 10 | 9703467 |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 400 LF | 15 | 9703461 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735516 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building F

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|--|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 5,000 SF | 45 | 9703585 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 4,000 SF | 25 | 9703579 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 15 | 35 | 9703583 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 8,500 SF | 15 | 9703561 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 500 LF | 15 | 9703560 |
| B3060 | Roof | Good | Roof Hatch, Metal | 2 | 25 | 9703577 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 6 | 35 | 9703580 |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 21 | 25 | 9703578 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 20 | 9703569 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 6 | 15 | 9703565 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 750 SF | 35 | 9703581 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 13,000 SF | 10 | 9703557 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 35 | 9703584 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 10 | 9703558 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 7,000 SF | 5 | 9703554 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 6 | 25 | 9703576 |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 10 | 9703559 |
| D2010 | Restrooms | Good | Urinal, Standard | 3 | 25 | 9703575 |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 25 | 9703574 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 35 | 9703582 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 6 | 25 | 9703573 |
| HVAC | | | | | | |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 7 | 15 | 9703568 |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 8,000 SF | 25 | 9703572 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 20 | 9703570 |
| Electrical | | | | | | |
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735506 |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9735507 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 25 | 9703571 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 15 | 9703563 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 8,000 SF | 15 | 9703562 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 15 | 9703564 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 10 | 9703556 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building F

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 15 | 9703567 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 400 LF | 15 | 9703566 |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 300 LF | 10 | 9703555 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735515 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building G

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 5,000 SF | 45 | 9703617 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 4,000 SF | 25 | 9703611 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 15 | 35 | 9703615 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 8,500 SF | 15 | 9703593 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 500 LF | 15 | 9703592 |
| B3060 | Roof | Good | Roof Hatch, Metal | 2 | 25 | 9703609 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 6 | 35 | 9703612 |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 21 | 25 | 9703610 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 20 | 9703601 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 6 | 15 | 9703597 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 750 SF | 35 | 9703613 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 13,000 SF | 10 | 9703589 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 10 | 9703590 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 7,000 SF | 5 | 9703586 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 35 | 9703616 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 10 | 9703591 |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 25 | 9703606 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 35 | 9703614 |
| D2010 | Restrooms | Good | Urinal, Standard | 3 | 25 | 9703607 |
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 6 | 25 | 9703605 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 6 | 25 | 9703608 |
| HVAC | | | | | | |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 8,000 SF | 25 | 9703604 |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 7 | 15 | 9703600 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 20 | 9703602 |
| Electrical | | | | | | |

Component Condition Report | Brownell Middle School (Desktop Review) / Building G

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735508 |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9735509 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 25 | 9703603 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 15 | 9703595 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 8,000 SF | 15 | 9703594 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 15 | 9703596 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 10 | 9703588 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 15 | 9703599 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 300 LF | 10 | 9703587 |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 400 LF | 15 | 9703598 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735514 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building H

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|---|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Concrete Block (CMU) | 5,000 SF | 45 | 9703649 |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 4,000 SF | 25 | 9703643 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Commercial | 15 | 35 | 9703647 |
| Roofing | | | | | | |
| B3010 | Roof | Good | Roofing, Single-Ply Membrane, TPO/PVC | 8,500 SF | 15 | 9703625 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 500 LF | 15 | 9703624 |
| B3060 | Roof | Good | Roof Hatch, Metal | 2 | 25 | 9703641 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Good | Interior Door, Wood, Solid-Core | 6 | 35 | 9703644 |
| C1030 | Building Exterior | Good | Door Hardware, School, per Door | 21 | 25 | 9703642 |
| C1070 | Throughout Building | Good | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 20 | 9703633 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 6 | 15 | 9703629 |
| C2010 | Throughout Building | Good | Wall Finishes, Vinyl | 13,000 SF | 10 | 9703621 |
| C2010 | Restrooms | Good | Wall Finishes, Ceramic Tile | 750 SF | 35 | 9703645 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 500 SF | 35 | 9703648 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 500 SF | 10 | 9703622 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 7,000 SF | 5 | 9703618 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Good | Water Heater, Electric, Residential, 30 to 52 GAL | 1 | 10 | 9703623 |
| D2010 | Restrooms | Good | Urinal, Standard | 3 | 25 | 9703639 |
| D2010 | Restrooms | Good | Sink/Lavatory, Wall-Hung, Enameled Steel | 6 | 25 | 9703640 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 8,000 SF | 35 | 9703646 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building H

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|----------|-----|---------|
| D2010 | Restrooms | Good | Toilet, Commercial Water Closet | 6 | 25 | 9703637 |
| D2010 | Throughout Building | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 6 | 25 | 9703638 |
| HVAC | | | | | | |
| D3050 | Roof | Good | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 7 | 15 | 9703632 |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 8,000 SF | 25 | 9703636 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 8,000 SF | 20 | 9703634 |
| Electrical | | | | | | |
| D5010 | Roof | Good | Solar Power, Photovoltaic (PV) Panels by SF | 93 SF | 15 | 9735511 |
| D5010 | Interior | Good | Solar Power, Inverter, 2.8 KW | 1 | 10 | 9735510 |
| D5020 | Throughout Building | Good | Distribution Panel, 120/208 V, 400 AMP | 1 | 25 | 9703635 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 8,000 SF | 15 | 9703627 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Good | Low Voltage System, Phone & Data Lines | 8,000 SF | 15 | 9703626 |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 8,000 SF | 15 | 9703628 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 8,000 SF | 10 | 9703620 |
| D7050 | Throughout Building | Good | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 8,000 SF | 15 | 9703631 |
| Equipment & Furnishings | | | | | | |
| E2010 | Throughout Building | Good | Casework, Cabinetry, Standard | 400 LF | 15 | 9703630 |
| E2010 | Throughout Building | Good | Casework, Countertop, Plastic Laminate | 300 LF | 10 | 9703619 |
| Special Construction & Demo | | | | | | |
| F1020 | Building Exterior | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 260 SF | 25 | 9735513 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building L

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------|---------------------|-----------|--|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building exterior | Good | Exterior Walls, Concrete Block (CMU) | 13,000 SF | 33 | 9700566 |
| B2050 | Building exterior | Fair | Exterior Door, Steel, Commercial | 10 | 23 | 9700601 |
| Roofing | | | | | | |
| B3010 | Main roof | Fair | Roofing, Single-Ply Membrane, TPO/PVC | 12,000 SF | 10 | 9701108 |
| B3010 | Roof | Fair | Roofing, Asphalt Shingle, 30-Year Premium | 5,000 SF | 13 | 9701107 |
| B3060 | Roof | Fair | Roof Skylight, per unit, up to 20 SF | 2 | 13 | 9701807 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core Commercial | 15 | 23 | 9700604 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 8,000 SF | 8 | 9700589 |
| C1090 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 10 | 3 | 9700574 |
| C2010 | Throughout Building | Fair | Wall Finishes, Ceramic Tile | 2,000 SF | 23 | 9700600 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 23,000 SF | 5 | 9700584 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 10,000 SF | 4 | 9700557 |
| C2030 | Kitchen | Good | Flooring, Ceramic Tile | 3,500 SF | 36 | 9700606 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building L

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|-----------|-----|---------|
| C2050 | Throughout Building | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 5,500 SF | 5 | 9700586 |
| Plumbing | | | | | | |
| D2010 | Custodial room | Fair | Water Heater, Gas, Commercial (150 MBH) | 2 | 10 | 9700578 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung | 6 | 13 | 9700592 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 13,500 SF | 23 | 9700602 |
| D2010 | Restrooms | Fair | Urinal, Standard | 4 | 13 | 9700598 |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 10 | 13 | 9700596 |
| HVAC | | | | | | |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON | 6 | 10 | 9701806 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 13,500 SF | 13 | 9700595 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 13,500 SF | 10 | 9700590 |
| Electrical | | | | | | |
| D5010 | Building Exterior | Good | Automatic Transfer Switch, ATS, 1000 AMP | 1 | 20 | 9700285 |
| D5010 | Building Exterior | Good | Generator, Diesel, 130 to 300 KW | 1 | 20 | 9700286 |
| D5020 | Electrical room | Fair | Switchboard, 277/480 V, 800 AMP | 1 | 20 | 9735433 |
| D5020 | Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 13 | 9700591 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 13,500 SF | 25 | 9700605 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 13,500 SF | 10 | 9700582 |
| D5040 | Building exterior | Fair | Exterior Light, Building-Mounted, Higher-Lumen for Large Areas | 10 | 3 | 9700570 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Fair | Low Voltage System, Phone & Data Lines | 8,000 SF | 4 | 9703224 |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 13,500 SF | 10 | 9700583 |
| D7030 | Throughout Building | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 13,500 SF | 7 | 9700555 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 13,500 SF | 10 | 9700581 |
| Equipment & Furnishings | | | | | | |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4) | 1 | 11 | 9700564 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator | 1 | 16 | 9700575 |
| E1030 | Kitchen | Good | Foodservice Equipment, Freezer, 2-Door Reach-In | 2 | 11 | 9700562 |
| E1030 | Roof | Good | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 11 | 9700553 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double | 2 | 6 | 9700567 |
| E1030 | Kitchen | Good | Foodservice Equipment, Exhaust Hood, 3 to 6 LF | 1 | 11 | 9700558 |
| E1030 | Kitchen | Good | Foodservice Equipment, Freezer, Chest | 1 | 11 | 9700554 |
| E1030 | Kitchen | Good | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 11 | 9700560 |
| E1030 | Kitchen | Good | Foodservice Equipment, Sink, 3-Bowl | 1 | 26 | 9700599 |
| E1030 | Kitchen | Good | Foodservice Equipment, Sink, 1-Bowl | 2 | 26 | 9700593 |
| E1030 | Kitchen | Good | Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich | 1 | 11 | 9700556 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1 | 11 | 9700559 |

Component Condition Report | Brownell Middle School (Desktop Review) / Building Q

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------------------|---------------------|-----------|--|-----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building exterior | Fair | Exterior Walls, Concrete Block (CMU) | 18,000 SF | 20 | 9700516 |
| B2020 | Building exterior | Fair | Glazing, any type by SF | 1,200 SF | 15 | 9700539 |
| B2050 | Building exterior | Fair | Exterior Door, Steel, Standard | 15 | 15 | 9700535 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, Asphalt Shingle, 30-Year Premium | 10,000 SF | 15 | 9700519 |
| B3010 | Main roof | Fair | Roofing, Single-Ply Membrane, TPO/PVC | 6,300 SF | 10 | 9700548 |
| B3060 | Gymnasium | Fair | Roof Skylight, per unit, up to 20 SF | 3 | 15 | 9700528 |
| B3060 | Roof | Fair | Roof Hatch, Metal | 2 | 15 | 9701103 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core with metal cladding and vision lite | 15 | 25 | 9700547 |
| C1030 | Throughout Building | Fair | Door Hardware, School, per Door | 30 | 15 | 9700532 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 6,000 SF | 10 | 9700526 |
| C1090 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 15 | 10 | 9700518 |
| C1090 | Throughout Building | Fair | Lockers, Steel-Baked Enamel, 6' Height per LF | 150 LF | 10 | 9700511 |
| C2010 | Restrooms | Fair | Wall Finishes, Ceramic Tile | 3,000 SF | 20 | 9700545 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 15,000 SF | 5 | 9700524 |
| C2010 | Gymnasium | Fair | Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick | 2,000 SF | 7 | 9700510 |
| C2030 | Throughout Building | Fair | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 1,000 SF | 5 | 9700506 |
| C2030 | Wrestling Mats | Fair | Flooring, Wrestling Mats, Secured and 2" Thick | 1,000 SF | 5 | 9700505 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 1,000 SF | 20 | 9700544 |
| C2030 | Gymnasium | Fair | Flooring, Wood, Sports | 8,000 SF | 15 | 9700523 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 5,000 SF | 7 | 9700504 |
| C2050 | Throughout Building | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 5,000 SF | 5 | 9700522 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Fair | Urinal, Standard | 6 | 15 | 9700530 |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 15 | 15 | 9700540 |
| D2010 | Throughout Building | Fair | Sink/Lavatory, Service Sink, Floor | 2 | 18 | 9700542 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung | 18 | 15 | 9700541 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 16,000 SF | 20 | 9700551 |
| D2010 | Lockers | Fair | Shower, Valves & Heads, Single Showerhead | 10 | 15 | 9700534 |
| D2010 | Mechanical room | Fair | Water Heater, Gas, Commercial (125 MBH), 75 to 100 GAL | 2 | 10 | 9700514 |
| D2010 | Throughout Building | Fair | Drinking Fountain, Wall-Mounted, Bi-Level | 4 | 7 | 9700502 |
| HVAC | | | | | | |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON | 1 | 10 | 9700509 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 16,000 SF | 15 | 9700537 |
| Fire Protection | | | | | | |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 16,000 SF | 12 | 9700525 |
| Electrical | | | | | | |

Component Condition Report | Brownell Middle School (Desktop Review) / Building Q

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|---------------------|-----------|---|-----------|-----|---------|
| D5020 | Electrical room | Fair | Switchboard, 277/480 V, 800 AMP | 1 | 20 | 9700546 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, High Density/Complexity | 16,000 SF | 20 | 9700550 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 16,000 SF | 10 | 9700552 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6020 | Throughout Building | Fair | Low Voltage System, Phone & Data Lines | 16,000 SF | 10 | 9701073 |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 16,000 SF | 10 | 9700508 |
| D7010 | Throughout Building | Fair | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 16,000 SF | 7 | 9701074 |
| D7030 | Throughout Building | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 16,000 SF | 7 | 9700501 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Install | 16,000 SF | 10 | 9700515 |
| Equipment & Furnishings | | | | | | |
| E1070 | Gymnasium | Fair | Basketball Backboard, Ceiling-Mounted, Operable, Operable | 6 | 15 | 9700538 |
| E1070 | Gymnasium | Fair | Gym Scoreboard, Electronic Standard | 2 | 15 | 9700529 |
| E2010 | Gymnasium | Fair | Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat) | 100 | 10 | 9700512 |

Component Condition Report | Brownell Middle School (Desktop Review) / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|----------|-----------|--|------------|-----|---------|
| Electrical | | | | | | |
| D5010 | Site | Good | Solar Power, Photovoltaic (PV) Panels by SF | 278 SF | 15 | 9735486 |
| D5010 | Site | Good | Solar Power, Inverter, 4.0 KW | 1 | 10 | 9735499 |
| Special Construction & Demo | | | | | | |
| F1020 | Site | Good | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 225 SF | 25 | 9700219 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2010 | Site | Good | Roadways, Pavement, Asphalt, Seal & Stripe | 140,000 SF | 4 | 9700186 |
| G2010 | Site | Good | Roadways, Pavement, Asphalt, Mill & Overlay | 140,000 SF | 20 | 9700217 |
| G2020 | Site | Good | Parking Lots, Curb & Gutter, Concrete | 2,500 LF | 45 | 9700182 |
| G2030 | Site | Good | Sidewalk, Concrete, Small Areas/Sections | 150,000 SF | 45 | 9700185 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Site | Good | Playground Surfaces, Artificial Play Turf | 7,000 SF | 10 | 9700183 |
| G2050 | Site | Good | Sports Apparatus, Soccer, Movable Practice Goal | 4 | 10 | 9700328 |
| G2050 | Site | Fair | Athletic Surfaces & Courts, Track Surface, Rubber | 27,000 SF | 5 | 9700288 |
| G2050 | Site | Good | Sports Apparatus, Basketball, Backboard w/ Pole | 19 | 20 | 9700224 |
| Sitework | | | | | | |
| G2060 | Site | Good | Signage, Property, Monument | 2 | 15 | 9700327 |
| G2060 | Site | Good | Fences & Gates, Fence, Chain Link 6' | 4,000 LF | 35 | 9700289 |
| G2080 | Site | Good | Irrigation System, Pop-Up Spray Heads, Commercial | 172,000 SF | 15 | 9700221 |
| G2080 | Site | Fair | Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair | 172,000 SF | 5 | 9700220 |
| G2080 | Site | Good | Irrigation System, Drip System | 2,000 SF | 15 | 9700222 |

Appendix B: Replacement Reserves

Replacement Reserves Report



11/20/2025

| Location | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Total Escalated Estimate | |
|--|------------|------------|------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|------------------------|------------------|-----------------|------------------|------------------|--------------------|--------------------|------------|------------------|------------------|--------------------|--------------------------|------------------------|
| Brownell Middle School (Desktop Review) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Brownell Middle School (Desktop Review) / Admin Building | \$0 | \$0 | \$0 | \$177,155 | \$235,603 | \$3,687 | \$0 | \$0 | \$0 | \$52,966 | \$2,493,435,254 | \$0 | \$0 | \$81,091 | \$328,926 | \$4,955 | \$0 | \$0 | \$181,996 | \$34,909 | \$0 | \$0 | \$2,494,536,543 |
| Brownell Middle School (Desktop Review) / Building A | \$0 | \$0 | \$0 | \$0 | \$0 | \$51,211 | \$0 | \$0 | \$0 | \$0 | \$84,539 | \$0 | \$0 | \$0 | \$0 | \$548,493 | \$0 | \$0 | \$0 | \$0 | \$0 | \$58,339 | \$742,582 |
| Brownell Middle School (Desktop Review) / Building B | \$0 | \$0 | \$0 | \$0 | \$0 | \$39,945 | \$0 | \$0 | \$0 | \$0 | \$49,315 | \$0 | \$0 | \$0 | \$0 | \$368,158 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,893 | \$496,310 |
| Brownell Middle School (Desktop Review) / Building C | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$73,846 | \$0 | \$0 | \$0 | \$4,749 | \$109,089 | \$0 | \$0 | \$0 | \$11,948 | \$922,866 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,122,498 |
| Brownell Middle School (Desktop Review) / Building D | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$73,846 | \$0 | \$0 | \$0 | \$4,749 | \$109,089 | \$0 | \$0 | \$0 | \$11,948 | \$922,866 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,122,498 |
| Brownell Middle School (Desktop Review) / Building E | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,695 | \$0 | \$0 | \$0 | \$0 | \$110,661 | \$0 | \$0 | \$0 | \$0 | \$907,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77,785 | \$1,168,076 |
| Brownell Middle School (Desktop Review) / Building F | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,695 | \$0 | \$0 | \$0 | \$0 | \$110,661 | \$0 | \$0 | \$0 | \$0 | \$907,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77,785 | \$1,168,076 |
| Brownell Middle School (Desktop Review) / Building G | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,695 | \$0 | \$0 | \$0 | \$0 | \$110,661 | \$0 | \$0 | \$0 | \$0 | \$907,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77,785 | \$1,168,076 |
| Brownell Middle School (Desktop Review) / Building H | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,695 | \$0 | \$0 | \$0 | \$0 | \$110,661 | \$0 | \$0 | \$0 | \$0 | \$907,934 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77,785 | \$1,168,076 |
| Brownell Middle School (Desktop Review) / Building L | \$0 | \$0 | \$0 | \$19,952 | \$82,203 | \$62,136 | \$23,293 | \$39,117 | \$41,783 | \$0 | \$736,426 | \$62,453 | \$0 | \$207,073 | \$0 | \$83,505 | \$97,466 | \$0 | \$0 | \$103,282 | \$363,819 | \$0 | \$1,922,509 |
| Brownell Middle School (Desktop Review) / Building Q | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,015 | \$0 | \$215,290 | \$0 | \$0 | \$767,107 | \$0 | \$28,754 | \$0 | \$0 | \$952,385 | \$0 | \$0 | \$3,209 | \$0 | \$1,525,489 | \$0 | \$3,549,248 |
| Brownell Middle School (Desktop Review) / Site | \$0 | \$0 | \$0 | \$0 | \$83,529 | \$278,314 | \$0 | \$0 | \$0 | \$96,832 | \$231,011 | \$0 | \$0 | \$0 | \$112,255 | \$747,438 | \$0 | \$0 | \$0 | \$130,135 | \$1,234,539 | \$0 | \$2,914,054 |
| Grand Total | \$0 | \$0 | \$0 | \$197,107 | \$401,335 | \$779,089 | \$170,986 | \$254,408 | \$41,783 | \$149,798 | \$2,495,755,796 | \$280,631 | \$28,754 | \$288,164 | \$441,181 | \$6,360,568 | \$1,943,198 | \$0 | \$185,205 | \$268,325 | \$3,532,219 | \$0 | \$2,511,078,546 |

Brownell Middle School (Desktop Review)

Brownell Middle School (Desktop Review) / Admin Building

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | | |
|--|----------------------|---------|---|----------------|------|-----|----------|------|-------------|-----------------|------------|------------|------------|------------------|------------------|----------------|------------|------------|------------|-----------------|------------------------|------------|------------|-----------------|------------------|----------------|------------|------------|------------------|-----------------|------------|----------------------------|-----------------|-----------------|
| B2010 | Building Exterior | 9700337 | Exterior Walls, Wood Siding, Replace | 30 | 16 | 14 | 3500 | SF | \$11.78 | \$41,230 | | | | | | | | | | | | | | | | | | | | | \$41,230 | \$41,230 | | |
| B2020 | Building Exterior | 9700338 | Glazing, any type by SF, Replace | 30 | 16 | 14 | 350 | SF | \$64.79 | \$22,677 | | | | | | | | | | | | | | | | | | | | | | \$22,677 | \$22,677 | |
| B2050 | Building Exterior | 9700343 | Exterior Door, Steel, Standard, Replace | 30 | 16 | 14 | 4 | EA | \$706.80 | \$2,827 | | | | | | | | | | | | | | | | | | | | | | \$2,827 | \$2,827 | |
| B3010 | Roof | 9700354 | Roofing, Asphalt Shingle, 30-Year Premium, Replace | 30 | 16 | 14 | 9300 | SF | \$6.48 | \$60,255 | | | | | | | | | | | | | | | | | | | | | | \$60,255 | \$60,255 | |
| C1030 | Throughout Building | 9701072 | Door Hardware, School, per Door, Replace | 30 | 16 | 14 | 29 | EA | \$471.20 | \$13,665 | | | | | | | | | | | | | | | | | | | | | | \$13,665 | \$13,665 | |
| C1070 | Throughout Building | 9700358 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 16 | 9 | 7400 | SF | \$4.12 | \$30,510 | | | | | | | | | | | \$30,510 | | | | | | | | | | | \$30,510 | \$30,510 | |
| C1090 | Restrooms | 9700376 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 16 | 4 | 6 | EA | \$883.50 | \$5,301 | | | | | \$5,301 | | | | | | | | | | | | | | | | | \$5,301 | \$5,301 | |
| C2010 | Throughout Building | 9700373 | Wall Finishes, Vinyl, Replace | 15 | 12 | 3 | 15000 | SF | \$2.95 | \$44,175 | | | | \$44,175 | | | | | | | | | | | | | | | | | | \$44,175 | \$88,350 | |
| C2030 | Throughout Building | 9700367 | Flooring, Vinyl Tile (VCT), Replace | 15 | 12 | 3 | 750 | SF | \$5.89 | \$4,418 | | | | \$4,418 | | | | | | | | | | | | | | | | | | \$4,418 | \$8,835 | |
| C2030 | Throughout Building | 9700369 | Flooring, Carpet, Commercial Standard, Replace | 10 | 7 | 3 | 6250 | SF | \$8.84 | \$55,219 | | | | \$55,219 | | | | | | | | | | \$55,219 | | | | | | | | | \$55,219 | \$110,438 |
| C2050 | Restrooms | 9700375 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 5 | 5 | 600 | SF | \$2.36 | \$1,414 | | | | | \$1,414 | | | | | | | | | | | | | | | | | \$1,414 | \$2,827 | |
| D2010 | Throughout Building | 9700335 | Water Heater, Gas, Residential, Replace | 15 | 11 | 4 | 1 | EA | \$1,531.40 | \$1,531 | | | | | \$1,531 | | | | | | | | | | | | | | | | | \$1,531 | \$3,063 | |
| D2010 | Restrooms | 9700348 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace | 30 | 16 | 14 | 8 | EA | \$1,295.80 | \$10,366 | | | | | | | | | | | | | | | | | | | | | | | \$10,366 | \$10,366 |
| D2010 | Restrooms | 9700344 | Urinal, Standard, Replace | 30 | 16 | 14 | 3 | EA | \$1,295.80 | \$3,887 | | | | | | | | | | | | | | | | | | | | | | | \$3,887 | \$3,887 |
| D2010 | Throughout Building | 9700352 | Toilet, Commercial Water Closet, Replace | 30 | 16 | 14 | 7 | EA | \$1,531.40 | \$10,720 | | | | | | | | | | | | | | | | | | | | | | | \$10,720 | \$10,720 |
| D3020 | Building Exterior | 9700925 | Furnace, Gas, 101 to 150 MBH, Replace | 20 | 16 | 4 | 3 | EA | \$7,303.60 | \$21,911 | | | | | \$21,911 | | | | | | | | | | | | | | | | | | \$21,911 | \$21,911 |
| D3030 | Building Exterior | 9700332 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 11 | 4 | 3 | EA | \$6,125.60 | \$18,377 | | | | | \$18,377 | | | | | | | | | | | | | | | | | | \$18,377 | \$36,754 |
| D3050 | Throughout Building | 9700339 | HVAC System, Ductwork, Medium Density, Replace | 30 | 16 | 14 | 8000 | SF | \$4.71 | \$37,696 | | | | | | | | | | | | | | | | | | | | | | | \$37,696 | \$37,696 |
| D4010 | Throughout Building | 9701104 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 16 | 9 | 8000 | SF | \$1.26 | \$10,084 | | | | | | | | | | | \$10,084 | | | | | | | | | | | | \$10,084 | \$10,084 |
| D5020 | Electrical Room | 9700340 | Distribution Panel, 120/208 V, Replace | 30 | 16 | 14 | 2 | EA | \$7,068.00 | \$14,136 | | | | | | | | | | | | | | | | | | | | | | | \$14,136 | \$14,136 |
| D5040 | Throughout Building | 9700362 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 16 | 4 | 8000 | SF | \$5.30 | \$42,408 | | | | | \$42,408 | | | | | | | | | | | | | | | | | | \$42,408 | \$42,408 |
| D6020 | Throughout Building | 9700346 | Low Voltage System, Phone & Data Lines, Replace | 20 | 16 | 4 | 8000 | SF | \$1.77 | \$14,136 | | | | | \$14,136 | | | | | | | | | | | | | | | | | | \$14,136 | \$14,136 |
| D6060 | Throughout Building | 9700331 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 16 | 4 | 8000 | SF | \$1.94 | \$15,550 | | | | | \$15,550 | | | | | | | | | | | | | | | | | | \$15,550 | \$15,550 |
| D7010 | Throughout Building | 9700350 | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 15 | 12 | 3 | 8000 | SF | \$3.83 | \$30,628 | | | | \$30,628 | | | | | | | | | | | | | | | | | | | \$30,628 | \$61,256 |
| D7030 | Throughout Building | 9700351 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 12 | 3 | 8000 | SF | \$2.36 | \$18,848 | | | | \$18,848 | | | | | | | | | | | | | | | | | | | \$18,848 | \$37,696 |
| D7050 | Throughout Building | 9700330 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 16 | 4 | 8000 | SF | \$3.53 | \$28,272 | | | | | \$28,272 | | | | | | | | | | | | | | | | | | \$28,272 | \$28,272 |
| D7050 | Lobby | 9700333 | Fire Alarm Panel, Fully Addressable, Replace | 15 | 5 | 10 | 105000 | EA | \$17,670.00 | \$1,855,350,000 | | | | | | | | | | | | | | | | | | | | | | | \$1,855,350,000 | \$1,855,350,000 |
| E1040 | Throughout Building | 9700378 | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace | 10 | 5 | 5 | 1 | EA | \$1,767.00 | \$1,767 | | | | | | | | | | | | | | | | | | | | | | | \$1,767 | \$3,534 |
| E2010 | Throughout Building | 9700357 | Casework, Countertop, Plastic Laminate, Replace | 15 | 12 | 3 | 150 | LF | \$58.90 | \$8,835 | | | | \$8,835 | | | | | | | | | | | | | | | | | | | \$8,835 | \$17,670 |
| E2010 | Throughout Building | 9700361 | Casework, Cabinetry, Standard, Replace | 20 | 16 | 4 | 175 | LF | \$353.40 | \$61,845 | | | | | \$61,845 | | | | | | | | | | | | | | | | | | \$61,845 | \$61,845 |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$162,122 | \$209,331 | \$3,181 | \$0 | \$0 | \$0 | \$40,594 | \$1,855,350,000 | \$0 | \$0 | \$55,219 | \$217,459 | \$3,181 | \$0 | \$0 | \$106,904 | \$19,908 | \$0 | \$1,856,167,897 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$177,155 | \$235,603 | \$3,687 | \$0 | \$0 | \$0 | \$52,966 | \$2,493,435,254 | \$0 | \$0 | \$81,091 | \$328,926 | \$4,955 | | | | | | | | |

Replacement Reserves Report



11/20/2025

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | | |
|--|----------------------|---------|---|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|----------|----------|------|------|------|------|----------|------|------|------|------|-----------|------|------|------|------|----------|----------------------------|----------|----------|
| C1090 | Restrooms | 9703501 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 5 | 15 | 4 | EA | \$883.50 | \$3,534 | | | | | | | | | | | | | | | | | | | | | | \$3,534 | \$3,534 | |
| C2010 | Throughout Building | 9703493 | Wall Finishes, Vinyl, Replace | 15 | 5 | 10 | 11000 | SF | \$2.95 | \$32,395 | | | | | | | | | | | \$32,395 | | | | | | | | | | | | \$32,395 | |
| C2030 | Throughout Building | 9703494 | Flooring, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 500 | SF | \$5.89 | \$2,945 | | | | | | | | | | | \$2,945 | | | | | | | | | | | | \$2,945 | |
| C2030 | Throughout Building | 9703490 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 5000 | SF | \$8.84 | \$44,175 | | | | | \$44,175 | | | | | | | | | | | | | | | | | | \$44,175 | |
| D2010 | Throughout Building | 9703495 | Water Heater, Electric, Residential, 30 to 52 GAL, Replace | 15 | 5 | 10 | 1 | EA | \$1,060.20 | \$1,060 | | | | | | | | | | | \$1,060 | | | | | | | | | | | | \$1,060 | |
| D3050 | Roof | 9703504 | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace | 20 | 5 | 15 | 2 | EA | \$12,958.00 | \$25,916 | | | | | | | | | | | | | | | | | | | | | | | \$25,916 | \$25,916 |
| D4010 | Throughout Building | 9703506 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 5 | 20 | 6000 | SF | \$1.26 | \$7,563 | | | | | | | | | | | | | | | | | | | | | | | \$7,563 | \$7,563 |
| D5010 | Interior | 9735485 | Solar Power, Inverter, 2.8 KW, Replace | 15 | 5 | 10 | 1 | EA | \$3,534.00 | \$3,534 | | | | | | | | | | | \$3,534 | | | | | | | | | | | | | \$3,534 |
| D5010 | Roof | 9700250 | Solar Power, Photovoltaic (PV) Panels by SF, Replace | 20 | 5 | 15 | 93 | SF | \$82.46 | \$7,669 | | | | | | | | | | | | | | | | | | | | | | | \$7,669 | \$7,669 |
| D5040 | Throughout Building | 9703499 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 5 | 15 | 6000 | SF | \$5.30 | \$31,806 | | | | | | | | | | | | | | | | | | | | | | | \$31,806 | \$31,806 |
| D6020 | Throughout Building | 9703498 | Low Voltage System, Phone & Data Lines, Replace | 20 | 5 | 15 | 6000 | SF | \$1.77 | \$10,602 | | | | | | | | | | | | | | | | | | | | | | | \$10,602 | \$10,602 |
| D6060 | Throughout Building | 9703500 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 5 | 15 | 6000 | SF | \$1.94 | \$11,662 | | | | | | | | | | | | | | | | | | | | | | | \$11,662 | \$11,662 |
| D7030 | Throughout Building | 9703492 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 6000 | SF | \$2.36 | \$14,136 | | | | | | | | | | | \$14,136 | | | | | | | | | | | | | \$14,136 |
| D7050 | Throughout Building | 9703503 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 5 | 15 | 6000 | SF | \$3.53 | \$21,204 | | | | | | | | | | | | | | | | | | | | | | | \$21,204 | \$21,204 |
| E2010 | Throughout Building | 9703491 | Casework, Countertop, Plastic Laminate, Replace | 15 | 5 | 10 | 150 | LF | \$58.90 | \$8,835 | | | | | | | | | | | \$8,835 | | | | | | | | | | | | | \$8,835 |
| E2010 | Throughout Building | 9703502 | Casework, Cabinetry, Standard, Replace | 20 | 5 | 15 | 200 | LF | \$353.40 | \$70,680 | | | | | | | | | | | | | | | | | | | | | | | \$70,680 | \$70,680 |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$44,175 | \$0 | \$0 | \$0 | \$0 | \$62,905 | \$0 | \$0 | \$0 | \$0 | \$352,057 | \$0 | \$0 | \$0 | \$0 | \$32,301 | \$491,438 | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$51,211 | \$0 | \$0 | \$0 | \$0 | \$84,539 | \$0 | \$0 | \$0 | \$0 | \$548,493 | \$0 | \$0 | \$0 | \$0 | \$58,339 | \$742,582 | | |

Brownell Middle School (Desktop Review) / Building B

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | | | |
|--|----------------------|---------|---|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|----------|----------|------|------|------|------|----------|------|------|------|------|-----------|------|------|------|------|----------|----------------------------|----------|----------|----------|
| B3010 | Roof | 9703529 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 5 | 15 | 4200 | SF | \$20.03 | \$84,109 | | | | | | | | | | | | | | | | | | | | | | | \$84,109 | \$84,109 | |
| B3020 | Roof | 9703528 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 5 | 15 | 150 | LF | \$10.60 | \$1,590 | | | | | | | | | | | | | | | | | | | | | | | | \$1,590 | \$1,590 |
| C1070 | Throughout Building | 9703537 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 5 | 20 | 4000 | SF | \$4.12 | \$16,492 | | | | | | | | | | | | | | | | | | | | | | | | \$16,492 | \$16,492 |
| C2010 | Throughout Building | 9703525 | Wall Finishes, Vinyl, Replace | 15 | 5 | 10 | 6900 | SF | \$2.95 | \$20,321 | | | | | | | | | | | \$20,321 | | | | | | | | | | | | | \$20,321 | |
| C2030 | Throughout Building | 9703522 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 3900 | SF | \$8.84 | \$34,457 | | | | | \$34,457 | | | | | | | | | | | | | | | | | | | \$34,457 | |
| D2010 | Throughout Building | 9703527 | Water Heater, Electric, Residential, 30 to 52 GAL, Replace | 15 | 5 | 10 | 1 | EA | \$1,060.20 | \$1,060 | | | | | | | | | | | \$1,060 | | | | | | | | | | | | | \$1,060 | |
| D3050 | Roof | 9703536 | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace | 20 | 5 | 15 | 1 | EA | \$12,958.00 | \$12,958 | | | | | | | | | | | | | | | | | | | | | | | | \$12,958 | \$12,958 |
| D4010 | Throughout Building | 9703538 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 5 | 20 | 4000 | SF | \$1.26 | \$5,042 | | | | | | | | | | | | | | | | | | | | | | | | \$5,042 | \$5,042 |
| D5040 | Throughout Building | 9703531 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 5 | 15 | 4000 | SF | \$5.30 | \$21,204 | | | | | | | | | | | | | | | | | | | | | | | | \$21,204 | \$21,204 |
| D6020 | Throughout Building | 9703530 | Low Voltage System, Phone & Data Lines, Replace | 20 | 5 | 15 | 4000 | SF | \$1.77 | \$7,068 | | | | | | | | | | | | | | | | | | | | | | | | \$7,068 | \$7,068 |
| D6060 | Throughout Building | 9703532 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 5 | 15 | 4000 | SF | \$1.94 | \$7,775 | | | | | | | | | | | | | | | | | | | | | | | | \$7,775 | \$7,775 |
| D7030 | Throughout Building | 9703524 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 4000 | SF | \$2.36 | \$9,424 | | | | | | | | | | | \$9,424 | | | | | | | | | | | | | \$9,424 | |
| D7050 | Throughout Building | 9703535 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 5 | 15 | 4000 | SF | \$3.53 | \$14,136 | | | | | | | | | | | | | | | | | | | | | | | | \$14,136 | \$14,136 |
| E2010 | Throughout Building | 9703523 | Casework, Countertop, Plastic Laminate, Replace | 15 | 5 | 10 | 100 | LF | \$58.90 | \$5,890 | | | | | | | | | | | \$5,890 | | | | | | | | | | | | | \$5,890 | |
| E2010 | Throughout Building | 9703534 | Casework, Cabinetry, Standard, Replace | 20 | 5 | 15 | 150 | LF | \$353.40 | \$53,010 | | | | | | | | | | | | | | | | | | | | | | | | \$53,010 | \$53,010 |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$34,457 | \$0 | \$0 | \$0 | \$0 | \$36,695 | \$0 | \$0 | \$0 | \$0 | \$236,307 | \$0 | \$0 | \$0 | \$0 | \$21,534 | \$328,992 | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$39,945 | \$0 | \$0 | \$0 | \$0 | \$49,315 | \$0 | \$0 | \$0 | \$0 | \$368,158 | \$0 | \$0 | \$0 | \$0 | \$38,893 | \$496,310 | | | |

Brownell Middle School (Desktop Review) / Building C

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | | | | |
|----------------|----------------------|---------|---|----------------|------|-----|----------|------|-------------|-----------|------|------|------|------|------|------|------|------|------|------|---------|----------|------|------|------|------|------|------|------|------|------|----------------------------|--|-----------|-----------|---------|
| B3010 | Roof | 9700624 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 4 | 16 | 8500 | SF | \$20.03 | \$170,221 | | | | | | | | | | | | | | | | | | | | | | | | \$170,221 | \$170,221 | |
| B3020 | Roof | 9700610 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 4 | 16 | 500 | LF | \$10.60 | \$5,301 | | | | | | | | | | | | | | | | | | | | | | | | | \$5,301 | \$5,301 |
| C1090 | Restrooms | 9700622 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 4 | 16 | 6 | EA | \$883.50 | \$5,301 | | | | | | | | | | | | | | | | | | | | | | | | | \$5,301 | \$5,301 |
| C2010 | Throughout Building | 9700620 | Wall Finishes, Vinyl, Replace | 15 | 4 | 11 | 13000 | SF | \$2.95 | \$38,285 | | | | | | | | | | | | \$38,285 | | | | | | | | | | | | | \$38,285 | |
| C2030 | Throughout Building | 9700644 | Flooring, Vinyl Tile (VCT), Replace | 15 | 4 | 11 | 500 | SF | \$5.89 | \$2,945 | | | | | | | | | | | | \$2,945 | | | | | | | | | | | | | \$2,945 | |
| C2030 | Throughout Building | 9700637 | Flooring, Carpet, Commercial Standard, Replace | 10 | 4 | 6 | 7000 | SF | \$8.84 | \$61,845 | | | | | | | | | | | | | | | | | | | | | | | | \$61,845 | \$123,690 | |
| D2010 | Throughout Building | 9700628 | Water Heater, Electric, Residential, 30 to 52 GAL, Replace | 15 | 4 | 11 | 1 | EA | \$1,060.20 | \$1,060 | | | | | | | | | | | | \$1,060 | | | | | | | | | | | | \$1,060 | | |
| D3050 | Roof | 9703422 | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace | 20 | 4 | 16 | 7 | EA | \$12,958.00 | \$90,706 | | | | | | | | | | | | | | | | | | | | | | | | \$90,706 | \$90,706 | |
| D5010 | Interior | 9735500 | Solar Power, Inverter, 2.8 KW, Replace | 15 | 5 | 10 | 1 | EA | \$3,534.00 | \$3,534 | | | | | | | | | | | \$3,534 | | | | | | | | | | | | | | \$3,534 | |
| D5010 | Roof | 9735501 | Solar Power, Photovoltaic (PV) Panels by SF, Replace | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Replacement Reserves Report



11/20/2025

| Uniformat Code | Location | Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|--|---------------------|-------------|---|------------------|----------------|------|------|----------|-------------|------------|----------|------|------|------|------|------|----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|----------|----------|----------------------------|
| D2010 | Throughout Building | 9703559 | Water Heater, Electric, Residential, 30 to 52 GAL, Replace | 15 | 5 | 10 | 1 | EA | \$1,060.20 | \$1,060 | | | | | | | | | | | | \$1,060 | | | | | | | | | | | \$1,060 |
| D3050 | Roof | 9703568 | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace | 20 | 5 | 15 | 7 | EA | \$12,958.00 | \$90,706 | | | | | | | | | | | | | | | | | \$90,706 | | | | | | \$90,706 |
| D4010 | Throughout Building | 9703570 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 5 | 20 | 8000 | SF | \$1.26 | \$10,084 | | | | | | | | | | | | | | | | | | | | | \$10,084 | | \$10,084 |
| D5010 | Interior | 9735506 | Solar Power, Inverter, 2.8 KW, Replace | 15 | 5 | 10 | 1 | EA | \$3,534.00 | \$3,534 | | | | | | | | | | | | \$3,534 | | | | | | | | | | | \$3,534 |
| D5010 | Roof | 9735507 | Solar Power, Photovoltaic (PV) Panels by SF, Replace | 20 | 5 | 15 | 93 | SF | \$82.46 | \$7,669 | | | | | | | | | | | | | | | | | | | | | | | \$7,669 |
| D5040 | Throughout Building | 9703563 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 5 | 15 | 8000 | SF | \$5.30 | \$42,408 | | | | | | | | | | | | | | | | | | | | | | | \$42,408 |
| D6020 | Throughout Building | 9703562 | Low Voltage System, Phone & Data Lines, Replace | 20 | 5 | 15 | 8000 | SF | \$1.77 | \$14,136 | | | | | | | | | | | | | | | | | | | | | | | \$14,136 |
| D6060 | Throughout Building | 9703564 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 5 | 15 | 8000 | SF | \$1.94 | \$15,550 | | | | | | | | | | | | | | | | | | | | | | | \$15,550 |
| D7030 | Throughout Building | 9703556 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 8000 | SF | \$2.36 | \$18,848 | | | | | | | | | | | | \$18,848 | | | | | | | | | | | \$18,848 |
| D7050 | Throughout Building | 9703567 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 5 | 15 | 8000 | SF | \$3.53 | \$28,272 | | | | | | | | | | | | | | | | | | | | | | | \$28,272 |
| E2010 | Throughout Building | 9703555 | Casework, Countertop, Plastic Laminate, Replace | 15 | 5 | 10 | 300 | LF | \$58.90 | \$17,670 | | | | | | | | | | | | \$17,670 | | | | | | | | | | | \$17,670 |
| E2010 | Throughout Building | 9703566 | Casework, Cabinetry, Standard, Replace | 20 | 5 | 15 | 400 | LF | \$353.40 | \$141,360 | | | | | | | | | | | | | | | | | | | | | | | \$141,360 |
| Totals, Unescalated | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$61,845 | \$0 | \$0 | \$0 | \$0 | \$82,342 | \$0 | \$0 | \$0 | \$0 | \$582,768 | \$0 | \$0 | \$0 | \$0 | \$43,068 | \$770,023 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,695 | \$0 | \$0 | \$0 | \$0 | \$110,661 | \$0 | \$0 | \$0 | \$0 | \$907,934 | \$0 | \$0 | \$0 | \$0 | \$77,785 | \$1,168,076 |

Brownell Middle School (Desktop Review) / Building G

| Uniformat Code | Location | Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | |
|--|---------------------|-------------|---|------------------|----------------|------|-------|----------|-------------|------------|----------|------|------|------|------|----------|----------|------|------|------|------|-----------|------|------|------|------|-----------|------|------|------|------|----------|----------------------------|-----------|
| B3010 | Roof | 9703593 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 5 | 15 | 8500 | SF | \$20.03 | \$170,221 | | | | | | | | | | | | | | | | | | | | | | | \$170,221 | |
| B3020 | Roof | 9703592 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 5 | 15 | 500 | LF | \$10.60 | \$5,301 | | | | | | | | | | | | | | | | | | | | | | | | \$5,301 |
| C1070 | Throughout Building | 9703601 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 5 | 20 | 8000 | SF | \$4.12 | \$32,984 | | | | | | | | | | | | | | | | | | | | | | | \$32,984 | |
| C1090 | Restrooms | 9703597 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 5 | 15 | 6 | EA | \$883.50 | \$5,301 | | | | | | | | | | | | | | | | | | | | | | | \$5,301 | |
| C2010 | Throughout Building | 9703589 | Wall Finishes, Vinyl, Replace | 15 | 5 | 10 | 13000 | SF | \$2.95 | \$38,285 | | | | | | | | | | | | \$38,285 | | | | | | | | | | | | \$38,285 |
| C2030 | Throughout Building | 9703590 | Flooring, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 500 | SF | \$5.89 | \$2,945 | | | | | | | | | | | | \$2,945 | | | | | | | | | | | | \$2,945 |
| C2030 | Throughout Building | 9703586 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 7000 | SF | \$8.84 | \$61,845 | | | | | | \$61,845 | | | | | | | | | | | | | | | | | \$61,845 | |
| D2010 | Throughout Building | 9703591 | Water Heater, Electric, Residential, 30 to 52 GAL, Replace | 15 | 5 | 10 | 1 | EA | \$1,060.20 | \$1,060 | | | | | | | | | | | | \$1,060 | | | | | | | | | | | \$1,060 | |
| D3050 | Roof | 9703600 | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace | 20 | 5 | 15 | 7 | EA | \$12,958.00 | \$90,706 | | | | | | | | | | | | | | | | | | | | | | | \$90,706 | |
| D4010 | Throughout Building | 9703602 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 5 | 20 | 8000 | SF | \$1.26 | \$10,084 | | | | | | | | | | | | | | | | | | | | | | | \$10,084 | |
| D5010 | Interior | 9735508 | Solar Power, Inverter, 2.8 KW, Replace | 15 | 5 | 10 | 1 | EA | \$3,534.00 | \$3,534 | | | | | | | | | | | | \$3,534 | | | | | | | | | | | | \$3,534 |
| D5010 | Roof | 9735509 | Solar Power, Photovoltaic (PV) Panels by SF, Replace | 20 | 5 | 15 | 93 | SF | \$82.46 | \$7,669 | | | | | | | | | | | | | | | | | | | | | | | | \$7,669 |
| D5040 | Throughout Building | 9703595 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 5 | 15 | 8000 | SF | \$5.30 | \$42,408 | | | | | | | | | | | | | | | | | | | | | | | | \$42,408 |
| D6020 | Throughout Building | 9703594 | Low Voltage System, Phone & Data Lines, Replace | 20 | 5 | 15 | 8000 | SF | \$1.77 | \$14,136 | | | | | | | | | | | | | | | | | | | | | | | | \$14,136 |
| D6060 | Throughout Building | 9703596 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 5 | 15 | 8000 | SF | \$1.94 | \$15,550 | | | | | | | | | | | | | | | | | | | | | | | | \$15,550 |
| D7030 | Throughout Building | 9703588 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 8000 | SF | \$2.36 | \$18,848 | | | | | | | | | | | | \$18,848 | | | | | | | | | | | | \$18,848 |
| D7050 | Throughout Building | 9703599 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 5 | 15 | 8000 | SF | \$3.53 | \$28,272 | | | | | | | | | | | | | | | | | | | | | | | | \$28,272 |
| E2010 | Throughout Building | 9703587 | Casework, Countertop, Plastic Laminate, Replace | 15 | 5 | 10 | 300 | LF | \$58.90 | \$17,670 | | | | | | | | | | | | \$17,670 | | | | | | | | | | | | \$17,670 |
| E2010 | Throughout Building | 9703598 | Casework, Cabinetry, Standard, Replace | 20 | 5 | 15 | 400 | LF | \$353.40 | \$141,360 | | | | | | | | | | | | | | | | | | | | | | | | \$141,360 |
| Totals, Unescalated | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$61,845 | \$0 | \$0 | \$0 | \$0 | \$82,342 | \$0 | \$0 | \$0 | \$0 | \$582,768 | \$0 | \$0 | \$0 | \$0 | \$43,068 | \$770,023 | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,695 | \$0 | \$0 | \$0 | \$0 | \$110,661 | \$0 | \$0 | \$0 | \$0 | \$907,934 | \$0 | \$0 | \$0 | \$0 | \$77,785 | \$1,168,076 | |

Brownell Middle School (Desktop Review) / Building H

| Uniformat Code | Location | Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | |
|----------------|---------------------|-------------|---|------------------|----------------|------|-------|----------|-------------|------------|----------|------|------|------|------|------|----------|------|------|------|------|----------|------|------|------|------|------|------|------|------|------|------|----------------------------|----------|
| B3010 | Roof | 9703625 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 5 | 15 | 8500 | SF | \$20.03 | \$170,221 | | | | | | | | | | | | | | | | | | | | | | | \$170,221 | |
| B3020 | Roof | 9703624 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 5 | 15 | 500 | LF | \$10.60 | \$5,301 | | | | | | | | | | | | | | | | | | | | | | | | \$5,301 |
| C1070 | Throughout Building | 9703633 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 5 | 20 | 8000 | SF | \$4.12 | \$32,984 | | | | | | | | | | | | | | | | | | | | | | | | \$32,984 |
| C1090 | Restrooms | 9703629 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 5 | 15 | 6 | EA | \$883.50 | \$5,301 | | | | | | | | | | | | | | | | | | | | | | | | \$5,301 |
| C2010 | Throughout Building | 9703621 | Wall Finishes, Vinyl, Replace | 15 | 5 | 10 | 13000 | SF | \$2.95 | \$38,285 | | | | | | | | | | | | \$38,285 | | | | | | | | | | | | \$38,285 |
| C2030 | Throughout Building | 9703622 | Flooring, Vinyl Tile (VCT), Replace | 15 | 5 | 10 | 500 | SF | \$5.89 | \$2,945 | | | | | | | | | | | | \$2,945 | | | | | | | | | | | | \$2,945 |
| C2030 | Throughout Building | 9703618 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 7000 | SF | \$8.84 | \$61,845 | | | | | | | \$61,845 | | | | | | | | | | | | | | | | | \$61,845 |
| D2010 | Throughout Building | 9703623 | Water Heater, Electric, Residential, 30 to 52 GAL, Replace | 15 | 5 | 10 | 1 | EA | \$1,060.20 | \$1,060 | | | | | | | | | | | | \$1,060 | | | | | | | | | | | | \$1,060 |
| D3050 | Roof | 9703632 | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace | 20 | 5 | 15 | 7 | EA | \$12,958.00 | \$90,706 | | | | | | | | | | | | | | | | | | | | | | | | \$90,706 |
| D4010 | Throughout Building | 9703634 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 5 | 20 | 8000 | SF | \$1.26 | \$10,084 | | | | | | | | | | | | | | | | | | | | | | | | \$10,084 |
| D5010 | Interior | 9735510 | Solar Power, Inverter, 2.8 KW, Replace | 15 | 5 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Replacement Reserves Report



11/20/2025

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | | |
|--|----------------------|---------|---|----------------|------|-----|----------|------|-------------|-----------|------|------|------|------|------|----------|------|-----------|------|------|-----------|----------|------|----------|-----------|-----------|-----------|------|------|---------|----------|----------------------------|-------------|-------------|
| C2010 | Restrooms | 9700545 | Wall Finishes, Ceramic Tile, Replace | 40 | 20 | 20 | 3000 | SF | \$21.20 | \$63,612 | | | | | | | | | | | | | | | | | | | | | \$63,612 | \$63,612 | | |
| C2010 | Gymnasium | 9700510 | Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace | 15 | 8 | 7 | 2000 | SF | \$19.79 | \$39,581 | | | | | | | | \$39,581 | | | | | | | | | | | | | | \$39,581 | | |
| C2010 | Throughout Building | 9700524 | Wall Finishes, any surface, Prep & Paint | 10 | 5 | 5 | 15000 | SF | \$1.77 | \$26,505 | | | | | | \$26,505 | | | | | | | | | \$26,505 | | | | | | | \$26,505 | | |
| C2030 | Throughout Building | 9700506 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 10 | 5 | 5 | 1000 | SF | \$1.77 | \$1,767 | | | | | | \$1,767 | | | | | | | | | \$1,767 | | | | | | | \$1,767 | | |
| C2030 | Restrooms | 9700544 | Flooring, Ceramic Tile, Replace | 40 | 20 | 20 | 1000 | SF | \$21.20 | \$21,204 | | | | | | | | | | | | | | | | | | | | | \$21,204 | \$21,204 | | |
| C2030 | Throughout Building | 9700504 | Flooring, Vinyl Tile (VCT), Replace | 15 | 8 | 7 | 5000 | SF | \$5.89 | \$29,450 | | | | | | | | \$29,450 | | | | | | | | | | | | | | \$29,450 | | |
| C2030 | Wrestling Mats | 9700505 | Flooring, Wrestling Mats, Secured and 2" Thick, Replace | 10 | 5 | 5 | 1000 | SF | \$9.13 | \$9,130 | | | | | | \$9,130 | | | | | | | | | \$9,130 | | | | | | | \$9,130 | | |
| C2030 | Gymnasium | 9700523 | Flooring, Wood, Sports, Replace | 30 | 15 | 15 | 8000 | SF | \$20.03 | \$160,208 | | | | | | | | | | | | | | | \$160,208 | | | | | | | \$160,208 | | |
| C2050 | Throughout Building | 9700522 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 5 | 5 | 5000 | SF | \$2.36 | \$11,780 | | | | | | \$11,780 | | | | | | | | | \$11,780 | | | | | | | \$11,780 | | |
| D2010 | Mechanical room | 9700514 | Water Heater, Gas, Commercial (125 MBH), 75 to 100 GAL, Replace | 20 | 10 | 10 | 2 | EA | \$14,607.20 | \$29,214 | | | | | | | | | | | \$29,214 | | | | | | | | | | | \$29,214 | | |
| D2010 | Throughout Building | 9700551 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40 | 20 | 20 | 16000 | SF | \$12.96 | \$207,328 | | | | | | | | | | | | | | | | \$207,328 | | | | | | \$207,328 | | |
| D2010 | Throughout Building | 9700502 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace | 15 | 8 | 7 | 4 | EA | \$1,767.00 | \$7,068 | | | | | | | | \$7,068 | | | | | | | | | | | | | | \$7,068 | | |
| D2010 | Restrooms | 9700540 | Toilet, Commercial Water Closet, Replace | 30 | 15 | 15 | 15 | EA | \$1,531.40 | \$22,971 | | | | | | | | | | | | | | | \$22,971 | | | | | | | \$22,971 | | |
| D2010 | Restrooms | 9700530 | Urinal, Standard, Replace | 30 | 15 | 15 | 6 | EA | \$1,295.80 | \$7,775 | | | | | | | | | | | | | | | \$7,775 | | | | | | | \$7,775 | | |
| D2010 | Lockers | 9700534 | Shower, Valves & Heads, Single Showerhead, Replace | 30 | 15 | 15 | 10 | EA | \$942.40 | \$9,424 | | | | | | | | | | | | | | | \$9,424 | | | | | | | \$9,424 | | |
| D2010 | Restrooms | 9700541 | Sink/Lavatory, Wall-Hung, Replace | 30 | 15 | 15 | 18 | EA | \$2,002.60 | \$36,047 | | | | | | | | | | | | | | | \$36,047 | | | | | | | \$36,047 | | |
| D2010 | Throughout Building | 9700542 | Sink/Lavatory, Service Sink, Floor, Replace | 35 | 17 | 18 | 2 | EA | \$942.40 | \$1,885 | | | | | | | | | | | | | | | | | \$1,885 | | | | | \$1,885 | | |
| D3050 | Roof | 9700509 | Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace | 20 | 10 | 10 | 1 | EA | \$35,340.00 | \$35,340 | | | | | | | | | | | \$35,340 | | | | | | | | | | | \$35,340 | | |
| D3050 | Throughout Building | 9700537 | HVAC System, Ductwork, Medium Density, Replace | 30 | 15 | 15 | 16000 | SF | \$4.71 | \$75,392 | | | | | | | | | | | | | | | \$75,392 | | | | | | | \$75,392 | | |
| D4010 | Throughout Building | 9700525 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 13 | 12 | 16000 | SF | \$1.26 | \$20,167 | | | | | | | | | | | | \$20,167 | | | | | | | | | | \$20,167 | | |
| D5020 | Electrical room | 9700546 | Switchboard, 277/480 V, 800 AMP, Replace | 40 | 20 | 20 | 1 | EA | \$53,010.00 | \$53,010 | | | | | | | | | | | | | | | | \$53,010 | | | | | | \$53,010 | | |
| D5030 | Throughout Building | 9700550 | Electrical System, Wiring & Switches, High Density/Complexity, Replace | 40 | 20 | 20 | 16000 | SF | \$4.71 | \$75,392 | | | | | | | | | | | | | | | \$75,392 | | | | | | | \$75,392 | | |
| D5040 | Throughout Building | 9700552 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20 | 10 | 10 | 16000 | SF | \$5.30 | \$84,816 | | | | | | | | | | | \$84,816 | | | | | | | | | | | \$84,816 | | |
| D6020 | Throughout Building | 9701073 | Low Voltage System, Phone & Data Lines, Replace | 20 | 10 | 10 | 16000 | SF | \$1.77 | \$28,272 | | | | | | | | | | | \$28,272 | | | | | | | | | | | \$28,272 | | |
| D6060 | Throughout Building | 9700508 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 10 | 10 | 16000 | SF | \$1.94 | \$31,099 | | | | | | | | | | | \$31,099 | | | | | | | | | | | \$31,099 | | |
| D7010 | Throughout Building | 9701074 | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 15 | 8 | 7 | 16000 | SF | \$3.83 | \$61,256 | | | | | | | | \$61,256 | | | | | | | | | | | | | | \$61,256 | | |
| D7030 | Throughout Building | 9700501 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 8 | 7 | 16000 | SF | \$2.36 | \$37,696 | | | | | | | | \$37,696 | | | | | | | | | | | | | | \$37,696 | | |
| D7050 | Throughout Building | 9700515 | Fire Alarm System, Full System Upgrade, Standard Addressable, Install | 20 | 10 | 10 | 16000 | SF | \$3.53 | \$56,544 | | | | | | | | | | | \$56,544 | | | | | | | | | | | \$56,544 | | |
| E1070 | Gymnasium | 9700529 | Gym Scoreboard, Electronic Standard, Replace | 30 | 15 | 15 | 2 | EA | \$10,013.00 | \$20,026 | | | | | | | | | | | | | | | \$20,026 | | | | | | | \$20,026 | | |
| E1070 | Gymnasium | 9700538 | Basketball Backboard, Ceiling-Mounted, Operable, Operable | 30 | 15 | 15 | 6 | EA | \$9,223.74 | \$55,342 | | | | | | | | | | | | | | | \$55,342 | | | | | | | \$55,342 | | |
| E2010 | Gymnasium | 9700512 | Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace | 20 | 10 | 10 | 100 | EA | \$530.10 | \$53,010 | | | | | | | | | | | \$53,010 | | | | | | | | | | | \$53,010 | | |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$49,182 | \$0 | \$175,051 | \$0 | \$0 | \$570,800 | \$0 | \$0 | \$20,167 | \$0 | \$0 | \$611,300 | \$0 | \$0 | \$1,885 | \$0 | \$0 | \$844,626 | \$2,273,010 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$57,015 | \$0 | \$215,290 | \$0 | \$0 | \$767,107 | \$0 | \$0 | \$28,754 | \$0 | \$0 | \$952,385 | \$0 | \$0 | \$3,209 | \$0 | \$0 | \$1,525,489 | \$3,549,248 |

Brownell Middle School (Desktop Review) / Site

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|--|----------------------|---------|--|----------------|------|-----|----------|------|------------|-----------|------|------|------|------|-----------|-----------|------|------|------|----------|-----------|------|------|------|-----------|-----------|-----------|-----------|------|----------|-----------|----------------------------|
| D5010 | Site | 9735499 | Solar Power, Inverter, 4.0 KW, Replace | 15 | 5 | 10 | 1 | EA | \$3,675.36 | \$3,675 | | | | | | | | | | | \$3,675 | | | | | | | | | | | \$3,675 |
| D5010 | Site | 9735486 | Solar Power, Photovoltaic (PV) Panels by SF, Replace | 20 | 5 | 15 | 278 | SF | \$82.46 | \$22,924 | | | | | | | | | | | | | | | \$22,924 | | | | | | | \$22,924 |
| G2010 | Site | 9700186 | Roadways, Pavement, Asphalt, Seal & Stripe | 5 | 1 | 4 | 140000 | SF | \$0.53 | \$74,214 | | | | | \$74,214 | | | | | | | | | | \$74,214 | | | | | | | \$74,214 |
| G2010 | Site | 9700217 | Roadways, Pavement, Asphalt, Mill & Overlay | 25 | 5 | 20 | 140000 | SF | \$4.12 | \$577,220 | | | | | | | | | | | | | | | | | | \$577,220 | | | | \$577,220 |
| G2050 | Site | 9700288 | Athletic Surfaces & Courts, Track Surface, Rubber, Replace | 10 | 5 | 5 | 27000 | SF | \$5.89 | \$159,030 | | | | | \$159,030 | | | | | | | | | | \$159,030 | | | | | | | \$159,030 |
| G2050 | Site | 9700328 | Sports Apparatus, Soccer, Movable Practice Goal, Replace | 15 | 5 | 10 | 4 | EA | \$824.60 | \$3,298 | | | | | | | | | | | \$3,298 | | | | | | | | | | | \$3,298 |
| G2050 | Site | 9700224 | Sports Apparatus, Basketball, Backboard w/ Pole, Replace | 25 | 5 | 20 | 19 | EA | \$5,595.50 | \$106,315 | | | | | | | | | | | | | | | | | \$106,315 | | | | | \$106,315 |
| G2050 | Site | 9700183 | Playground Surfaces, Artificial Play Turf, Replace | 15 | 5 | 10 | 7000 | SF | \$23.56 | \$164,920 | | | | | | | | | | | \$164,920 | | | | | | | | | | | \$164,920 |
| G2060 | Site | 9700327 | Signage, Property, Monument, Replace | 20 | 5 | 15 | 2 | EA | \$3,534.00 | \$7,068 | | | | | | | | | | | | | | | \$7,068 | | | | | | | \$7,068 |
| G2080 | Site | 9700220 | Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair | 10 | 5 | 5 | 172000 | SF | \$0.47 | \$81,046 | | | | | \$81,046 | | | | | | | | | | \$81,046 | | | | | | | \$81,046 |
| G2080 | Site | 9700222 | Irrigation System, Drip System, Replace | 20 | 5 | 15 | 2000 | SF | \$3.53 | \$7,068 | | | | | | | | | | | | | | | \$7,068 | | | | | | | \$7,068 |
| G2080 | Site | 9700221 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace | 20 | 5 | 15 | 172000 | SF | \$1.18 | \$202,616 | | | | | | | | | | | | | | | \$202,616 | | | | | | | \$202,616 |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$74,214 | \$240,076 | \$0 | \$0 | \$0 | \$74,214 | \$171,894 | \$0 | \$0 | \$0 | \$74,214 | \$479,752 | \$0 | \$0 | \$0 | \$74,214 | \$683,535 | \$1,872,113 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$83,529 | \$278,314 | \$0 | \$0 | \$0 | \$96,832 | \$231,011 | \$0 | \$0 | \$0 | \$112,255 | \$747,438 | \$0 | \$0 | \$0 | | | |

Appendix C: Equipment Inventory List

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---------------------|---------|--------|-----------------------|--|----------|--|---------------------|--------------|-------|--------|--------------|---------|-----|
| D20 Plumbing | | | | | | | | | | | | | |
| 1 | 9700514 | D2010 | Water Heater | Gas, Commercial (125 MBH), 75 to 100 GAL | 120 MBH | Brownell Middle School (Desktop Review) / Building Q | Mechanical room | | | | | | 2 |
| 2 | 9703495 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building A | Throughout Building | | | | 2020 | | |
| 3 | 9703591 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building G | Throughout Building | | | | 2020 | | |
| 4 | 9703559 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building F | Throughout Building | | | | 2020 | | |
| 5 | 9703623 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building H | Throughout Building | | | | 2020 | | |
| 6 | 9703527 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building B | Throughout Building | | | | 2020 | | |
| 7 | 9700628 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building C | Throughout Building | | | | 2021 | | |
| 8 | 9703484 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building E | Throughout Building | | | | 2020 | | |
| 9 | 9703446 | D2010 | Water Heater | Electric, Residential, 30 to 52 GAL | 10 GAL | Brownell Middle School (Desktop Review) / Building D | Throughout Building | | | | 2021 | | |
| 10 | 9700578 | D2010 | Water Heater | Gas, Commercial (150 MBH) | 180 GAL | Brownell Middle School (Desktop Review) / Building L | Custodial room | | | | | | 2 |
| 11 | 9700335 | D2010 | Water Heater | Gas, Residential | 40 GAL | Brownell Middle School (Desktop Review) / Admin Building | Throughout Building | | | | 2009 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-----------------|---------|--------|-----------------------|---|----------|--|-------------------|--------------|-------|--------|--------------|---------|-----|
| D30 HVAC | | | | | | | | | | | | | |
| 1 | 9700925 | D3020 | Furnace | Gas, 101 to 150 MBH | 4 TON | Brownell Middle School (Desktop Review) / Admin Building | Building Exterior | | | | 2009 | | 3 |
| 2 | 9700332 | D3030 | Split System | Condensing Unit/Heat Pump | 4 TON | Brownell Middle School (Desktop Review) / Admin Building | Building Exterior | | | | 2009 | | 3 |
| 3 | 9700509 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 13 to 15 TON | | Brownell Middle School (Desktop Review) / Building Q | Roof | | | | | | |
| 4 | 9703536 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building B | Roof | | | | 2020 | | |
| 5 | 9703600 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building G | Roof | | | | 2020 | | 7 |
| 6 | 9703568 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building F | Roof | | | | 2020 | | 7 |
| 7 | 9703422 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building C | Roof | | | | 2021 | | 7 |
| 8 | 9703632 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building H | Roof | | | | 2020 | | 7 |
| 9 | 9703504 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building A | Roof | | | | 2020 | | 2 |
| 10 | 9703439 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building D | Roof | | | | 2021 | | 7 |
| 11 | 9703477 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 5 TON | 5 Ton | Brownell Middle School (Desktop Review) / Building E | Roof | | | | 2020 | | 7 |
| 12 | 9701806 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted, 6 to 7.5 TON | 7.5 | Brownell Middle School (Desktop Review) / Building L | Roof | | | | | | 6 |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-----------------------|---------|--------|----------------------------------|-----------------------|----------|--|---------------------|--------------|-------|--------|--------------|---------|-----|
| D50 Electrical | | | | | | | | | | | | | |
| 1 | 9700286 | D5010 | Generator | Diesel, 130 to 300 KW | | Brownell Middle School (Desktop Review) / Building L | Building Exterior | | | | 2020 | | |
| 2 | 9735506 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building F | Interior | | | | 2020 | | |
| 3 | 9735508 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building G | Interior | | | | 2020 | | |
| 4 | 9735504 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building E | Interior | | | | 2020 | | |
| 5 | 9735485 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building A | Interior | | | | 2020 | | |
| 6 | 9735502 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building D | Interior | | | | 2020 | | |
| 7 | 9735510 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building H | Interior | | | | 2020 | | |
| 8 | 9735500 | D5010 | Solar Power | Inverter, 2.8 KW | 2.8 KW | Brownell Middle School (Desktop Review) / Building C | Interior | | | | 2020 | | |
| 9 | 9735499 | D5010 | Solar Power | Inverter, 4.0 KW | 4 KW | Brownell Middle School (Desktop Review) / Site | Site | | | | 2020 | | |
| 10 | 9700285 | D5010 | Automatic Transfer Switch | ATS, 1000 AMP | | Brownell Middle School (Desktop Review) / Building L | Building Exterior | | | | 2020 | | |
| 11 | 9735433 | D5020 | Switchboard | 277/480 V, 800 AMP | 800 AMP | Brownell Middle School (Desktop Review) / Building L | Electrical room | | | | | | |
| 12 | 9700546 | D5020 | Switchboard | 277/480 V, 800 AMP | 800 AMP | Brownell Middle School (Desktop Review) / Building Q | Electrical room | | | | | | |
| 13 | 9700340 | D5020 | Distribution Panel | 120/208 V | 400 AMP | Brownell Middle School (Desktop Review) / Admin Building | Electrical Room | | | | 2009 | | 2 |
| 14 | 9700591 | D5020 | Distribution Panel | 120/208 V | 800 AMP | Brownell Middle School (Desktop Review) / Building L | Electrical Room | | | | 2008 | | |
| 15 | 9703539 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building B | Throughout Building | | | | 2020 | | |
| 16 | 9703479 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building E | Throughout Building | | | | 2020 | | |
| 17 | 9703571 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building F | Throughout Building | | | | 2020 | | |
| 18 | 9700615 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building C | Throughout Building | | | | 2021 | | |
| 19 | 9703635 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building H | Throughout Building | | | | 2020 | | |
| 20 | 9703603 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building G | Throughout Building | | | | 2020 | | |
| 21 | 9703507 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building A | Throughout Building | | | | 2020 | | |
| 22 | 9703435 | D5020 | Distribution Panel | 120/208 V, 400 AMP | 400 AMP | Brownell Middle School (Desktop Review) / Building D | Throughout Building | | | | 2021 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---------|--------|-------------------------|-------------------|----------|--|-----------------|--------------|-------|--------|--------------|---------|--------|
| D70 Electronic Safety & Security | | | | | | | | | | | | | |
| 1 | 9700333 | D7050 | Fire Alarm Panel | Fully Addressable | | Brownell Middle School (Desktop Review) / Admin Building | Lobby | | | | 2020 | | 105000 |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------------------|---------|--------|------------------------------|---|----------|--|---------------------|--------------|-------|--------|--------------|---------|-----|
| E10 Equipment | | | | | | | | | | | | | |
| 1 | 9700567 | E1030 | Foodservice Equipment | Convection Oven, Double | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | 2 |
| 2 | 9700558 | E1030 | Foodservice Equipment | Exhaust Hood, 3 to 6 LF | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 3 | 9700560 | E1030 | Foodservice Equipment | Food Warmer, Proofing Cabinet on Wheels | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 4 | 9700564 | E1030 | Foodservice Equipment | Food Warmer, Tabletop Drawers (Set of 4) | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 5 | 9700562 | E1030 | Foodservice Equipment | Freezer, 2-Door Reach-In | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | 2 |
| 6 | 9700556 | E1030 | Foodservice Equipment | Prep Table Refrigerated, Salad/Sandwich | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 7 | 9700593 | E1030 | Foodservice Equipment | Sink, 1-Bowl | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | 2 |
| 8 | 9700599 | E1030 | Foodservice Equipment | Sink, 3-Bowl | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 9 | 9700553 | E1030 | Foodservice Equipment | Walk-In, Condenser for Refrigerator/Freezer | | Brownell Middle School (Desktop Review) / Building L | Roof | | | | 2021 | | |
| 10 | 9700559 | E1030 | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 11 | 9700575 | E1030 | Foodservice Equipment | Walk-In, Combination Freezer/Refrigerator | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 12 | 9700554 | E1030 | Foodservice Equipment | Freezer, Chest | | Brownell Middle School (Desktop Review) / Building L | Kitchen | | | | 2021 | | |
| 13 | 9700378 | E1040 | Healthcare Equipment | Defibrillator (AED), Cabinet- Mounted | | Brownell Middle School (Desktop Review) / Admin Building | Throughout Building | | | | | | |