



Orange Unified School District

Facilities Condition Assessment for:

**Orange High School
525 N. Shaffer Street
Orange, CA 92867**



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Campus Report



Campus: Orange HS

Report: Mar 11, 2013

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Campus Executive Summary

Orange HS

Number of Buildings:	9
Replacement Value:	\$81,398,082
Repair Cost:	\$55,670,000
Total FCI:	68.39%
Total RSLI:	12%



Description:

Orange High School was constructed in 1953. The site is approximately 35 acres, and is surrounded by the city of Orange, CA. The campus has 5 Classroom buildings, Library, Multi-purpose/Caf, Gymnasium, and Pool Equipment Buildings. Site improvements include: swimming pool, tennis courts, handball courts, paved basketball courts, softball and baseball fields, a track and practice field, amphitheater, greenhouse, agricultural animal facilities, covered walkways, landscaping, pedestrian paving, and paved parking lots. There is approximately 30,000 SF of portable buildings on this campus.

All buildings are original 1953 construction. Building foundations are slab-on-grade construction. Suspended floors and exterior stairs are cast-in-place concrete. Roof construction is typically wood. Exterior walls include painted CMU block stucco, brick, and spray-textured/painted board-formed cast-in-place concrete. Exterior wood doors and single-pane windows are well beyond their expected service life. Roofs are low-slope built-up type.

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

Building Services including mechanical, electrical and plumbing systems are original to the campus construction date with the exception of rooftop HVAC Units replaced in 2008. All buildings have a limited Fire Protection System that includes; fire sprinkler systems, kitchen hood fire protection and fire extinguishers.

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

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

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

Bldg 100-200

Executive Summary

Gross Area (SF):	40,306
Year Built:	1953
Last Reno:	
Replacement Value:	\$17,332,886
Repair Cost:	\$10,620,972
Total FCI:	61.28%
Total RSLI:	9%

Facility Description:



Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
A20 Basement Construction	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	64.20	\$1,806,876
B30 Roofing	19.37	46.49	\$336,879
C10 Interior Construction	0.00	77.67	\$841,880
C30 Interior Finishes	0.53	107.20	\$1,575,729
D10 Conveying	0.00	110.00	\$490,327
D20 Plumbing	0.00	94.84	\$484,928
D30 HVAC	42.23	47.40	\$901,034
D40 Fire Protection	0.00	110.00	\$332,631
D50 Electrical	6.99	102.39	\$2,561,226
E10 Equipment	0.00	81.10	\$716,279
E20 Furnishings	0.00	57.57	\$247,250
Total:	9.46	61.28	\$10,620,972

System Listing for Bldg 100-200

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt	
A1010	Standard Foundations	\$16.32	40,306	S.F.	100	1953	NR			NR		0.00	\$0	\$657,600	
A1030	Slab on Grade	\$14.10	40,306	S.F.	100	1953	NR			NR		0.00	\$0	\$568,218	
A2010	Basement Excavation	\$0.45	40,306	S.F.	100	1953	NR			NR		0.00	\$0	\$17,993	
A2020	Basement Walls	\$6.47	40,306	S.F.	100	1953	NR			NR		0.00	\$0	\$260,602	
B1010	Floor Construction	\$42.08	40,306	S.F.	100	1953	NR			NR		0.00	\$0	\$1,695,948	
B1020	Roof Construction	\$26.42	40,306	S.F.	100	1953	NR			NR		0.00	\$0	\$1,065,046	
B2010	Exterior Walls	\$29.07	40,306	S.F.	75	1953	NR			NR		0.00	\$0	\$1,171,841	
B2020	Exterior Windows	\$133	7,632	S.F.	30	1953	1983					1	\$1,118,845	\$1,017,132	
B2030	Exterior Doors	\$7,108	88	Ea.	30	1953	1983					0	\$688,031	\$625,482	
B3010105	Built-Up	\$18.66	37,600	SF	25	1992	2017					5	\$20.00	\$311,689	\$701,706
B3020	Roof Openings	\$0.62	36,984	Ea.	30	1953	1983					1	\$25,191	\$22,900	
C1010	Partitions	\$11.92	40,306	S.F.	40	1953	1993					0.31	\$146,880	\$480,576	
C1020	Interior Doors	\$2,112	62	Ea.	40	1953	1993					0	\$144,021	\$130,928	
C1030	Fittings	\$11.72	40,306	S.F.	20	1953	1973					1	\$550,979	\$472,451	
C3010	Wall Finishes	\$10.30	40,306	S.F.	10	1953	1963					0	\$456,490	\$414,991	
C3020210	Carpet	\$11.46	5,000	SF	7	2000	2007					1	\$63,043	\$57,312	
C3020210	Ceramic Tile	\$27.72	2,000		40	1953	1993					0	\$60,984	\$55,440	
C3020210	Epoxy	\$20.84	700	SF	15	2000	2015					3	\$20.00	\$0	\$14,586
C3020410	Sealed Concrete	\$2.22	10,300	SF	75	1953	2028					16	\$21.33	\$0	\$22,841
C3020410	VCT	\$6.06	21,000	SF	16	1953	1969					0	\$0.00	\$140,041	\$127,310
C3020410	Wood	\$23.37	1,700	SF	40	1953	1993					1	\$43,704	\$39,731	
C3030	Ceiling Finishes	\$18.30	40,306	S.F.	20	1953	1973					1	\$811,466	\$737,697	
D1010	Elevators and Lifts	\$11.06	40,306	S.F.	35			2012				0	\$0.00	\$490,327	\$445,752
D2010	Plumbing Fixtures	\$4.00	40,306	S.F.	30	1953	1983					0.62	\$99,945	\$161,353	
D2020	Domestic Water Distribution	\$1.48	40,306	S.F.	30	1953	1983					1	\$65,760	\$59,782	
D2030	Sanitary Waste	\$5.03	40,306	S.F.	30	1953	1983					1	\$222,818	\$202,562	
D2040	Rain Water Drainage	\$0.81	40,306	S.F.	30	1953	1983					0	\$0.00	\$35,753	\$32,503
D2090	Other Plumbing Systems- Nat Gas	\$1.37	40,306	S.F.	20	1953	1973					0	\$0.00	\$60,652	\$55,139
D3040	Distribution Systems	\$20.00	40,306	S.F.	30	1953	1983					1	\$886,803	\$806,184	
D3050	Terminal & Package Units	\$22.20	40,306	S.F.	15	2008	2023					11	\$73.33	\$14,231	\$894,987
D3060	Controls & Instrumentation	\$4.95	40,306	S.F.	15	2008	2023					11	\$73.33	\$0	\$199,660
D4010	Sprinklers	\$6.81	40,306	S.F.	25	1953	1978					0	\$0.00	\$301,985	\$274,532
D4020	Standpipes	\$0.48	40,306	S.F.	40	1953	1993					1	\$21,069	\$19,153	
D4030	Fire Protection Specialties	\$0.22	40,306	S.F.	15	1953	1968					1	\$9,577	\$8,706	
D5010	Electrical Service/Distribution	\$7.50	40,306	S.F.	30	1953	1983					0	\$0.00	\$332,631	\$302,392
D5020	Branch Wiring	\$25.88	40,306	S.F.	30	1953	1983					1	\$1,147,289	\$1,042,990	
D5020	Lighting	\$20.35	40,306	S.F.	20	1953	1973					1	\$902,126	\$820,114	
D5030310	Telephone Systems	\$1.97	40,306	SF	15	2008	2023					11	\$73.33	\$0	\$79,516
D5030910	Fire Alarm System	\$2.48	40,306	SF	10	2006	2016					4	\$40.00	\$126,944	\$99,830
D5030910	Security System, Camers, Access Control	\$1.30	40,306	SF	15	2006	2021	2012				9	\$0.00	\$52,237	\$52,237
D5030920	LAN System	\$1.30	40,306	SF	15	2008	2023					11	\$73.33	\$0	\$52,237
D5030920	Public Address / Clock System	\$1.30	40,306	SF	15	2008	2023					11	\$73.33	\$0	\$52,237
E1020	Institutional Equipment	\$16.88	40,306	S.F.	20	1953	1973					0	\$0.00	\$493,030	\$680,236
E1020	Institutional Equipment - Theater	\$56.87	3,569	S.F.	20	1953	1973					0	\$0.00	\$223,249	\$202,953
E2010	Fixed Furnishings	\$10.66	40,306	S.F.	20	1953	1973					0	\$0.00	\$247,250	\$429,501
F2020	Hazardous Components Abatement	\$0.00	0				NR					0	NR	\$325,933	\$0

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$10,620,973		\$17,532	\$112,359	\$894,817		\$77,535			\$613,484	\$1,930,574	\$14,267,274
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls												
B2020	Exterior Windows	\$1,118,845											\$1,118,845
B2030	Exterior Doors	\$688,031											\$688,031
B3010105	Built-Up	\$311,689				\$894,817							\$1,206,506
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	\$25,191											\$25,191
C1010	Partitions	\$146,880											\$146,880
C1020	Interior Doors	\$144,021											\$144,021
C1030	Fittings	\$550,979											\$550,979
C2010	Stair Construction												
C3010	Wall Finishes	\$456,490									\$613,484		\$1,069,974
C3020210	Carpet	\$63,043						\$77,535					\$140,578
C3020210	Ceramic Tile	\$60,984											\$60,984
C3020210	Epoxy			\$17,532									\$17,532
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT	\$140,041											\$140,041

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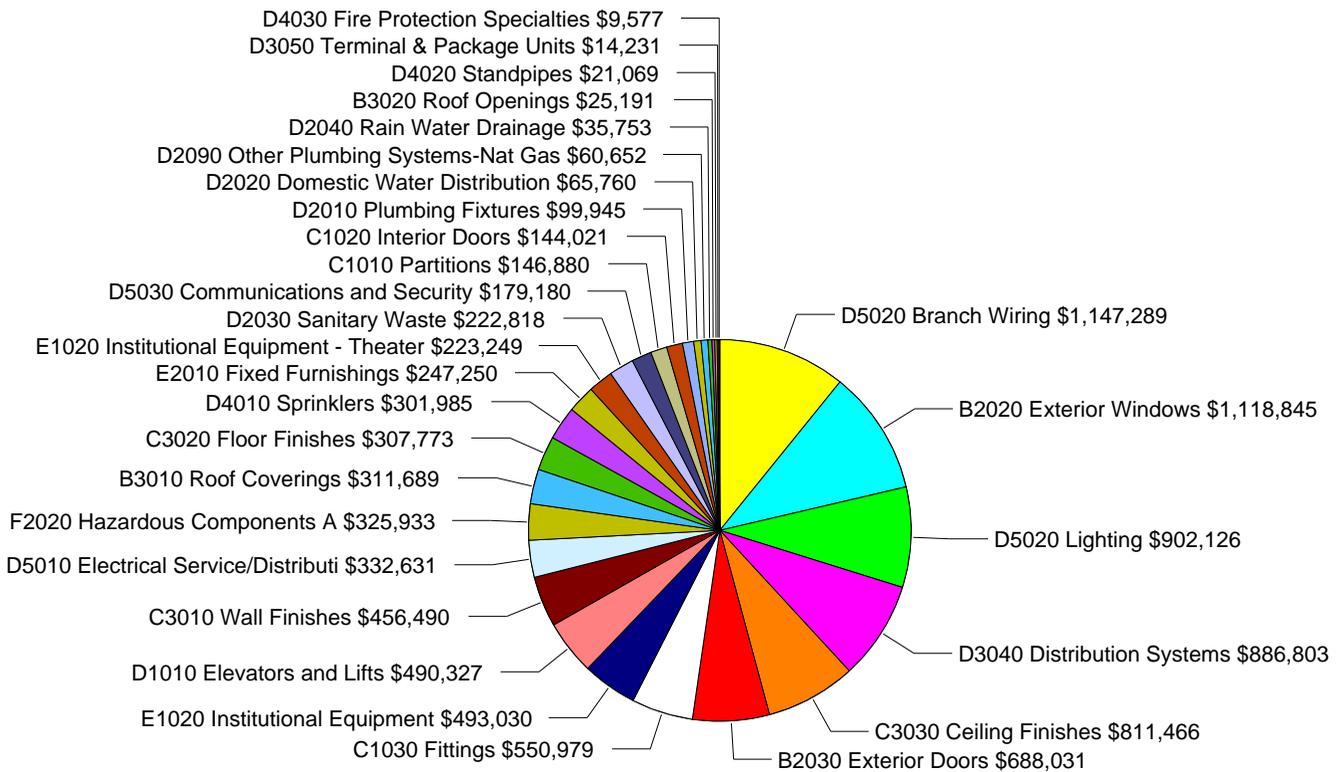
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
C3020410	Wood	\$43,704											\$43,704
C3030	Ceiling Finishes	\$811,466											\$811,466
D1010	Elevators and Lifts	\$490,327											\$490,327
D2010	Plumbing Fixtures	\$99,945											\$99,945
D2020	Domestic Water Distribution	\$65,760											\$65,760
D2030	Sanitary Waste	\$222,818											\$222,818
D2040	Rain Water Drainage	\$35,753											\$35,753
D2090	Other Plumbing Systems-Nat Gas	\$60,652											\$60,652
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$886,803											\$886,803
D3050	Terminal & Package Units	\$14,231										\$1,362,758	\$1,376,989
D3060	Controls & Instrumentation											\$304,013	\$304,013
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$301,985											\$301,985
D4020	Standpipes	\$21,069											\$21,069
D4030	Fire Protection Specialties	\$9,577											\$9,577
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$332,631											\$332,631
D5020	Branch Wiring	\$1,147,289											\$1,147,289
D5020	Lighting	\$902,126											\$902,126
D5030310	Telephone Systems											\$115,572	\$115,572

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Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D5030910	Fire Alarm System	\$126,944			\$112,359								\$239,303
D5030910	Security System, Camers, Access Control	\$52,237											\$52,237
D5030920	LAN System											\$75,923	\$75,923
D5030920	Public Address / Clock System											\$72,308	\$72,308
D5090	Other Electrical Systems												
E1020	Institutional Equipment	\$493,030											\$493,030
E1020	Institutional Equipment - Theater	\$223,249											\$223,249
E1030	Vehicular Equipment												
E1090	Other Equipment												
E2010	Fixed Furnishings	\$247,250											\$247,250
F2020	Hazardous Components Abatement	\$325,933											\$325,933

Deficiency Summary by System

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



Budget Estimate Total: \$10,620,972

Condition Detail

System: B2020 - Exterior Windows



Location: Exterior windows.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$1,118,845.09
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Exterior windows are original and in poor condition. Latching/locking hardware functions poorly creating security and water infiltration problems. Many windows are located above suspended ceilings.

System: B2030 - Exterior Doors



Location: All exterior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$688,030.55
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Exterior doors appear to be original with some replacement hardware. There are two large sliding doors at the back stage opening to the amphitheater. At classrooms, provide interior locking lever latches.

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System: B3010105 - Built-Up



Location: Roof of 200 wing and N/S 1-story portion between 2-story and band room.
Material: Built-Up Roofing
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Total roof replacement built-up roofing
Qty: 187-Sq.
Estimate: \$311,688.91
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: These roof areas are well beyond their expected life with obvious deficiencies such as loss of granules in cap sheet, splitting, tears and holes at the perimeter, blistering and general degradation. Stained ceilings are common. Replacement of these areas is recommended. The science wing and band/auditorium areas were re-roofed in 1996.

System: B3020 - Roof Openings



Location: Skylights over theater back stage. Roof hatches to 2-story and 1-story areas.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$25,190.54
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Skylites are beyond expected life. One is visibly broken. Interiors show ceiling staining around skylights. Replace skylites. Existing roof hatches are heavy and inoperable. Replace roof hatches and access ladders with code compliant assemblies to facilitate safe roof access for maintenance of roofs and roof mounted equipment.

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System: C1010 - Partitions



Location: Building wide
Material: Interior Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Allowance repair/remodel interior partitions
OUSD
Qty: 1-Job
Estimate: \$146,880.00
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems and update configurations for ADA compliance and operational efficiency. Modular wall systems in the office area do not provide sufficient sound control.

System: C1020 - Interior Doors



Location: All interior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$144,021.05
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Replace all interior doors, frames, and hardware. Existing units are original and in fair to poor condition.

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System: C1030 - Fittings



Location: Building wide.
Material: Signage
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/Install code compliant signage
Qty: 36,984-S.F.
Estimate: \$7,988.54
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: Provide code compliant signage throughout the building.

System: C1030 - Fittings



Location: Building exterior sheltered walls.
Material: Fixed Furnishings - Lockers
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Student lockers stacked 2-high
Qty: 700-Ea.
Estimate: \$485,805.60
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: Most lockers are missing. Those that are present are original and in fair to poor condition.

System: C1030 - Fittings

Location: Student, staff, and health room restrooms.
Material: Toilet Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace toilet partitions and accessories
OUSD
Qty: 15-Ea.
Estimate: \$57,184.85
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

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

System: C3010 - Wall Finishes



Location: All interiors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$456,489.63
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Although generally well maintained, expected renovations of adjacent building systems such as exterior windows, interior doors, cabinetry and partition reconfigurations will necessitate replacing all interior wall surfaces including paint, ceramic tile, and panelling

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System: C3020210 - Carpet



Location: Office areas. Portion of band room. Aisles of theater.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$63,043.20

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Carpeting is in stained and worn condition. System renewal is recommended.

System: C3020210 - Ceramic Tile



Location: All student and staff restrooms.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$60,984.00

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Ceramic tile floors are original and in fair to poor condition.

System: C3020410 - VCT



Location: Typical classrooms
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$140,041.44
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

System: C3020410 - Wood



Location: Theater stage
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$43,704.14
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Wood flooring at the theater stage is expired.

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System: C3030 - Ceiling Finishes



Location: Building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$811,466.19
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Ceiling types include 12" glue-on tile, suspended acoustical systems, and plaster. Suspended systems are not original but are in expired condition with staining from roof or plumbing leaks, missing and mis-matched tile, and sagging tile in suspended systems all common. All ceilings are recommended for replacement.

System: D1010 - Elevators and Lifts

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$490,327.33
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

System: D2010 - Plumbing Fixtures



Location: Women, Men & Staff restrooms, both levels
Material: Tankless Water Closet
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace tankless water closet
Qty: 21-Ea.
Estimate: \$25,944.71
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Women, Men & Staff restrooms, both levels
Material: Lavatory, Vitreous China
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace lavatory, vitreous china
Qty: 26-Ea.
Estimate: \$27,949.71
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Men restrooms
Material: Urinal
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace wall-hung urinal
Qty: 14-Ea.
Estimate: \$21,718.37
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

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Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Custodial Rooms
Material: Service/Utility Sink
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace sink and fixtures
Qty: 3-Ea.
Estimate: \$9,892.93
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Theater Foyer and both ends on 2nd Floor
Material: Drinking Fountain
Distress: Missing
Category: Code Compliance
Priority: 4 - Recommended (Years 6-10)
Correction: Replace fountain drinking fountain
Qty: 6-Ea.
Estimate: \$14,439.04
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Drinking fountain is beyond its expected life and is recommended to be replaced including (1) ADA during next remodel or renovation.

Campus Report - Orange HS

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$65,760.05
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Domestic Water Distribution is beyond its expected life and it is recommended to replace the domestic water distribution system during next remodel or renovation.

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$222,818.02
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

Campus Report - Orange HS

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$35,753.03
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Replace system during next remodel or renovation.

System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$60,652.47
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

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System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$886,802.94
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D3050 - Terminal & Package Units



Location: Men & Women Dressing Rooms including Restrooms
Material: Single Zone Air Conditioner
Distress: Missing
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace single zone rt. unit, 3 ton
Qty: 1-Ea.
Estimate: \$14,230.80
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Dressing Rooms behind stage including restrooms for both men and women have no A/C and should be provided.

Campus Report - Orange HS

System: D4010 - Sprinklers



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$301,985.45
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D4020 - Standpipes



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$21,068.75
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Replace system during next remodel or renovation.

System: D4030 - Fire Protection Specialties



Location: Typical for entire building
Material: System
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$9,576.71
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Extinguishers are missing in different locations and should be provided.

System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$332,630.91
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Transformer was replaced in 2008; however the main electrical panels, distribution panel boards and feeders are mostly original to the building age. It is recommended to be replaced during the next major renovation.

Campus Report - Orange HS

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$1,147,289.33
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$902,125.67
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 50-Ea.
Estimate: \$126,943.56
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, they are located mostly in Storage, Offices and Stage Area only and it is recommended to be provided throughout the building during next major remodel or renovation.

System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$52,236.58
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

System: E1020 - Institutional Equipment



Location: Science classrooms 105, 110, 111, 112, 113 and adjacent work rooms.
Material: Laboratory Equipment OUSD
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace science laboratory fixed casework
Qty: 5,956-S.F.
Estimate: \$306,786.41
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

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

System: E1020 - Institutional Equipment



Location: Band classroom 108
Material: Instrumental Equipment
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace instrument storage.
Qty: 1-Job
Estimate: \$17,625.60
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

System: E1020 - Institutional Equipment

Location: Classrooms
Material: Other Institutional Equipment
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Smartboards whiteboards tackboards
Qty: 17-Ea.
Estimate: \$168,618.31
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: Provide new tackboards, whiteboards and one Smartboard per classroom. Note that Science classrooms are equipped with Smart projection systems.

System: E1020 - Institutional Equipment - Theater



Location: Little theater
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$223,248.66
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: Existing theater equipment (seating, curtains, sound, lighting) is mainly original and in poor condition. System renewal is recommended.

Campus Report - Orange HS

System: E2010 - Fixed Furnishings



Location: Exterior windows.
Material: Blinds and Other Window Treatment
Distress: Beyond Service Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace window blinds
Qty: 3,600-S.F.
Estimate: \$39,035.52
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: Window blinds are in fair to poor condition, or missing, a approximately 50% of exterior windows.

System: E2010 - Fixed Furnishings



Location: Classrooms, Health, Counseling, Reception, some Offices
Material: Fixed Casework
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Casework OUSD
Qty: 204-L.F.
Estimate: \$208,214.71
Assessor Name: Ann Buerger Linden
Date Created: 02/01/2013

Notes: All millwork and cabinetry in the building is original and in generally fair to poor condition. Note that science classroom fixed furnishings are addressed in Institutional Equipment.

System: F2020 - Hazardous Components Abatement



Location: Friable material in theater spotlight wire insulation, pipe insulation, flex collars, fire door insulation, transite pipe, drywall mud, 9" and 12" VAT and mastic, stucco, window putty, interior plaster, transite table/counter tops/sinks, transite fume hood base.

Material: Removal of Hazardous Components

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Abate all ACM in building

Qty: 36,984-S.F.

Estimate: \$325,932.60

Assessor Name: Ann Buerger Linden

Date Created: 02/01/2013

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

Bldg 300

Executive Summary

Gross Area (SF): 14,825
 Year Built: 1953
 Last Reno:
 Replacement Value: \$6,375,538
 Repair Cost: \$4,123,301
 Total FCI: 64.67%
 Total RSLI: 10%



Facility Description:

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	49.60	\$495,060
B30 Roofing	0.00	110.00	\$383,069
C10 Interior Construction	0.00	64.63	\$307,313
C30 Interior Finishes	0.00	54.62	\$389,369
D20 Plumbing	0.00	86.30	\$215,368
D30 HVAC	42.23	46.81	\$433,108
D40 Fire Protection	2.16	106.76	\$147,002
D50 Electrical	6.98	104.00	\$1,265,994
E10 Equipment	0.00	271.89	\$245,523
E20 Furnishings	0.00	104.47	\$110,844
Total:	10.21	64.67	\$4,123,301

System Listing for Bldg 300

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$21.59	14,825	S.F.	100	1953	NR			NR		0.00	\$0	\$320,007
A1030	Slab on Grade	\$18.66	14,825	S.F.	100	1953	NR			NR		0.00	\$0	\$276,670
B1020	Roof Construction	\$34.95	14,825	S.F.	100	1953	NR			NR		0.00	\$0	\$518,116
B2010	Exterior Walls	\$38.46	14,825	S.F.	75	1953	NR			NR		0.04	\$24,417	\$570,205
B2020	Exterior Windows	\$176	2,000	S.F.	30	1953	1983		0	0.00		1	\$387,890	\$352,627
B2030	Exterior Doors	\$9,404	8	Ea.	30	1953	1983		0	0.00		1	\$82,754	\$75,231
B3010105	Built-Up	\$24.70	14,825	SF	25	1986	2011		0	0.00		1	\$402,730	\$366,118
B3020	Roof Openings	\$17,873.25	1	Ea.	30	1953	1983		0	-		1	-\$19,661	-\$17,873
C1010	Partitions	\$15.77	14,825	S.F.	40	1953	1993		0	0.00		0.19	\$44,064	\$233,761
C1020	Interior Doors	\$3,731	34	Each	40	1953	1993		0	0.00		0.80	\$101,482	\$126,853
C1030	Fittings	\$7.75	14,825	S.F.	20	1953	1973		0	0.00		1	\$161,767	\$114,852
C3010	Wall Finishes	\$13.64	14,825	S.F.	10	1953	1963		0	0.00		1	\$222,382	\$202,166
C3020210	Carpet	\$15.16	2,600	SF		1953	1953		0	0.00		1	\$43,367	\$39,424
C3020210	Ceramic Tile	\$36.68	500	SF		1953	1953		0	0.00		1	\$20,172	\$18,338
C3020410	VCT	\$8.02	11,725	SF		1953	1953		0	0.00		1	\$103,448	\$94,044
C3030	Ceiling Finishes	\$24.21	14,825	S.F.	20	1953	1973		0	0.00		0.00	\$0	\$358,860
D2010	Plumbing Fixtures	\$5.31	14,825	S.F.	30	1953	1983		0	0.00		0.35	\$27,506	\$78,774
D2020	Domestic Water Distribution	\$1.96	14,825	S.F.	30	1953	1983		0	0.00		1	\$31,937	\$29,033
D2030	Sanitary Waste	\$6.67	14,825	S.F.	30	1953	1983		0	0.00		1	\$108,725	\$98,841
D2040	Rain Water Drainage	\$1.08	14,825	S.F.	30	1953	1983		0	0.00		1	\$17,612	\$16,011
D2090	Other Plumbing Systems- Nat Gas	\$1.81	14,825	S.F.	20	1953	1973		0	0.00		1	\$29,588	\$26,898
D3040	Distribution Systems	\$26.47	14,825	S.F.	30	1953	1983		0	0.00		1	\$431,614	\$392,376
D3050	Terminal & Package Units	\$29.38	14,825	S.F.	15	2008	2023		11	73.33		0.00	\$1,495	\$435,499
D3060	Controls & Instrumentation	\$6.57	14,825	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$97,347
D4010	Sprinklers	\$9.01	14,825	S.F.	25			2012	0	0.00		1	\$147,002	\$133,638
D4030	Fire Protection Specialties	\$0.27	14,825	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$4,056
D5010	Electrical Service/Distribution	\$9.94	14,825	S.F.	30	1953	1983		0	0.00		1	\$162,031	\$147,301
D5020	Branch Wiring	\$34.24	14,825	S.F.	30	1953	1983		0	0.00		1	\$558,421	\$507,655
D5020	Lighting	\$26.91	14,825	S.F.	20	1953	1973		0	0.00		1	\$438,894	\$398,994
D5030310	Telephone Systems	\$2.61	14,825	SF	15	2008	2023		11	73.33		0.00	\$0	\$38,640
D5030910	Fire Alarm System	\$3.27	14,825	SF	10	2006	2016		4	40.00		2	\$81,244	\$48,460
D5030910	Security System, Camers, Access Control	\$1.71	14,825	SF	15			2012	0	0.00		1	\$25,404	\$25,404
D5030920	LAN System	\$1.71	14,825	SF	15	2008	2023		11	73.33		0.00	\$0	\$25,404
D5030920	Public Address / Clock System	\$1.71	14,825	SF	15	2008	2023		11	73.33		0.00	\$0	\$25,404
E1020	Institutional Equipment	\$3.84	14,825	S.F.	20	1953	1973		0	0.00		4	\$245,523	\$56,999
E1090	Other Equipment	\$2.25	14,825	S.F.	20	1953	1973		0	0.00		0.00	\$0	\$33,303
E2010	Fixed Furnishings	\$7.16	14,825	S.F.	20	1953	1973		0	0.00		1	\$110,844	\$106,100
F2020	Hazardous Components Abatement	\$0.00	0				NR		0	NR		-	\$130,650	\$0

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$4,123,302			\$54,542						\$298,863	\$945,768	\$5,422,475
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls	\$24,417											\$24,417
B2020	Exterior Windows	\$387,890											\$387,890
B2030	Exterior Doors	\$82,754											\$82,754
B3010105	Built-Up	\$402,730											\$402,730
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	-\$19,661											-\$19,661
C1010	Partitions	\$44,064											\$44,064
C1020	Interior Doors	\$101,482											\$101,482
C1030	Fittings	\$161,767											\$161,767
C2010	Stair Construction												
C3010	Wall Finishes	\$222,382									\$298,863		\$521,245
C3020210	Carpet	\$43,367											\$43,367
C3020210	Ceramic Tile	\$20,172											\$20,172
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT	\$103,448											\$103,448
C3020410	Wood												
C3030	Ceiling Finishes												

Campus Report - Orange HS

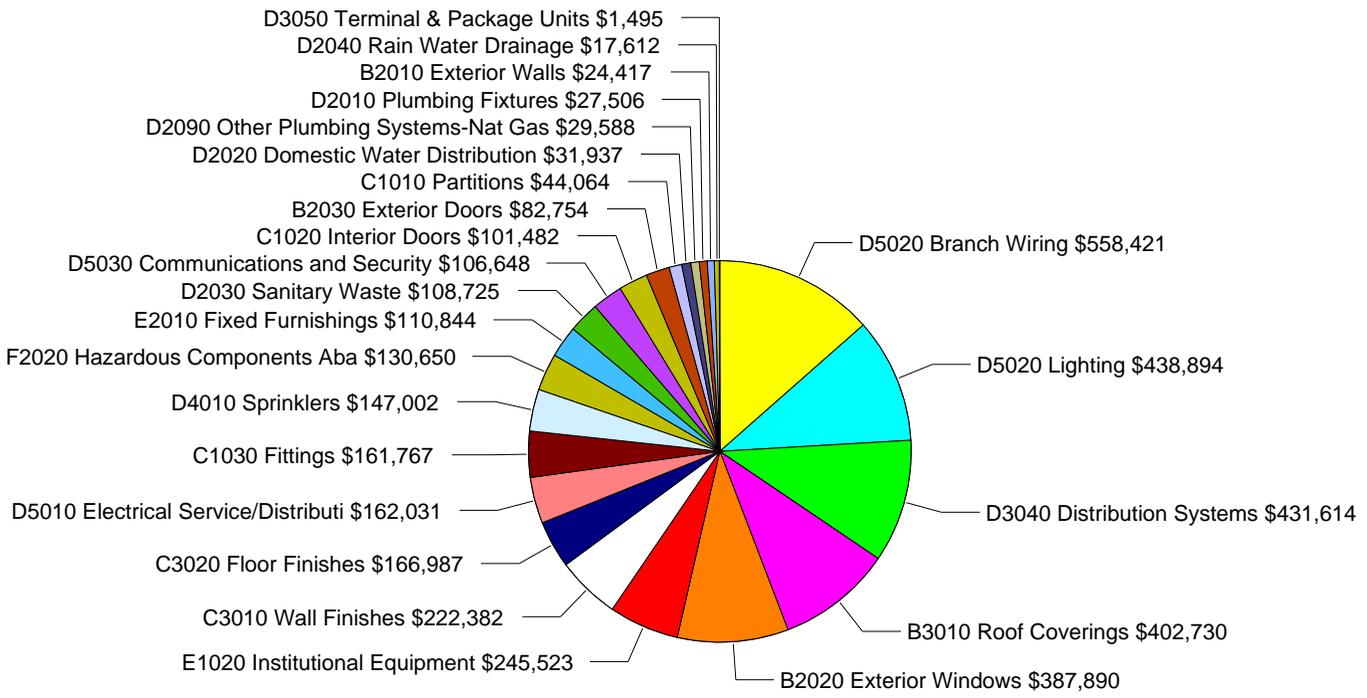
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D2010	Plumbing Fixtures	\$27,506											\$27,506
D2020	Domestic Water Distribution	\$31,937											\$31,937
D2030	Sanitary Waste	\$108,725											\$108,725
D2040	Rain Water Drainage	\$17,612											\$17,612
D2090	Other Plumbing Systems-Nat Gas	\$29,588											\$29,588
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$431,614											\$431,614
D3050	Terminal & Package Units	\$1,495										\$663,116	\$664,611
D3060	Controls & Instrumentation											\$148,226	\$148,226
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$147,002											\$147,002
D4020	Standpipes												
D4030	Fire Protection Specialties											\$6,176	\$6,176
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$162,031											\$162,031
D5020	Branch Wiring	\$558,421											\$558,421
D5020	Lighting	\$438,894											\$438,894
D5030310	Telephone Systems											\$56,161	\$56,161
D5030910	Fire Alarm System	\$81,244			\$54,542								\$135,786
D5030910	Security System, Camers, Access Control	\$25,404											\$25,404
D5030920	LAN System											\$36,924	\$36,924
D5030920	Public Address / Clock System											\$35,165	\$35,165
D5090	Other Electrical Systems												
E1020	Institutional Equipment	\$245,523											\$245,523
E1030	Vehicular Equipment												
E1090	Other Equipment												
E2010	Fixed Furnishings	\$110,844											\$110,844

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Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
F2020	Hazardous Components Abatement	\$130,650											\$130,650

Deficiency Summary by System

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



Budget Estimate Total: \$4,142,963

Condition Detail

System: B2010 - Exterior Walls



Location: Exterior stucco walls, soffits, and fascia.
Material: Plaster Soffits
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace plaster soffits
Qty: 3,600-S.F.
Estimate: \$24,416.64
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Stucco cracking is fairly frequent at this building. Repair is recommended.

System: B2020 - Exterior Windows



Location: Windows in exterior walls.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$387,889.92
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Existing windows are typically single glazed in steel or aluminum frames with operable sections. Obscure glass is used at restrooms and the lounge. Window systems are expired and security is compromised by failing hardware.

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System: B2030 - Exterior Doors



Location: Exterior entrances and exits.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$82,753.74
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Original doors are beyond their expected life. Recommend installation of handicap operator at one or two main entries. Replace all doors, frames, and hardware.

System: B3010105 - Built-Up



Location: Roof
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$402,730.02
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Roof is expired. Damage/tears particularly visible at perimeters. Interior evidence of leaks on ceilings. Recommend metal cap flashing at top of all walls.

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System: C1010 - Partitions



Location: Building wide - interiors.
Material: Interior Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Allowance repair/remodel interior partitions
OUSD
Qty: 1-Job
Estimate: \$44,064.00
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

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

System: C1020 - Interior Doors



Location: All interior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$101,482.33
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Interior doors and frames are original wood. Hardware is worn. Doors and frames have painted over damage. Replacement of doors, frames and hardware is recommended. Install interior locking lever latches at classrooms.

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System: C1030 - Fittings



Location: Building wide.
Material: Signage
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/Install code compliant signage
Qty: 14,825-S.F.
Estimate: \$3,202.20
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Provide code compliant signage throughout the building

System: C1030 - Fittings



Location: Student and staff restrooms.
Material: Toilet Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace toilet partitions and accessories
OUSD
Qty: 6-Ea.
Estimate: \$19,762.76
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Toilet partitions and accessories are in poor condition. Rust is present. ADA compliance is recommended.

System: C1030 - Fittings

Location: In corridor recesses.
Material: Fixed Furnishings - Lockers
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Student lockers stacked 2-high
Qty: 200-Ea.
Estimate: \$138,801.60
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Lockers are typically in poor condition.

System: C3010 - Wall Finishes



Location: Building wide interiors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$222,382.12
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Interior wall finishes are primarily paint. There is ceramic wall tile at student and staff restrooms, some exposed brick and some wood panelling. Expected renovations throughout the building, including ACM removal, millwork and marker/tack board replacement, etc, will necessitate interior wall finish system renewal.

Campus Report - Orange HS

System: C3020210 - Carpet



Location: Career center, classroom 309
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$43,366.75
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Existing flooring is carpet over VAT. Carpet system renewal is recommended.

System: C3020210 - Ceramic Tile



Location: Girl's toilet room, staff toilet room, boy's toilet room.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$20,172.24
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Ceramic floor tile is original and worn looking.

Campus Report - Orange HS

System: C3020410 - VCT



Location: All classrooms except 309, corridors, storage and workrooms.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$103,448.27

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Typical interior flooring is 9" VAT. Abatement is considered at the hazardous materials deficiency.
Replace interior resilient floor finishes.

System: D2010 - Plumbing Fixtures



Location: Women, Men & Staff restrooms at East end

Material: Tankless Water Closet

Distress: Beyond Expected Life

Category: Capital Renewal

Priority: 4 - Recommended (Years 6-10)

Correction: Replace tankless water closet

Qty: 8-Ea.

Estimate: \$9,883.70

Assessor Name: Eduardo Lopez

Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures

Location: Women, Men & Staff restrooms at East end
Material: Lavatory, Vitreous China
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace lavatory, vitreous china
Qty: 6-Ea.
Estimate: \$6,449.93
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



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

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



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

Notes: Replace during next remodel or renovation.

Campus Report - Orange HS

System: D2010 - Plumbing Fixtures



Location: Classroom 309
Material: Sink, Stainless Steel
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace sink, stainless steel
Qty: 1-Ea.
Estimate: \$1,510.14
Assessor Name: Eduardo Lopez
Date Created: 01/24/2013

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

System: D2010 - Plumbing Fixtures



Location: North Entry
Material: Drinking Fountain
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace fountain drinking fountain
Qty: 2-Ea.
Estimate: \$4,813.01
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: A drinking fountain is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$31,936.61
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Domestic Water Distribution is beyond its expected life and it is recommended to replace the domestic water distribution system during next remodel or renovation.

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$108,725.36
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$17,612.10
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Replace system during next remodel or renovation.

System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$29,588.33
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$431,613.86
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D3050 - Terminal & Package Units



Location: Staff Lounge
Material: Air Conditioner, Window 1 Ton
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Replace air conditioner, window, 1 ton
Qty: 1-Ea.
Estimate: \$1,494.50
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D4010 - Sprinklers

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$147,002.33
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is missing a wet type fire sprinklers system and it is recommended to be added throughout building wide during next major renovation.

System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$162,031.32
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$558,420.98
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$438,893.53
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 32-Ea.
Estimate: \$81,243.88
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, they are located in Career Ctr. Offices only and it is recommended to be provided throughout the building during next major remodel or renovation.

System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$25,404.12
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is Security System and it is recommended to be added throughout building wide during next major renovation.

System: E1020 - Institutional Equipment

Photo is not available.

Location: All Classrooms
Material: Other Institutional Equipment
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Smartboards whiteboards tackboards
Qty: 11-Ea.
Estimate: \$122,761.43
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Smartboards are not present in this building. Marker boards and tackboard are typically in fair to poor condition.

System: E1020 - Institutional Equipment



Location: All Classrooms
Material: Other Institutional Equipment
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Smartboards whiteboards tackboards
Qty: 11-Ea.
Estimate: \$122,761.43
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Smartboards are not present in this building. Marker boards and tackboard are typically in fair to poor condition.

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System: E2010 - Fixed Furnishings



Location: At exterior windows.
Material: Blinds and Other Window Treatment
Distress: Inadequate
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace window blinds
Qty: 1,750-S.F.
Estimate: \$18,975.60
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

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

System: E2010 - Fixed Furnishings



Location: Classrooms, storage/work rooms.
Material: Fixed Casework
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Casework OUSD
Qty: 140-L.F.
Estimate: \$91,868.54
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

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

System: F2020 - Hazardous Components Abatement



Location: Non-friable material in exterior wall and overhang stucco, window putty, interior plaster, and 9" floor tile.

Material: Removal of Hazardous Components

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Abate all ACM in building

Qty: 14,825-S.F.

Estimate: \$130,649.76

Assessor Name: Ann Buerger Linden

Date Created: 01/30/2013

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

Bldg 400

Executive Summary

Gross Area (SF): 11,509
 Year Built: 1953
 Last Reno:
 Replacement Value: \$4,948,464
 Repair Cost: \$3,236,773
 Total FCI: 65.41%
 Total RSLI: 12%



Facility Description:

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	49.71	\$368,221
B30 Roofing	0.00	110.00	\$352,247
C10 Interior Construction	6.52	60.13	\$334,751
C30 Interior Finishes	12.82	90.76	\$449,011
D20 Plumbing	0.00	97.25	\$82,839
D30 HVAC	42.23	46.66	\$314,107
D40 Fire Protection	2.18	106.73	\$107,012
D50 Electrical	6.99	104.77	\$928,451
E10 Equipment	0.00	70.66	\$111,601
E20 Furnishings	0.00	71.51	\$87,106
Total:	12.04	65.41	\$3,236,773

System Listing for Bldg 400

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$20.25	11,509	S.F.	100	1953	NR			NR		0.00	\$0	\$233,016
A1030	Slab on Grade	\$17.50	11,509	S.F.	100	1953	NR			NR		0.00	\$0	\$201,361
B1020	Roof Construction	\$32.77	11,509	S.F.	100	1953	NR			NR		0.00	\$0	\$377,201
B2010	Exterior Walls	\$36.06	11,509	S.F.	75	1953	NR			NR		0.02	\$9,962	\$414,987
B2020	Exterior Windows	\$165	1,650	S.F.	30	1953	1983		0	0.00		1	\$300,067	\$272,789
B2030	Exterior Doors	\$8,817	6	Ea.	30	1953	1983		0	0.00		1	\$58,192	\$52,902
B3010105	Built-Up	\$23.14	12,900	SF	25	1986	2011		0	0.00		1	\$328,368	\$298,516
B3020	Roof Openings	\$21,708	1	Ea.	30	1953	1983		0	0.00		1	\$23,879	\$21,708
C1010	Partitions	\$14.79	11,509	S.F.	75	1953	2028		16	21.33		0.17	\$29,376	\$170,204
C1020	Interior Doors	\$3,498	21	Ea.	40	1953	1993		0	0.00		1	\$80,807	\$73,461
C1030	Fittings	\$27.20	11,509	S.F.	20	1953	1973		0	0.00		0.72	\$224,569	\$313,063
C3010	Wall Finishes	\$12.77	11,509	S.F.	10	1953	1963		0	0.00		1	\$161,702	\$147,002
C3020410	VCT	\$7.52	11,509	SF	15	2008	2023		11	73.33		0.00	\$0	\$86,511
C3030	Ceiling Finishes	\$22.69	11,509	S.F.	20	1953	1973		0	0.00		1	\$287,309	\$261,190
D2010	Plumbing Fixtures	\$1.24	11,509	S.F.	30	1953	1983		0	0.00		0.34	\$4,813	\$14,253
D2020	Domestic Water Distribution	\$1.61	11,509	S.F.	30	1953	1983		0	0.00		1	\$20,418	\$18,562
D2030	Sanitary Waste	\$1.84	11,509	S.F.	30	1953	1983		0	0.00		1	\$23,335	\$21,213
D2040	Rain Water Drainage	\$1.01	11,509	S.F.	30	1953	1983		0	0.00		1	\$12,761	\$11,601
D2090	Other Plumbing Systems- Nat Gas	\$1.70	11,509	S.F.	20	1953	1973		0	0.00		1	\$21,512	\$19,556
D3040	Distribution Systems	\$24.81	11,509	S.F.	30	1953	1983		0	0.00		1	\$314,107	\$285,552
D3050	Terminal & Package Units	\$27.53	11,509	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$316,875
D3060	Controls & Instrumentation	\$6.15	11,509	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$70,767
D4010	Sprinklers	\$8.45	11,509	S.F.	25			2012	0	0.00		1	\$107,012	\$97,283
D4030	Fire Protection Specialties	\$0.26	11,509	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$2,983
D5010	Electrical Service/Distribution	\$9.32	11,509	S.F.	30	1953	1983		0	0.00		1	\$117,950	\$107,227
D5020	Branch Wiring	\$32.10	11,509	S.F.	30	1953	1983		0	0.00		1	\$406,352	\$369,411
D5020	Lighting	\$25.24	11,509	S.F.	20	1953	1973		0	0.00		1	\$319,576	\$290,524
D5030310	Telephone Systems	\$2.45	11,509	SF	15	2008	2023		11	73.33		0.00	\$0	\$28,174
D5030910	Fire Alarm System	\$3.05	11,509	SF	10	2006	2016		4	40.00		2	\$66,011	\$35,135
D5030910	Security System, Camers, Access Control	\$1.61	11,509	SF	15	2006	2021	2012	9	0.00		1	\$18,562	\$18,562
D5030920	LAN System	\$1.61	11,509	SF	15	2008	2023		11	73.33		0.00	\$0	\$18,562
D5030920	Public Address / Clock System	\$1.61	11,509	SF	15	2008	2023		11	73.33		0.00	\$0	\$18,562
E1020	Institutional Equipment	\$13.72	11,509	S.F.	20	1953	1973		0	0.00		0.71	\$111,601	\$157,940
E2010	Fixed Furnishings	\$10.58	11,509	S.F.	20	1953	1973		0	0.00		0.72	\$87,106	\$121,811
F2020	Hazardous Components Abatement	\$0.00	0				NR		0	NR		-	\$101,427	\$0

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$3,236,774			\$39,544						\$217,314	\$820,134	\$4,313,766
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls	\$9,962											\$9,962
B2020	Exterior Windows	\$300,067											\$300,067
B2030	Exterior Doors	\$58,192											\$58,192
B3010105	Built-Up	\$328,368											\$328,368
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	\$23,879											\$23,879
C1010	Partitions	\$29,376											\$29,376
C1020	Interior Doors	\$80,807											\$80,807
C1030	Fittings	\$224,569											\$224,569
C2010	Stair Construction												
C3010	Wall Finishes	\$161,702									\$217,314		\$379,016
C3020210	Carpet												
C3020210	Ceramic Tile												
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT											\$131,726	\$131,726
C3020410	Wood												
C3030	Ceiling Finishes	\$287,309											\$287,309

Campus Report - Orange HS

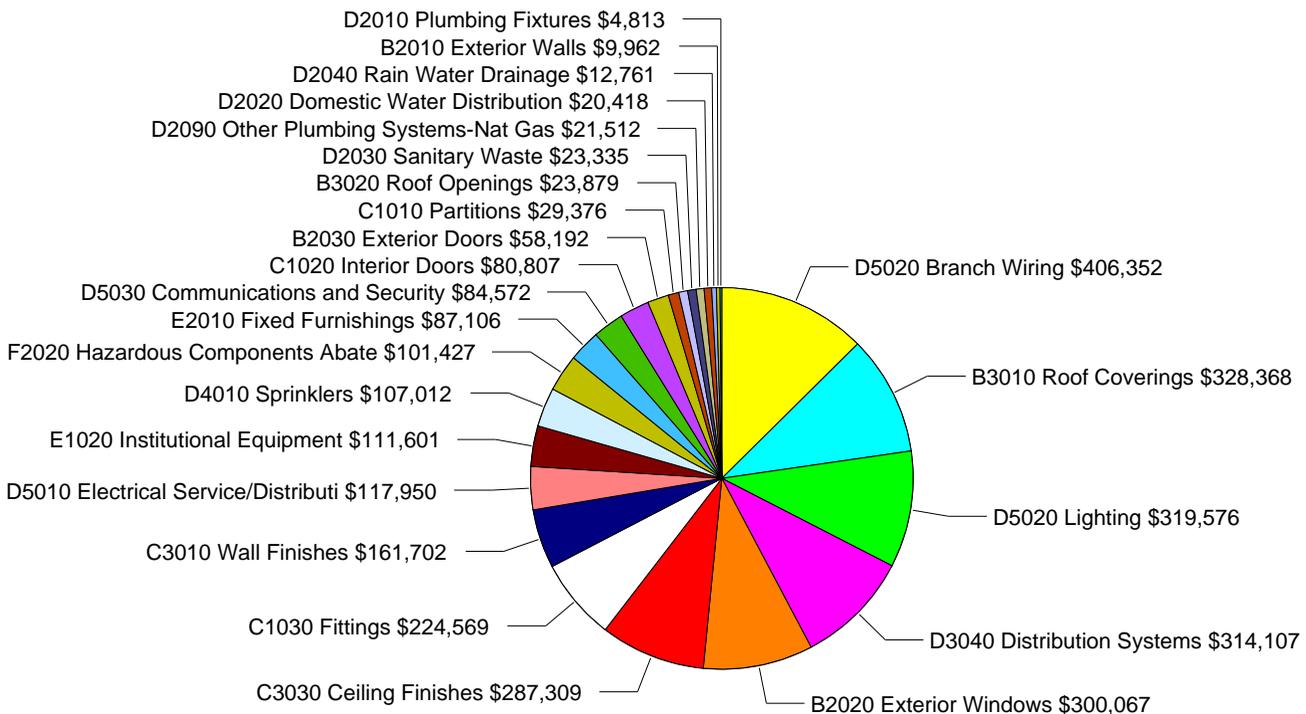
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D2010	Plumbing Fixtures	\$4,813											\$4,813
D2020	Domestic Water Distribution	\$20,418											\$20,418
D2030	Sanitary Waste	\$23,335											\$23,335
D2040	Rain Water Drainage	\$12,761											\$12,761
D2090	Other Plumbing Systems-Nat Gas	\$21,512											\$21,512
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$314,107											\$314,107
D3050	Terminal & Package Units											\$482,492	\$482,492
D3060	Controls & Instrumentation											\$107,753	\$107,753
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$107,012											\$107,012
D4020	Standpipes												
D4030	Fire Protection Specialties											\$4,542	\$4,542
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$117,950											\$117,950
D5020	Branch Wiring	\$406,352											\$406,352
D5020	Lighting	\$319,576											\$319,576
D5030310	Telephone Systems											\$40,949	\$40,949
D5030910	Fire Alarm System	\$66,011			\$39,544								\$105,555
D5030910	Security System, Camers, Access Control	\$18,562											\$18,562
D5030920	LAN System											\$26,978	\$26,978
D5030920	Public Address / Clock System											\$25,694	\$25,694
D5090	Other Electrical Systems												
E1020	Institutional Equipment	\$111,601											\$111,601
E1030	Vehicular Equipment												
E1090	Other Equipment												
E2010	Fixed Furnishings	\$87,106											\$87,106

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Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
F2020	Hazardous Components Abatement	\$101,427											\$101,427

Deficiency Summary by System

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



Budget Estimate Total: \$3,236,773

Condition Detail

System: B2010 - Exterior Walls



Location: Exterior soffits.
Material: Plaster Soffits
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace plaster soffits
Qty: 1,400-S.F.
Estimate: \$9,961.69
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Exterior soffits are damaged from roof leakage.

System: B2020 - Exterior Windows



Location: North and south classroom elevations.
Sidelights and transoms at exterior entrance doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$300,067.42
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Windows are typically operable, single glazed, steel framed. Windows are in fair condition. Operable windows do not function properly creating security issues. Windows surrounding entrances are single pane fixed glass or plexiglass in hollow metal frames. Frames are deteriorated. Assemblies should be replaced.

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System: B2030 - Exterior Doors



Location: Exterior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$58,191.85
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Exterior doors appear to be original in original frames. They are well beyond their expected life. System replacement is recommended.

System: B3010105 - Built-Up



Location: Roof
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$328,367.95
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Existing roof is beyond it's expected life and is failing. Staining is visible on ceilings and soffits. The roof crunches when you walk on it. Perimeter flashings are in very poor condition, several are cracked, open and pulling away. There appears to be sufficient slope, however drains are typically clogged with tree debris.

Campus Report - Orange HS

System: B3020 - Roof Openings



Location: Recommended location is storage room between classrooms 406 and 407.

Material: System

Distress: Missing

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$23,879.29

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Install a code compliant roof hatch/access ladder assembly to more safely facilitate roof and rooftop equipment maintenance.

System: C1010 - Partitions



Location: Building wide - interiors.

Material: Interior Partitions

Distress: Damaged

Category: Capital Renewal

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

Correction: Allowance repair/remodel interior partitions
OUSD

Qty: 1-Job

Estimate: \$29,376.00

Assessor Name: Ann Buerger Linden

Date Created: 01/30/2013

Notes: There is minor damage to interior walls throughout the building. Provide an allowance to repair and remodel interior partitions as needed to accommodate renovations to adjacent systems such as interior door replacement.

Campus Report - Orange HS

System: C1020 - Interior Doors



Location: Interior doors to classrooms and storage room.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$80,806.90

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Interior doors and frames are original wood. Hardware is worn. Doors and frames have painted over damage. Replacement of doors, frames and hardware is recommended. Install interior locking lever latches at classrooms.

System: C1030 - Fittings



Location: Building wide.

Material: Signage

Distress: Inadequate

Category: Capital Renewal

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

Correction: Replace/Install code compliant signage

Qty: 11,509-S.F.

Estimate: \$2,485.94

Assessor Name: Ann Buerger Linden

Date Created: 01/30/2013

Notes: Provide code compliant signage throughout the building.

System: C1030 - Fittings

Location: Corridor
Material: Fixed Furnishings - Lockers
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Student lockers stacked 2-high
Qty: 320-Ea.
Estimate: \$222,082.56
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Install student lockers.

System: C3010 - Wall Finishes



Location: Building interiors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$161,702.37
Assessor Name: Sonny Satterfield
Date Created: 01/30/2013

Notes: Although interior wall finishes are well maintained, system renewal is recommended as wall finishes will be affected by other anticipated system renewals.

System: C3030 - Ceiling Finishes



Location: Building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$287,308.83
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Ceilings are 12" glue-on acoustical tile that have been painted. Ceilings have water staining, loose and missing tile. Painting reduces acoustical value. System replacement is recommended.

System: D2010 - Plumbing Fixtures



Location: Corridor
Material: Drinking Fountain
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace fountain drinking fountain
Qty: 2-Ea.
Estimate: \$4,813.01
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: A drinking fountain is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$20,417.89
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Domestic Water Distribution is beyond its expected life and it is recommended to replace the domestic water distribution system during next remodel or renovation.

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$23,334.73
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$12,761.18
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Roof Drains are clogged and beyond expected life. Replace system during next remodel or renovation.

System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$21,511.70
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$314,107.31
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D4010 - Sprinklers

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$107,011.60
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is missing a wet type fire sprinklers system and it is recommended to be added throughout building wide during next major renovation.

System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$117,949.76
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$406,352.41
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$319,576.39
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 26-Ea.
Estimate: \$66,010.65
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, there is only one located in Storage room and it is recommended to be provided throughout the building during next major remodel or renovation.

Campus Report - Orange HS

System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$18,561.72
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

System: E1020 - Institutional Equipment



Location: Classrooms
Material: Other Institutional Equipment
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Smartboards whiteboards tackboards
Qty: 10-Ea.
Estimate: \$111,601.30
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Replace obsolete/worn chalk/marker boards and tackboards. Provide Smartboards at four classrooms.

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System: E2010 - Fixed Furnishings



Location: Classroom windows.
Material: Blinds and Other Window Treatment
Distress: Inadequate
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace window blinds
Qty: 1,440-S.F.
Estimate: \$15,614.21
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Provide blinds at exterior windows to control glare and to facilitate A/V presentations. Existing window treatments vary and include horizontal blinds, vertical blinds, drapes, and no window coverings.

System: E2010 - Fixed Furnishings



Location: All classrooms.
Material: Fixed Casework
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Casework OUSD
Qty: 120-L.F.
Estimate: \$71,491.68
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

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

System: F2020 - Hazardous Components Abatement



Location: Non-friable material in exterior window putty, exterior stucco on walls and soffits, and interior plaster.

Material: Removal of Hazardous Components

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Abate all ACM in building

Qty: 11,509-S.F.

Estimate: \$101,426.52

Assessor Name: Ann Buerger Linden

Date Created: 01/30/2013

Notes: The AHERA six-month surveillance of asbestos-containing materials - Summer 2012, identifies ACM at this building. Complete abatement is recommended. Note that 9" floor tile has previously been removed.

Bldg 500

Executive Summary

Gross Area (SF): 18,060
 Year Built: 1953
 Last Reno:
 Replacement Value: \$7,765,504
 Repair Cost: \$5,458,811
 Total FCI: 70.30%
 Total RSLI: 9%



Facility Description:

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	68.26	\$892,842
B30 Roofing	3.81	110.00	\$548,262
C10 Interior Construction	0.00	45.60	\$213,654
C30 Interior Finishes	0.22	108.88	\$817,526
D20 Plumbing	0.00	75.71	\$227,224
D30 HVAC	42.23	46.66	\$455,996
D40 Fire Protection	0.00	110.00	\$160,199
D50 Electrical	6.99	105.21	\$1,353,295
E10 Equipment	0.00	72.60	\$298,134
E20 Furnishings	0.00	75.26	\$332,520
Total:	8.74	70.30	\$5,458,811

System Listing for Bldg 500

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$18.72	18,060	S.F.	100	1953	NR			NR		0.00	\$0	\$338,083
A1030	Slab on Grade	\$16.19	18,060	S.F.	100	1953	NR			NR		0.00	\$0	\$292,312
B1020	Roof Construction	\$30.31	18,060	S.F.	100	1953	NR			NR		0.00	\$0	\$547,435
B2010	Exterior Walls	\$33.36	18,060	S.F.	75	1953	NR			NR		0.19	\$116,856	\$602,568
B2020	Exterior Windows	\$153	2,960	S.F.	30	1953	1983		0	0.00		1	\$497,887	\$452,624
B2030	Exterior Doors	\$8,155	31	Ea.	30	1953	1983		0	0.00		1	\$278,100	\$252,818
B3010105	Built-Up	\$21.41	22,200	SF	25	1988	2013		1	4.00		1	\$522,901	\$475,364
B3020	Roof Openings	\$11,528	2	Ea.	30	1953	1983		0	0.00		1	\$25,361	\$23,056
C1010	Partitions	\$13.68	18,060	S.F.	40	1953	1993		0	0.00		0.18	\$44,064	\$247,061
C1020	Interior Doors	\$3,236	31	Ea.	40	1953	1993		0	0.00		0.80	\$80,245	\$100,306
C1030	Fittings	\$6.71	18,060	S.F.	20	1953	1973		0	0.00		0.74	\$89,345	\$121,190
C3010	Wall Finishes	\$11.82	18,060	S.F.	10	1953	1963		0	0.00		1	\$234,864	\$213,513
C3020210	Carpet	\$13.15	4,200	SF	12	1953	1965		0	0.00		1	\$60,740	\$55,218
C3020210	Ceramic Tile	\$31.80	620	SF	40	1953	1993		0	0.00		1	\$21,684	\$19,713
C3020410	Sealed Concrete	\$2.55	3,000	SF	75	1953	2028		16	21.33		0.00	\$0	\$7,646
C3020410	VCT	\$6.96	10,000	SF	15	1953	1968		0	0.00		1	\$76,507	\$69,552
C3020410	Wood	\$26.83	225	S.F.	40	1953	1993		0	0.00		1	\$6,640	\$6,036
C3030	Ceiling Finishes	\$21.00	18,060	S.F.	20	1953	1973		0	0.00		1	\$417,091	\$379,173
D2010	Plumbing Fixtures	\$6.64	18,060	S.F.	30	1953	1983		0	0.00		0.24	\$28,977	\$119,890
D2020	Domestic Water Distribution	\$1.70	18,060	S.F.	30	1953	1983		0	0.00		1	\$33,756	\$30,688
D2030	Sanitary Waste	\$5.77	18,060	S.F.	30	1953	1983		0	0.00		1	\$114,714	\$104,286
D2040	Rain Water Drainage	\$0.94	18,060	S.F.	30	1953	1983		0	0.00		1	\$18,595	\$16,904
	Other Plumbing Systems- Nat Gas	\$1.57	18,060	S.F.	20	1953	1973		0	0.00		1	\$31,182	\$28,347
D3040	Distribution Systems	\$22.95	18,060	S.F.	30	1953	1983		0	0.00		1	\$455,996	\$414,542
D3050	Terminal & Package Units	\$25.47	18,060	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$460,053
D3060	Controls & Instrumentation	\$5.69	18,060	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$102,725
D4010	Sprinklers	\$7.82	18,060	S.F.	25	1953	1978		0	0.00		1	\$155,336	\$141,215
D4030	Fire Protection Specialties	\$0.24	18,060	S.F.	15			2012	0	0.00		1	\$4,863	\$4,421
	Electrical Service/Distribution	\$8.61	18,060	S.F.	30	1953	1983		0	0.00		1	\$171,070	\$155,518
D5020	Branch Wiring	\$29.69	18,060	S.F.	30	1953	1983		0	0.00		1	\$589,877	\$536,252
D5020	Lighting	\$23.36	18,060	S.F.	20	1953	1973		0	0.00		1	\$464,006	\$421,824
D5030310	Telephone Systems	\$2.28	18,060	SF	15	2008	2023		11	73.33		0.00	\$0	\$41,090
D5030910	Fire Alarm System	\$2.84	18,060	SF	10	2006	2016		4	40.00		2	\$101,555	\$51,233
	Security System, Camers, Access Control	\$1.48	18,060	SF	15	2006	2021	2012	9	0.00		1	\$26,787	\$26,787
D5030920	LAN System	\$1.48	18,060	SF	15	2008	2023		11	73.33		0.00	\$0	\$26,787
D5030920	Public Address / Clock System	\$1.48	18,060	SF	15	2008	2023		11	73.33		0.00	\$0	\$26,787
E1020	Institutional Equipment	\$14.77	18,060	S.F.	20	1953	1973		0	0.00		0.66	\$175,662	\$266,826
E1090	Other Equipment - Art	\$1.94	18,060	S.F.	20	1953	1973		0	0.00		1	\$38,620	\$35,109
E1090	Other Equipment -Kitchen	\$6.02	18,060	S.F.					0	0.00		0.77	\$83,852	\$108,707
E2010	Fixed Furnishings	\$24.47	18,060	S.F.	20	1953	1973		0	0.00		0.75	\$332,520	\$441,849
F2020	Hazardous Components Abatement	\$0.00	0				NR		0	NR		-	\$159,159	\$0

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$5,458,812			\$57,663						\$315,637	\$992,652	\$6,824,764
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls	\$116,856											\$116,856
B2020	Exterior Windows	\$497,887											\$497,887
B2030	Exterior Doors	\$278,100											\$278,100
B3010105	Built-Up	\$522,901											\$522,901
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	\$25,361											\$25,361
C1010	Partitions	\$44,064											\$44,064
C1020	Interior Doors	\$80,245											\$80,245
C1030	Fittings	\$89,345											\$89,345
C2010	Stair Construction												
C3010	Wall Finishes	\$234,864									\$315,637		\$550,501
C3020210	Carpet	\$60,740											\$60,740
C3020210	Ceramic Tile	\$21,684											\$21,684
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT	\$76,507											\$76,507
C3020410	Wood	\$6,640											\$6,640
C3030	Ceiling Finishes	\$417,091											\$417,091

Campus Report - Orange HS

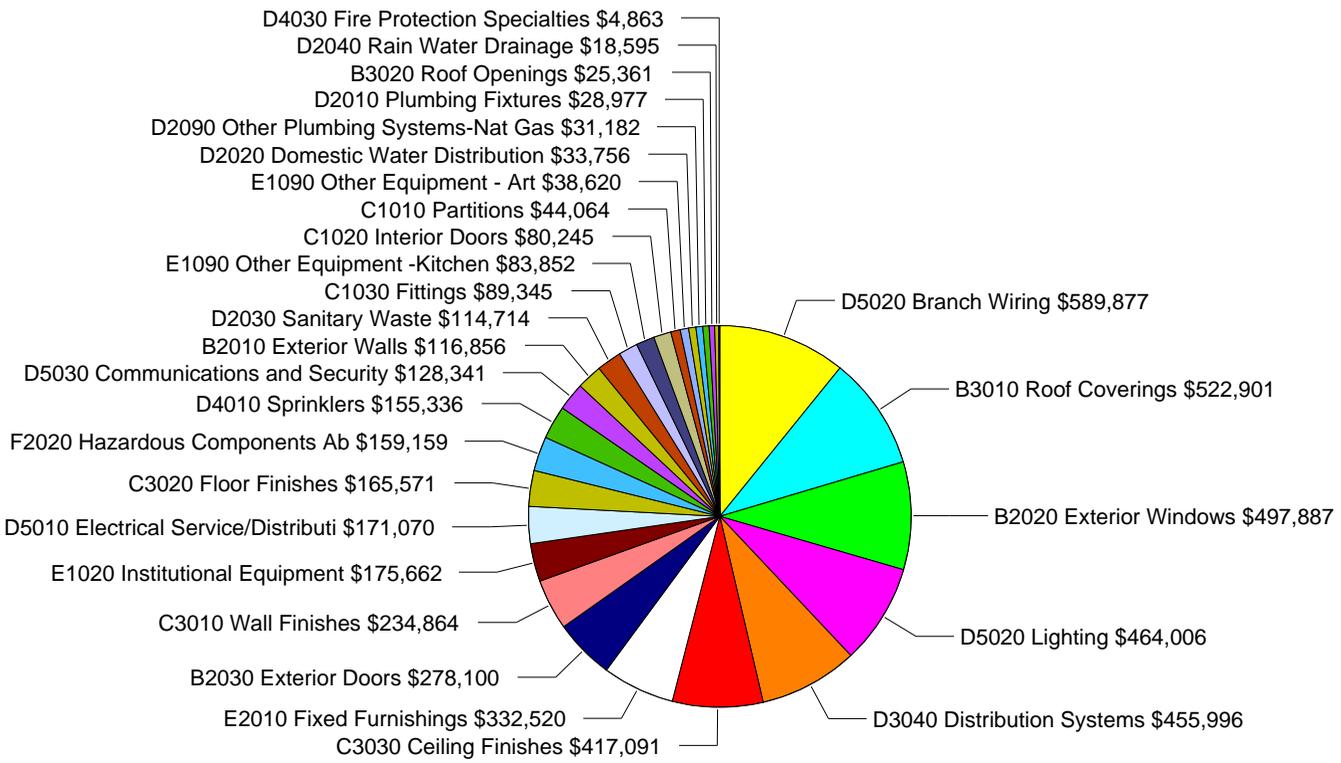
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D2010	Plumbing Fixtures	\$28,977											\$28,977
D2020	Domestic Water Distribution	\$33,756											\$33,756
D2030	Sanitary Waste	\$114,714											\$114,714
D2040	Rain Water Drainage	\$18,595											\$18,595
D2090	Other Plumbing Systems-Nat Gas	\$31,182											\$31,182
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$455,996											\$455,996
D3050	Terminal & Package Units											\$700,503	\$700,503
D3060	Controls & Instrumentation											\$156,415	\$156,415
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$155,336											\$155,336
D4020	Standpipes												
D4030	Fire Protection Specialties	\$4,863											\$4,863
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$171,070											\$171,070
D5020	Branch Wiring	\$589,877											\$589,877
D5020	Lighting	\$464,006											\$464,006
D5030310	Telephone Systems											\$59,722	\$59,722
D5030910	Fire Alarm System	\$101,555			\$57,663								\$159,218
D5030910	Security System, Camers, Access Control	\$26,787											\$26,787
D5030920	LAN System											\$38,933	\$38,933
D5030920	Public Address / Clock System											\$37,079	\$37,079
D5090	Other Electrical Systems												
E1020	Institutional Equipment	\$175,662											\$175,662
E1030	Vehicular Equipment												
E1090	Other Equipment - Art	\$38,620											\$38,620
E1090	Other Equipment -Kitchen	\$83,852											\$83,852

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Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
E2010	Fixed Furnishings	\$332,520											\$332,520
F2020	Hazardous Components Abatement	\$159,159											\$159,159

Deficiency Summary by System

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



Budget Estimate Total: \$5,458,811

Condition Detail

System: B2010 - Exterior Walls



Location: Exterior walls, soffits, and fascia.
Material: Exterior Walls
Distress: Damaged
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Repair Damaged Exterior Wall
Qty: 5,000-S.F.
Estimate: \$116,856.00
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Exterior stucco walls, soffits and fascia panels have cracking and water damage, much of it appears to be from roof issues. Repairs are recommended

System: B2020 - Exterior Windows



Location: Exterior walls
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$497,886.68
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Exterior windows are single pane fixed and operable units in wood or metal frames. Windows are original and in fair to poor condition, beyond expected life.

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System: B2030 - Exterior Doors



Location: All exterior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$278,099.52
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Exterior doors are typically original wood in wood or hollow metal frames. Doors and hardware are maintained in operable condition, however there is wear and tear. System replacement is recommended. Provide interior locking lever latchsets at classroom doors.

System: B3010105 - Built-Up



Location: Roofs
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$522,900.58
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Roofs are expired and in poor condition. Perimeter conditions are particularly bad.

System: B3020 - Roof Openings



Location: Roofs
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$25,361.11
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: No roof hatches are installed at the 500 buildings. Install a code compliant roof hatch/access ladder assembly to more safely facilitate roof and rooftop equipment maintenance. Existing 2 x 2 skylights over classroom spaces are typically blocked out. Removal of skylights at the next roof replacement is recommended.

System: C1010 - Partitions



Location: Building interiors.
Material: Interior Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Allowance repair/remodel interior partitions
OUSD
Qty: 1-Job
Estimate: \$44,064.00
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

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

Campus Report - Orange HS

System: C1020 - Interior Doors



Location: All interior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$80,244.51
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Interior doors, frames, and hardware are typically original and in worn condition. System replacement is recommended. Provide interior locking lever hardware at classroom interior doors.

System: C1030 - Fittings



Location: Building wide
Material: Signage
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/Install code compliant signage
Qty: 18,060-S.F.
Estimate: \$3,900.96
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Provide code compliant signage throughout the building.

System: C1030 - Fittings

Location: Exterior niches
Material: Fixed Furnishings - Lockers
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Student lockers stacked 2-high
Qty: 180-Ea.
Estimate: \$65,219.90
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Install new lockers.

System: C1030 - Fittings



Location: Student girl's and staff restrooms.
Material: Toilet Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace toilet partitions and accessories
OUSD
Qty: 6-Ea.
Estimate: \$20,224.57
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: The boy's restroom was renovated in 2010. Toilet partitions and accessories in the girl's restroom and staff restrooms are beyond their expected live.

Campus Report - Orange HS

System: C3010 - Wall Finishes



Location: All interior walls.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$234,863.80
Assessor Name: Sonny Satterfield
Date Created: 01/30/2013

Notes: Expected renovations of adjacent building systems such as exterior windows, interior doors, cabinetry and partition repairs/reconfigurations will necessitate refurbishing of all interior wall surfaces.

System: C3020210 - Carpet



Location: Media center, computer lab, reading room, classroom 525.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$60,740.06
Assessor Name: Sonny Satterfield
Date Created: 01/30/2013

Notes: Carpeted areas are worn and stained. System renewal is recommended.

Campus Report - Orange HS

System: C3020210 - Ceramic Tile



Location: Staff toilets.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$21,684.33
Assessor Name: Sonny Satterfield
Date Created: 01/30/2013

Notes: Ceramic tile is original and in worn condition.

System: C3020410 - VCT



Location: Classrooms, except 507 and part of 505, darkroom, workrooms, storage rooms, library office and kitchenette, corridor at 504-507.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$76,507.20
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Most vinyl floor tile is ACM. System replacement is recommended.

Campus Report - Orange HS

System: C3020410 - Wood



Location: Teacher platforms at classrooms 506, 507, and 508.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$6,639.73

Assessor Name: Ann Buerger Linden

Date Created: 02/02/2013

Notes: Wood flooring is beyond it's expected life and is very worn.

System: C3030 - Ceiling Finishes



Location: Building wide.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$417,090.64

Assessor Name: Ann Buerger Linden

Date Created: 02/02/2013

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System: D2010 - Plumbing Fixtures



Location: Women & Staff (2) restrooms
Material: Tankless Water Closet
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace tankless water closet
Qty: 9-Ea.
Estimate: \$11,119.16
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Women & Staff (2) restrooms
Material: Lavatory, Vitreous China
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace lavatory, vitreous china
Qty: 6-Ea.
Estimate: \$6,449.93
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



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

Campus Report - Orange HS

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: East side of building
Material: Drinking Fountain
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace fountain drinking fountain
Qty: 2-Ea.
Estimate: \$4,813.01
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: A drinking fountain is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$33,756.31
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Domestic Water Distribution is beyond its expected life and is recommended to replace the domestic water distribution system during next remodel or renovation.

Campus Report - Orange HS

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$114,714.23
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$18,594.58
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Replace system during next remodel or renovation.

System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$31,181.67
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$455,996.22
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D4010 - Sprinklers



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$155,336.23
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is partially sprinklered, wet type fire sprinklers is currently located in the Kiln room only and is recommended to be added throughout building wide during next major renovation.

System: D4030 - Fire Protection Specialties



Location: Typical for entire building
Material: System
Distress: Missing
Category: Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$4,863.20
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Extinguishers are missing in different locations and should be provided.

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System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$171,070.10
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$589,877.16
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

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System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$464,006.19
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 40-Ea.
Estimate: \$101,554.85
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, they are located in Storage, Offices and Dark Rooms only and it is recommended to be provided throughout the building during next major remodel or renovation.

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System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$26,786.59
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

System: E1020 - Institutional Equipment



Location: Media Center
Material: Library Equipment
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/add library equipment
Qty: 100-L.F.
Estimate: \$111,609.99
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

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System: E1020 - Institutional Equipment



Location: Classrooms
Material: Other Institutional Equipment
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Smartboards whiteboards tackboards
Qty: 7-Ea.
Estimate: \$64,051.65
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Provide new clean whiteboards and tackboards in classrooms. Three classrooms and the media center have Smartboard technology. Provide Smartboard technology in 4 additional classrooms.

System: E1090 - Other Equipment - Art



Location: Art classrooms
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$38,619.50
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

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System: E1090 - Other Equipment -Kitchen



Location: Classroom 504
Material: Kitchen Equipment
Distress: Beyond Service Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Home Economics Kitchen Class Set-up
Qty: 7-Ea.
Estimate: \$83,852.40
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: The home economics kitchen classroom is not currently being used. The installed equipment is beyond its expected life. System replacement is recommended. If the academic program changes, budgeted dollars should be allocated to current classroom specialty equipment requirements.

System: E2010 - Fixed Furnishings



Location: At exterior windows in classrooms.
Material: Blinds and Other Window Treatment
Distress: Missing
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace window blinds
Qty: 2,000-S.F.
Estimate: \$21,686.40
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Window blinds are typically missing or in poor condition. System renewal is recommended.

System: E2010 - Fixed Furnishings

Location: Classrooms, workrooms, storerooms.
Material: Fixed Casework
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Casework OUSD
Qty: 575-L.F.
Estimate: \$310,833.36
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

Notes: Existing millwork is in generally poor condition.

System: F2020 - Hazardous Components Abatement



Location: Friable material in pipe fitting insulation at classrooms 504-508. Non-friable material in exterior stucco, window putty, interior plaster, and 9" floor tile.
Material: Removal of Hazardous Components
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Abate all ACM in building
Qty: 18,060-S.F.
Estimate: \$159,159.17
Assessor Name: Ann Buerger Linden
Date Created: 02/02/2013

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

Campus Report - Orange HS

Bldg 600

Executive Summary

Gross Area (SF):	8,696
Year Built:	1953
Last Reno:	
Replacement Value:	\$3,739,493
Repair Cost:	\$2,915,122
Total FCI:	77.96%
Total RSLI:	8%



Facility Description:

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	68.32	\$310,621
B30 Roofing	0.00	110.00	\$264,594
C10 Interior Construction	0.00	49.96	\$119,157
C30 Interior Finishes	0.09	109.53	\$372,804
D20 Plumbing	0.00	94.92	\$109,113
D30 HVAC	42.23	46.66	\$210,749
D40 Fire Protection	0.00	110.00	\$99,865
D50 Electrical	6.99	114.54	\$680,729
E10 Equipment	0.00	108.64	\$670,862
E20 Furnishings	0.00	0.00	\$0
Total:	7.97	77.96	\$2,915,122

System Listing for Bldg 600

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$17.97	8,696	S.F.	100	1953	NR			NR		0.00	\$0	\$156,278
A1030	Slab on Grade	\$15.54	8,696	S.F.	100	1953	NR			NR		0.00	\$0	\$135,115
B1020	Roof Construction	\$29.10	8,696	S.F.	100	1953	NR			NR		0.00	\$0	\$253,074
B2010	Exterior Walls	\$32.03	8,696	S.F.	75	1953	NR			NR		0.42	\$116,856	\$278,495
B2020	Exterior Windows	\$117	500	S.F.	30	1953	1983		0	0.00		1	\$64,588	\$58,716
B2030	Exterior Doors	\$7,829	15	Ea.	30	1953	1983		0	0.00		1	\$129,178	\$117,434
B3010105	Built-Up	\$20.55	11,200	SF	25	1953	1978		0	0.00		1	\$253,161	\$230,147
B3020	Roof Openings	\$1.20	8,696	S.F.	30	1953	1983		0	0.00		1	\$11,433	\$10,393
C1010	Partitions	\$13.13	8,696	S.F.	40	1953	1993		0	0.00		0.26	\$29,376	\$114,203
C1020	Interior Doors	\$3,106	22	Ea.	40	1953	1993		0	0.00		1	\$75,169	\$68,335
C1030	Fittings	\$6.44	8,696	S.F.	20	1953	1973		0	0.00		0.26	\$14,613	\$55,974
C3010	Wall Finishes	\$11.35	8,696	S.F.	10	2000	2010		0	0.00		1	\$108,543	\$98,675
C3020210	Ceramic Tile	\$30.53	225	SF	40	1953	1993		0	0.00		1	\$7,556	\$6,869
C3020410	Sealed Concrete	\$2.45	600	SF	75	1953	2028		16	21.33		0.00	\$0	\$1,469
C3020410	VCT	\$6.67	7,550	SF	15	1995	2010		0	0.00		1	\$55,371	\$50,337
C3020410	Wood	\$25.73	300	SF	40	1953	1993		0	0.00		1	\$8,492	\$7,720
C3030	Ceiling Finishes	\$20.16	8,696	S.F.	20	1953	1973		0	0.00		1	\$192,842	\$175,311
D2010	Plumbing Fixtures	\$3.64	8,696	S.F.	30	1953	1983		0	0.00		0.55	\$17,513	\$31,681
D2020	Domestic Water Distribution	\$1.63	8,696	S.F.	30	1953	1983		0	0.00		1	\$15,565	\$14,150
D2030	Sanitary Waste	\$5.54	8,696	S.F.	30	1953	1983		0	0.00		1	\$53,032	\$48,211
D2040	Rain Water Drainage	\$0.89	8,696	S.F.	30	1953	1983		0	0.00		1	\$8,540	\$7,764
	Other Plumbing Systems-													
D2090	Nat Gas	\$1.51	8,696	S.F.	20	1953	1973		0	0.00		1	\$14,463	\$13,148
D3040	Distribution Systems	\$22.03	8,696	S.F.	30	1953	1983		0	0.00		1	\$210,749	\$191,590
D3050	Terminal & Package Units	\$24.45	8,696	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$212,628
D3060	Controls & Instrumentation	\$5.46	8,696	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$47,459
D4010	Sprinklers	\$7.50	8,696	S.F.	25	1953	1978		0	0.00		1	\$71,765	\$65,241
D4020	Standpipes	\$0.53	8,696	S.F.	40	1953	1993		0	0.00		1	\$5,097	\$4,633
D4030	Fire Protection Specialties	\$0.23	8,696	S.F.	15	1953	1968		0	0.00		1	\$2,204	\$2,004
	Other Fire Protection													
D4090	Systems	\$2.17	8,696	S.F.	15	1953	1968		0	0.00		1	\$20,799	\$18,909
	Electrical													
D5010	Service/Distribution	\$8.27	8,696	S.F.	30	1953	1983		0	0.00		1	\$79,065	\$71,878
D5020	Branch Wiring	\$28.50	8,696	S.F.	30	1953	1983		0	0.00		1	\$272,597	\$247,815
D5020	Lighting	\$22.41	8,696	S.F.	20	1953	1973		0	0.00		1	\$214,331	\$194,846
D5030310	Telephone Systems	\$2.17	8,696	SF	15	2008	2023		11	73.33		0.00	\$0	\$18,909
D5030910	Fire Alarm System	\$2.72	8,696	SF	10	2006	2016		4	40.00		4	\$101,555	\$23,667
	Security System, Camers,													
D5030910	Access Control	\$1.43	8,696	SF	15	2006	2021	2012	9	0.00		1	\$12,397	\$12,397
D5030920	LAN System	\$1.43	8,696	SF	15	2008	2023		11	73.33		0.06	\$785	\$12,397
	Public Address / Clock													
D5030920	System	\$1.43	8,696	SF	15	2008	2023		11	73.33		0.00	\$0	\$12,397
E1020	Institutional Equipment	\$3.21	8,696	S.F.	20	1953	1973		0	0.00		0.80	\$22,320	\$27,925
E1090350	Food Service Equipment	\$184	2,889	S.F.	20	1953	1973		0	0.00		1	\$584,652	\$531,502
E1090360	Walk-in Cooler/Freezer	\$29,040	2	Ea.		1953	1953		0	0.00		1	\$63,889	\$58,081
E2010	Fixed Furnishings	\$5.95	8,696	S.F.	20	1953	1973		0	0.00		0.00	\$0	\$51,717
	Hazardous Components													
F2020	Abatement	\$0.00	0				NR		0	NR		-	\$76,627	\$0

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$2,915,123			\$26,637						\$145,872	\$458,684	\$3,546,316
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls	\$116,856											\$116,856
B2020	Exterior Windows	\$64,588											\$64,588
B2030	Exterior Doors	\$129,178											\$129,178
B3010105	Built-Up	\$253,161											\$253,161
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	\$11,433											\$11,433
C1010	Partitions	\$29,376											\$29,376
C1020	Interior Doors	\$75,169											\$75,169
C1030	Fittings	\$14,613											\$14,613
C2010	Stair Construction												
C3010	Wall Finishes	\$108,543									\$145,872		\$254,415
C3020210	Carpet												
C3020210	Ceramic Tile	\$7,556											\$7,556
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT	\$55,371											\$55,371
C3020410	Wood	\$8,492											\$8,492
C3030	Ceiling Finishes	\$192,842											\$192,842

Campus Report - Orange HS

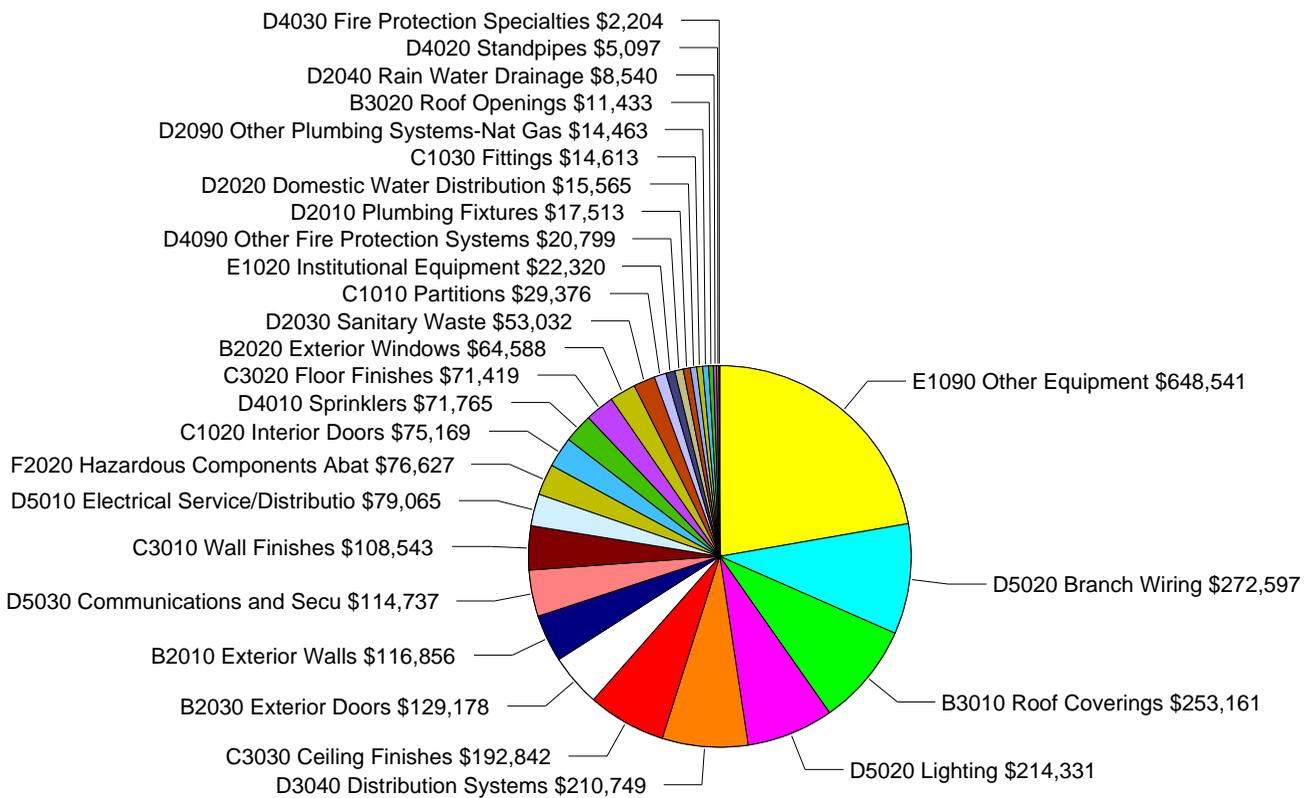
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D2010	Plumbing Fixtures	\$17,513											\$17,513
D2020	Domestic Water Distribution	\$15,565											\$15,565
D2030	Sanitary Waste	\$53,032											\$53,032
D2040	Rain Water Drainage	\$8,540											\$8,540
D2090	Other Plumbing Systems-Nat Gas	\$14,463											\$14,463
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$210,749											\$210,749
D3050	Terminal & Package Units											\$323,759	\$323,759
D3060	Controls & Instrumentation											\$72,264	\$72,264
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$71,765											\$71,765
D4020	Standpipes	\$5,097											\$5,097
D4030	Fire Protection Specialties	\$2,204											\$2,204
D4090	Other Fire Protection Systems	\$20,799											\$20,799
D5010	Electrical Service/Distribution	\$79,065											\$79,065
D5020	Branch Wiring	\$272,597											\$272,597
D5020	Lighting	\$214,331											\$214,331
D5030310	Telephone Systems											\$27,483	\$27,483
D5030910	Fire Alarm System	\$101,555			\$26,637								\$128,192
D5030910	Security System, Camers, Access Control	\$12,397											\$12,397
D5030920	LAN System	\$785										\$18,018	\$18,803
D5030920	Public Address / Clock System											\$17,160	\$17,160
D5090	Other Electrical Systems												
E1020	Institutional Equipment	\$22,320											\$22,320
E1030	Vehicular Equipment												
E1090350	Food Service Equipment	\$584,652											\$584,652
E1090360	Walk-in Cooler/Freezer	\$63,889											\$63,889

Campus Report - Orange HS

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
E2010	Fixed Furnishings												
F2020	Hazardous Components Abatement	\$76,627											\$76,627

Deficiency Summary by System

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



Budget Estimate Total: \$2,915,122

Condition Detail

System: B2010 - Exterior Walls



Location: Exterior walls, soffits
Material: Exterior Walls
Distress: Damaged
Category: Deferred Maintenance
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Repair Damaged Exterior Wall
Qty: 5,000-S.F.
Estimate: \$116,856.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Exterior walls are in fair to poor condition. Failed roofing has contributed to water damage to soffits and exterior wall stucco. Selective repairs are recommended.

System: B2020 - Exterior Windows



Location: Exterior windows
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$64,587.60
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Windows are fixed at classrooms and staff dining room. Windows are operable at kitchen and snack bar. All are expired.

Campus Report - Orange HS

System: B2030 - Exterior Doors



Location: Exterior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$129,177.89
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Exterior doors are typically original. Complete system renewal including doors, frames, and hardware is recommended. Installation of a handi-cap operator at one entrance is suggested. Provide interior locking lever locksets at classrooms.

System: B3010105 - Built-Up



Location: Roof
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$253,161.22
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: The roof on this building is well beyond its expected life with significant visible deficiencies, particularly at perimeters and penetrations. Cap flashings at the high roof do not sufficiently overlap the exterior wall finish system. Membrane is visibly degraded. Interior finishes and exterior soffits show signs of water infiltration.

System: B3020 - Roof Openings



Location: Roof
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$11,432.81
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Existing roof hatch does not function properly. Skylights are beyond expected life.

System: C1010 - Partitions



Location: Building interiors.
Material: Interior Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Allowance repair/remodel interior partitions
OUSD
Qty: 1-Job
Estimate: \$29,376.00
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

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

Campus Report - Orange HS

System: C1020 - Interior Doors



Location: Interior - building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$75,168.53
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Interior doors and frames are original. Hardware is worn. Doors and frames have painted over damage. Replacement of doors, frames and hardware is recommended. Install interior locking lever latches.

System: C1030 - Fittings



Location: Building wide.
Material: Signage
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/Install code compliant signage
Qty: 8,695-S.F.
Estimate: \$1,878.12
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

Notes: Provide code compliant signage throughout the building.

System: C1030 - Fittings

Location: Student and staff restrooms.
Material: Toilet Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace toilet partitions and accessories
OUSD
Qty: 3-Ea.
Estimate: \$12,734.67
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Toilet partitions are expired. Hardware is worn. Toilet accessories are beyond expected life. ADA compliant partitions and accessories are absent.

System: C3010 - Wall Finishes



Location: Building wide
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$108,542.78
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Although generally well maintained, there are areas of damaged wall finishes. Wall finishes include paint and ceramic tile. Expected renovations of adjacent building systems such as exterior windows, interior doors, cabinetry and partition reconfigurations will necessitate re-painting of all interior wall surfaces.

Campus Report - Orange HS

System: C3020210 - Ceramic Tile



Location: Student and staff restrooms.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$7,555.68
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Ceramic tile is original and beyond its expected life.

System: C3020410 - VCT



Location: Classrooms, multi-purpose room, kitchen, office, storage rooms, staff dining.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$55,371.10
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Vinyl floor tile includes both 9" and 12" ACM. Tile is beyond expected life.

Campus Report - Orange HS

System: C3020410 - Wood



Location: North end multi-purpose room.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$8,491.82
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Wood platform flooring is in poor condition.

System: C3030 - Ceiling Finishes



Location: Building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$192,842.50
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Ceiling finish systems consist of 12" glue-on tile and plaster systems. All ceilings appear to be original in fairly well maintained but deteriorating condition due to age. Roof condition is affecting ceiling condition. System replacement is recommended.

Campus Report - Orange HS

System: D2010 - Plumbing Fixtures



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

Notes: Replace during next remodel or renovation.

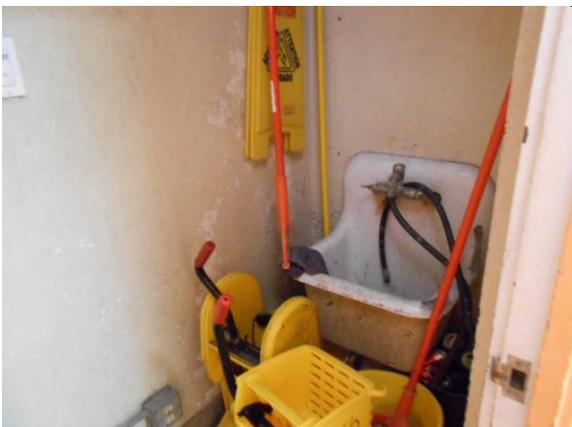
System: D2010 - Plumbing Fixtures



Location: Women, Men & Staff restrooms
Material: Lavatory, Vitreous China
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace lavatory, vitreous china
Qty: 3-Ea.
Estimate: \$3,224.97
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



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

Campus Report - Orange HS

Notes: Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Staff Dinning
Material: Drinking Fountain
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace fountain drinking fountain
Qty: 2-Ea.
Estimate: \$4,813.01
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: A drinking fountain is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$15,565.14
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: (2) Domestic hot water were replaced in 2000 & 2003 including a storage tank and is currently furnished for Kitchen and custodial rooms only; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

Campus Report - Orange HS

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$53,031.69
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$8,540.17
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Replace system during next remodel or renovation.

Campus Report - Orange HS

System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$14,463.19
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$210,749.30
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D4010 - Sprinklers

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$71,764.96
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is missing a wet type fire sprinklers system and it is recommended to be added throughout building wide during next major renovation.

System: D4020 - Standpipes

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$5,096.55
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is missing a standpipe system and it is recommended to be added throughout building wide during next major renovation.

System: D4030 - Fire Protection Specialties



Location: Typical for entire building
Material: System
Distress: Missing
Category: Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$2,203.91
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Extinguishers are missing, inaccessible and some cabinets are painted without label. System should be provided.

System: D4090 - Other Fire Protection Systems



Location: Kitchen
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$20,799.44
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: The system is original and it is recommended to be replaced during next renovation.

Campus Report - Orange HS

System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$79,065.42
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$272,596.64
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$214,330.66
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 40-Ea.
Estimate: \$101,554.85
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, they are located in Storage, kitchen area & Offices only and it is recommended to be provided throughout the building during next major remodel or renovation.

Campus Report - Orange HS

System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$12,397.02
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building security is needing upgrades. Recommend replacing and enhancing during the next building renovation.

System: D5030920 - LAN System



Location: Kitchen & Snack Bar
Material: Lan System
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace LAN System Drop CAT6
Qty: 2-Ea.
Estimate: \$784.70
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Most of the existing LAN/VOIP outlets were updated except for Main Kitchen and Snack Bar Area. Recommend replacing and enhancing during the next major building remodel.

Campus Report - Orange HS

System: E1020 - Institutional Equipment



Location: Classrooms 601 and 602
Material: Other Institutional Equipment
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Smartboards whiteboards tackboards
Qty: 2-Ea.
Estimate: \$22,320.26
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Provide new tackboards, whiteboards and one Smartboard per classroom.

System: E1090350 - Food Service Equipment



Location: Kitchen
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$584,652.25
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Kitchen food service equipment is mostly original since 1953 and is beyond expected life. It is recommended to be scheduled for replacement during next remodel or renovation.

Campus Report - Orange HS

System: E1090360 - Walk-in Cooler/Freezer



Location: Kitchen
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$63,889.06
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: (2) Walk-in Cooler/Freezer dated 1953 & 1996. It is recommended to replace the original 1953 Walk-in Cooler/Freezer during the next remodel or renovation.

System: F2020 - Hazardous Components Abatement



Location: Friable material in drywall mud, pipe fitting insulation above the kitchen, at kitchen ovens, pipe fitting insulation at the multi-purpose room. Non-friable material in exterior stucco walls and soffits, window putty, interior plaster, 9 and 12 inch floor tile.
Material: Removal of Hazardous Components
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Abate all ACM in building
Qty: 8,695-S.F.
Estimate: \$76,627.30
Assessor Name: Ann Buerger Linden
Date Created: 01/30/2013

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

Bldg 700

Executive Summary

Gross Area (SF): 25,205
 Year Built: 1953
 Last Reno:
 Replacement Value: \$10,837,568
 Repair Cost: \$7,576,511
 Total FCI: 69.91%
 Total RSLI: 3%



Facility Description:

Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	36.83	\$454,256
B30 Roofing	11.42	5.28	\$33,936
C10 Interior Construction	0.00	63.29	\$1,032,729
C30 Interior Finishes	0.00	107.97	\$1,048,305
D20 Plumbing	0.00	110.00	\$725,432
D30 HVAC	0.00	110.00	\$1,464,039
D40 Fire Protection	0.00	110.00	\$233,160
D50 Electrical	6.99	103.12	\$1,805,869
E10 Equipment	28.60	21.82	\$30,571
E20 Furnishings	0.00	79.60	\$526,087
Total:	2.80	69.91	\$7,576,511

System Listing for Bldg 700

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$18.26	25,205	S.F.	100	1953	NR			NR		0.00	\$0	\$460,223
A1030	Slab on Grade	\$15.80	25,205	S.F.	100	1953	NR			NR		0.00	\$0	\$398,158
B1020	Roof Construction	\$29.58	25,205	S.F.	100	1953	NR			NR		0.00	\$0	\$745,503
B2010	Exterior Walls	\$32.54	25,205	S.F.	75	1953	NR			NR		0.00	\$0	\$820,272
B2020	Exterior Windows	\$149	1,000	S.F.	30	1953	1983		0	0.00		1	\$164,134	\$149,213
B2030	Exterior Doors	\$8,792	30	Ea.	30	1953	1983		0	0.00		1	\$290,122	\$263,747
B3010105	Built-Up	\$20.89	29,300	SF	25	1990	2015		3	12.00		0.00	\$0	\$612,206
B3020	Roof Openings	\$1.22	25,205	S.F.	30	1953	1983		0	0.00		1	\$33,936	\$30,851
C1010	Partitions	\$13.35	25,205	S.F.	40	1953	1993		0	0.00		0.07	\$24,970	\$336,457
C1020	Interior Doors	\$3,157	37	Ea.	40	1953	1993		0	0.00		0.80	\$93,457	\$116,821
C1030	Fittings	\$46.76	25,205	S.F.	20	1953	1973		0	0.00		0.78	\$914,302	\$1,178,505
C3010	Wall Finishes	\$11.53	25,205	S.F.	10	1953	1963		0	0.00		1	\$319,797	\$290,725
C3020210	Ceramic Tile	\$31.03	3,200	SF	40	1953	1993		0	0.00		1	\$109,233	\$99,302
C3020210	Epoxy	\$23.31	3,550	SF	10	1953	1963		0	0.00		1	\$91,040	\$82,763
C3020410	Sealed Concrete	\$2.49	7,200	SF		1953	1953		0	0.00		0.00	\$0	\$17,937
C3020410	VCT	\$6.78	2,300	SF	15	1953	1968		0	0.00		1	\$17,159	\$15,600
C3020410	Wood	\$26.16	9,129	SF	40	1953	1993		0	0.00		1	\$262,744	\$238,858
C3030	Ceiling Finishes	\$8.96	25,205	S.F.	20	1953	1973		0	0.00		1	\$248,332	\$225,756
D2010	Plumbing Fixtures	\$16.43	25,205	S.F.	30	1953	1983		0	0.00		1	\$455,541	\$414,128
D2020	Domestic Water Distribution	\$1.66	25,205	S.F.	30	1953	1983		0	0.00		1	\$45,913	\$41,739
D2030	Sanitary Waste	\$5.64	25,205	S.F.	30	1953	1983		0	0.00		1	\$156,505	\$142,277
D2040	Rain Water Drainage	\$0.91	25,205	S.F.	30	1953	1983		0	0.00		1	\$25,153	\$22,866
D2090	Other Plumbing Systems- Nat Gas	\$1.53	25,205	S.F.	20	1953	1973		0	0.00		1	\$42,320	\$38,473
D3040	Distribution Systems	\$22.41	25,205	S.F.	30	1953	1983		0	0.00		1	\$621,229	\$564,753
D3050	Terminal & Package Units	\$24.85	25,205	S.F.	15	1978	1993		0	0.00		1	\$689,101	\$626,455
D3060	Controls & Instrumentation	\$5.54	25,205	S.F.	15	1978	1993		0	0.00		1	\$153,710	\$139,737
D4010	Sprinklers	\$7.63	25,205	S.F.	25	1953	1978		0	0.00		1	\$211,601	\$192,365
D4020	Standpipes	\$0.55	25,205	S.F.	40	1953	1993		0	0.00		1	\$15,171	\$13,792
D4030	Fire Protection Specialties	\$0.23	25,205	S.F.	15	1953	1968		0	0.00		1	\$6,388	\$5,807
D5010	Electrical Service/Distribution	\$8.40	25,205	S.F.	30	1953	1983		0	0.00		1	\$232,761	\$211,601
D5020	Branch Wiring	\$28.97	25,205	S.F.	30	1953	1983		0	0.00		1	\$803,285	\$730,259
D5020	Lighting	\$22.78	25,205	S.F.	20	1953	1973		0	0.00		1	\$631,609	\$574,190
D5030310	Telephone Systems	\$2.20	25,205	SF	15	2008	2023		11	73.33		0.00	\$0	\$55,532
D5030910	Fire Alarm System	\$2.76	25,205	SF	10	2006	2016		4	40.00		1	\$101,555	\$69,687
D5030910	Security System, Camers, Access Control	\$1.45	25,205	SF	15	2006	2021	2012	9	0.00		1	\$36,658	\$36,658
D5030920	LAN System	\$1.45	25,205	SF	15	2008	2023		11	73.33		0.00	\$0	\$36,658
D5030920	Public Address / Clock System	\$1.45	25,205	SF	15	2008	2023		11	73.33		0.00	\$0	\$36,658
E1020	Institutional Equipment	\$3.97	25,205	S.F.	20	2000	2020		8	40.00		0.00	\$0	\$100,175
E1090	Other Equipment	\$1.58	25,205	S.F.	20	1953	1973		0	0.00		0.77	\$30,571	\$39,925
E2010	Fixed Furnishings	\$26.22	25,205	S.F.	20	1953	1973		0	0.00		0.80	\$526,087	\$660,936
F2020	Hazardous Components Abatement	\$0.00	0				NR		0	NR		-	\$222,127	\$0

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$7,576,511		\$735,871	\$78,433				\$139,588		\$552,130	\$184,736	\$9,267,269
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls												
B2020	Exterior Windows	\$164,134											\$164,134
B2030	Exterior Doors	\$290,122											\$290,122
B3010105	Built-Up			\$735,871									\$735,871
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	\$33,936											\$33,936
C1010	Partitions	\$24,970											\$24,970
C1020	Interior Doors	\$93,457											\$93,457
C1030	Fittings	\$914,302											\$914,302
C2010	Stair Construction												
C3010	Wall Finishes	\$319,797									\$429,780		\$749,577
C3020210	Carpet												
C3020210	Ceramic Tile	\$109,233											\$109,233
C3020210	Epoxy	\$91,040									\$122,350		\$213,390
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT	\$17,159											\$17,159
C3020410	Wood	\$262,744											\$262,744
C3030	Ceiling Finishes	\$248,332											\$248,332

Campus Report - Orange HS

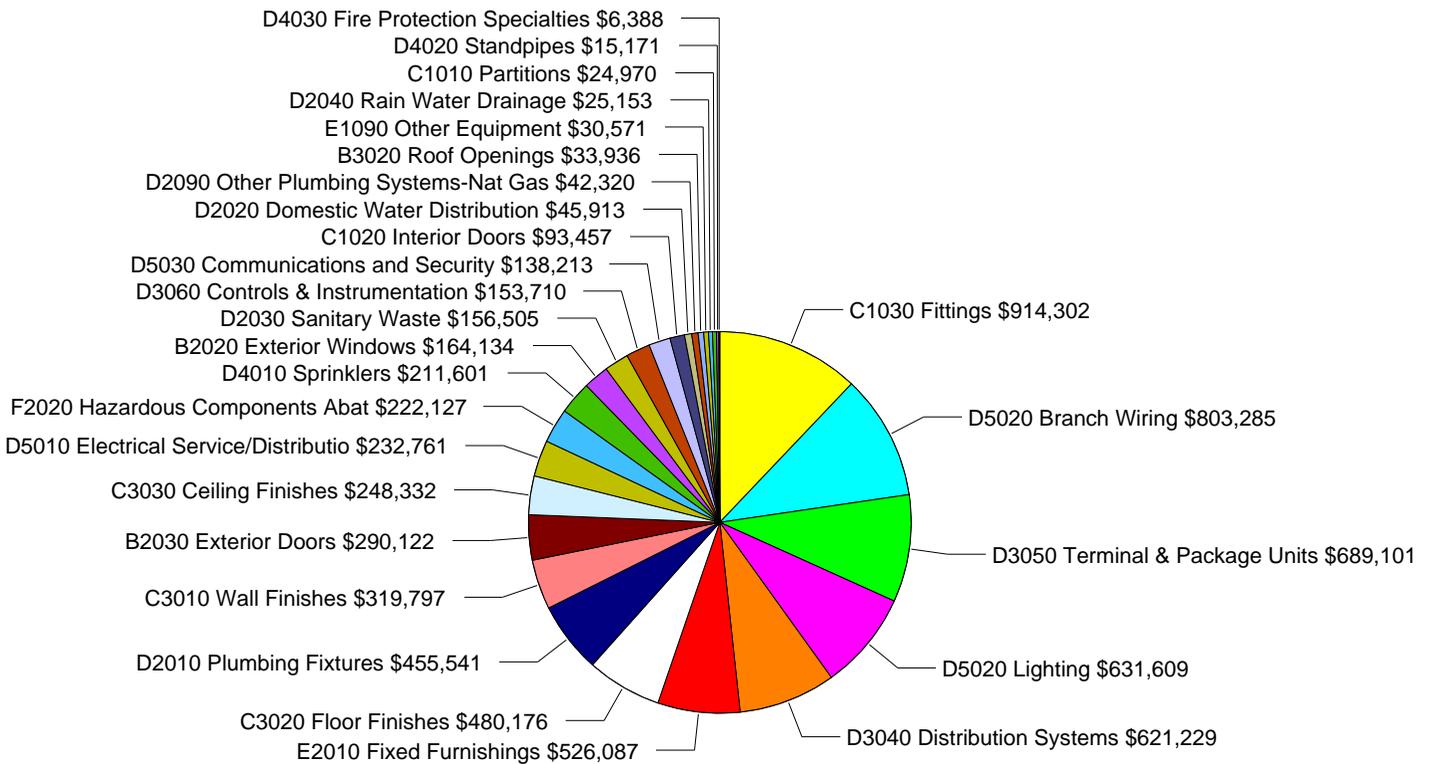
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D1010	Elevators and Lifts												
D1020	Escalators and Moving Walks												
D1090	Other Conveying Systems												
D2010	Plumbing Fixtures	\$455,541											\$455,541
D2020	Domestic Water Distribution	\$45,913											\$45,913
D2030	Sanitary Waste	\$156,505											\$156,505
D2040	Rain Water Drainage	\$25,153											\$25,153
D2090	Other Plumbing Systems- Nat Gas	\$42,320											\$42,320
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$621,229											\$621,229
D3050	Terminal & Package Units	\$689,101											\$689,101
D3060	Controls & Instrumentation	\$153,710											\$153,710
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$211,601											\$211,601
D4020	Standpipes	\$15,171											\$15,171
D4030	Fire Protection Specialties	\$6,388											\$6,388
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$232,761											\$232,761
D5020	Branch Wiring	\$803,285											\$803,285
D5020	Lighting	\$631,609											\$631,609
D5030310	Telephone Systems											\$80,712	\$80,712
D5030910	Fire Alarm System	\$101,555			\$78,433								\$179,988
D5030910	Security System, Camers, Access Control	\$36,658											\$36,658
D5030920	LAN System											\$53,281	\$53,281

Campus Report - Orange HS

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D5030920	Public Address / Clock System											\$50,743	\$50,743
D5090	Other Electrical Systems												
E1020	Institutional Equipment								\$139,588				\$139,588
E1030	Vehicular Equipment												
E1090	Other Equipment	\$30,571											\$30,571
E2010	Fixed Furnishings	\$526,087											\$526,087
F2020	Hazardous Components Abatement	\$222,127											\$222,127

Deficiency Summary by System

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



Budget Estimate Total: \$7,576,511

Condition Detail

System: B2020 - Exterior Windows



Location: High windows at gym. Pivot windows at restrooms, locker rooms, and offices.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$164,134.08

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: High windows have been painted shut. All windows are original and in poor conditions.

System: B2030 - Exterior Doors



Location: Exterior of building.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$290,121.96

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Exterior doors, frames, and hardware are typically in poor condition. Provide interior locking lever hardware at classroom exterior doors.

System: B3020 - Roof Openings



Location: Access to east wing from trainer room. No access from main gym building.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$33,936.01

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Existing hatch is heavy and nearly impossible to operate. No hatch/ladder assembly is provided at the main west wing. Note that it appears that skylights were once installed over locker areas and have been removed and roofed over. Six skylights over weight room.

System: C1010 - Partitions



Location: Building wide

Material: Interior Partitions

Distress: Inadequate

Category: Capital Renewal

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

Correction: Allowance repair/remodel interior partitions OUSD

Qty: 1-Job

Estimate: \$24,969.60

Assessor Name: Ann Buerger Linden

Date Created: 01/31/2013

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

Campus Report - Orange HS

System: C1020 - Interior Doors



Location: Interior doors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$93,456.96
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Interior doors are typically in poor condition with obsolete hardware.

System: C1030 - Fittings



Location: Restrooms
Material: Toilet Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace toilet partitions and accessories
OUSD
Qty: 12-Ea.
Estimate: \$64,790.67
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

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

System: C1030 - Fittings

Location: Building wide
Material: Signage
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/Install code compliant signage
Qty: 25,205-S.F.
Estimate: \$5,444.28
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Provide code compliant signage throughout the building.

System: C1030 - Fittings



Location: Locker rooms.
Material: Fixed Furnishings - Lockers
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Student lockers stacked 2-high
Qty: 1,200-Ea.
Estimate: \$844,067.52
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Lockers are original and in poor condition. Also replace locker room benches.

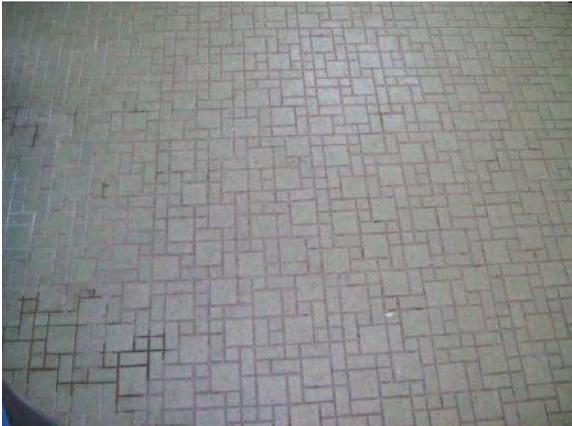
System: C3010 - Wall Finishes



Location: Interior walls building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$319,797.01
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Wall finishes system includes painted masonry and plaster, and ceramic wall tile. Ceramic tile is original and in fair condition. Painted surfaces are in need of refreshing.

System: C3020210 - Ceramic Tile



Location: Restrooms and showers.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$109,232.64
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Ceramic floor tile is original and worn.

Campus Report - Orange HS

System: C3020210 - Epoxy



Location: Locker rooms.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$91,039.61
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Painted floor finishes are worn and in need of renewal.

System: C3020410 - VCT



Location: Offices, training room
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$17,159.47
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: VAT/VCT is typically original and in poor condition.

Campus Report - Orange HS

System: C3020410 - Wood



Location: Gymnasium
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$262,744.31
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Although well maintained, the wood gym floor is beyond its expected life. Coaches report "dead" spots in the floor. Wood floor replacement is recommended.

System: C3030 - Ceiling Finishes



Location: Building wide
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$248,331.76
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Ceiling finishes include painted wood structure, 12" glue on tile, and painted plaster. In general, ceiling finishes are in need of replacement.

Campus Report - Orange HS

System: D2010 - Plumbing Fixtures



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$455,541.06
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Showers were replaced; however plumbing fixtures are beyond expected life. Replace during next remodel or renovation.

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$45,913.43
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Domestic hot water and some water distribution lines were replaced; however it is recommended to replace the domestic water distribution system during next remodel or renovation.

Campus Report - Orange HS

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$156,504.90
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$25,152.57
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Replace system during next remodel or renovation.

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System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$42,320.20
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$621,228.64
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Ductwork, ventillation diffusers/grilles and fresh air supply is recommended to be upgraded during the next major renovation.

Campus Report - Orange HS

System: D3050 - Terminal & Package Units



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$689,100.67
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Terminal & Package Units are beyond expected life and it is recommended to replace during next major renovation.

System: D3060 - Controls & Instrumentation



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$153,710.17
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Control & Instrumentation is beyond expected life and it is recommended to replace during next major renovation.

Campus Report - Orange HS

System: D4010 - Sprinklers



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$211,601.02
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D4020 - Standpipes

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$15,171.39
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: A standpipe system is missing and is recommended to be provided.

System: D4030 - Fire Protection Specialties



Location: Typical for entire building
Material: System
Distress: Missing
Category: Code Compliance
Priority: 1 - Currently Critical (Immediate)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$6,387.96
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Extinguishers are missing in different locations and should be provided.

System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$232,761.12
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$803,285.37
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$631,609.07
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 40-Ea.
Estimate: \$101,554.85
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, they are located in Storage, Locker Rooms & Offices only and it is recommended to be provided throughout the building during next major remodel or renovation.

System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$36,658.15
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Security is mostly in the exterior and is needing upgrades to include interior. Recommend replacing and enhancing during the next building renovation.

System: E1090 - Other Equipment



Location: Weight room. Training room. Offices.
Material: Other Institutional Equipment
Distress: Damaged
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Smartboards whiteboards tackboards
Qty: 4-Ea.
Estimate: \$30,571.26
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Provide markerboards and tackboards in selected locations.

System: E2010 - Fixed Furnishings



Location: Gymnasium
Material: Fixed Furnishings - Bleachers telescoping
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Gym bleachers telescoping minimum
Qty: 1,260-Seat
Estimate: \$469,330.85
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Bleachers are original and in fair to poor condition with difficult operation.

System: E2010 - Fixed Furnishings

Location: Offices, training room, and storage/equipment rooms
Material: Fixed Casework
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Casework OUSD
Qty: 100-L.F.
Estimate: \$56,755.87
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Existing casework is in dilapidated condition.

System: F2020 - Hazardous Components Abatement



Location: Friable material exists in pipe insulation and floor coverings. Non-friable material is identified in floor tiles, exterior stucco, and window putty.
Material: Removal of Hazardous Components
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Abate all ACM in building
Qty: 25,205-S.F.
Estimate: \$222,126.62
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

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

Bldg 800

Executive Summary

Gross Area (SF): 20,854
 Year Built: 1953
 Last Reno:
 Replacement Value: \$8,966,420
 Repair Cost: \$5,679,991
 Total FCI: 63.35%
 Total RSLI: 12%



Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	56.67	\$754,335
B30 Roofing	3.67	110.00	\$677,867
C10 Interior Construction	0.00	41.27	\$240,804
C30 Interior Finishes	4.03	97.28	\$888,009
D20 Plumbing	29.32	72.13	\$270,338
D30 HVAC	42.24	46.77	\$570,318
D40 Fire Protection	2.18	106.73	\$193,902
D50 Electrical	6.99	101.15	\$1,623,235
E10 Equipment	0.00	80.33	\$133,814
E20 Furnishings	0.00	64.77	\$327,368
Total:	11.87	63.35	\$5,679,991

System Listing for Bldg 800

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$20.23	20,854	S.F.	100	1953	NR			NR		0.00	\$0	\$421,918
A1030	Slab on Grade	\$17.50	20,854	S.F.	100	1953	NR			NR		0.00	\$0	\$364,862
B1020	Roof Construction	\$32.76	20,854	S.F.	100	1953	NR			NR		0.00	\$0	\$683,177
B2010	Exterior Walls	\$36.04	20,854	S.F.	75	1953	NR			NR		0.16	\$116,856	\$751,645
B2020	Exterior Windows	\$174	1,000	S.F.	30	1953	1983		0	0.00		1	\$191,490	\$174,082
B2030	Exterior Doors	\$8,814	46	Ea.	30	1953	1983		0	0.00		1	\$445,990	\$405,445
B3010105	Built-Up	\$23.14	24,450	SF	25	1988	2013		1	4.00		1	\$622,372	\$565,793
B3020	Roof Openings	\$2.42	20,854	S.F.	30	1953	1983		0	0.00		1	\$55,495	\$50,450
C1010	Partitions	\$14.77	20,854	S.F.	40	1953	1993		0	0.00		0.14	\$44,064	\$308,105
C1020	Interior Doors	\$4,439	28	Ea.	40	1953	1993		0	0.00		1	\$136,715	\$124,286
C1030	Fittings	\$7.24	20,854	S.F.	20	1953	1973		0	0.00		0.40	\$60,025	\$151,050
C3010	Wall Finishes	\$12.77	20,854	S.F.	10	2000	2010		0	0.00		1	\$293,000	\$266,364
C3020210	Carpet	\$14.21	3,000	SF	7	1990	1997		0	0.00		1	\$46,902	\$42,638
C3020210	Ceramic Tile	\$34.37	600	SF	40	1953	1993		0	0.00		1	\$22,686	\$20,624
C3020410	Sealed Concrete	\$2.75	20,854	SF	75	1953	2028		16	21.33		0.00	\$0	\$57,357
C3020410	VCT	\$7.52	7,000	SF	15	2004	2019		7	46.67		0.09	\$4,825	\$52,618
C3030	Ceiling Finishes	\$22.69	20,854	S.F.	20	1970	1990		0	0.00		1	\$520,596	\$473,269
D2010	Plumbing Fixtures	\$7.19	20,854	S.F.	30	2004	2034		22	73.33		0.15	\$22,923	\$149,849
D2020	Domestic Water Distribution	\$1.84	20,854	S.F.	30	1953	1983		0	0.00		1	\$42,282	\$38,438
D2030	Sanitary Waste	\$6.24	20,854	S.F.	30	1953	1983		0	0.00		1	\$143,032	\$130,029
D2040	Rain Water Drainage	\$1.01	20,854	S.F.	30	1953	1983		0	0.00		1	\$23,123	\$21,021
	Other Plumbing Systems- Nat Gas	\$1.70	20,854	S.F.	20	1953	1973		0	0.00		1	\$38,979	\$35,435
D3040	Distribution Systems	\$24.80	20,854	S.F.	30	1953	1983		0	0.00		1	\$568,824	\$517,112
D3050	Terminal & Package Units	\$27.53	20,854	S.F.	15	2008	2023		11	73.33		0.00	\$1,495	\$574,169
D3060	Controls & Instrumentation	\$6.15	20,854	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$128,227
D4010	Sprinklers	\$8.45	20,854	S.F.	25	1953	1978		0	0.00		1	\$193,902	\$176,275
D4030	Fire Protection Specialties	\$0.26	20,854	S.F.	15	2008	2023		11	73.33		0.00	\$0	\$5,405
	Electrical													
D5010	Service/Distribution	\$9.30	20,854	S.F.	30	1953	1983		0	0.00		1	\$213,391	\$193,992
D5020	Branch Wiring	\$32.08	20,854	S.F.	30	1953	1983		0	0.00		1	\$735,969	\$669,063
D5020	Lighting	\$25.23	20,854	S.F.	20	1953	1973		0	0.00		1	\$578,734	\$526,121
D5030310	Telephone Systems	\$2.45	20,854	SF	15	2008	2023		11	73.33		0.00	\$0	\$51,051
D5030910	Fire Alarm System	\$3.05	20,854	SF	10	2006	2016		4	40.00		0.97	\$61,507	\$63,663
	Security System, Camers, Access Control	\$1.61	20,854	SF	15	2006	2021	2012	9	0.00		1	\$33,633	\$33,633
D5030920	LAN System	\$1.61	20,854	SF	15	2008	2023		11	73.33		0.00	\$0	\$33,633
	Public Address / Clock System	\$1.61	20,854	SF	15	2008	2023		11	73.33		0.00	\$0	\$33,633
E1020	Institutional Equipment	\$3.61	20,854	S.F.	20	1953	1973		0	0.00		0.44	\$33,480	\$75,375
	Other Equipment - Auto Shop	\$39.66	2,300	S.F.	20	1953	1973		0	0.00		1	\$100,334	\$91,212
E2010	Fixed Furnishings	\$24.24	20,854	S.F.	20	1953	1973		0	0.00		0.65	\$327,368	\$505,401

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$5,679,992			\$71,653			\$128,868			\$393,768	\$1,247,379	\$7,521,660
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls	\$116,856											\$116,856
B2020	Exterior Windows	\$191,490											\$191,490
B2030	Exterior Doors	\$445,990											\$445,990
B3010105	Built-Up	\$622,372											\$622,372
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings	\$55,495											\$55,495
C1010	Partitions	\$44,064											\$44,064
C1020	Interior Doors	\$136,715											\$136,715
C1030	Fittings	\$60,025											\$60,025
C2010	Stair Construction												
C3010	Wall Finishes	\$293,000									\$393,768		\$686,768
C3020210	Carpet	\$46,902						\$57,684					\$104,586
C3020210	Ceramic Tile	\$22,686											\$22,686
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT	\$4,825						\$71,184					\$76,009
C3020410	Wood												
C3030	Ceiling Finishes	\$520,596											\$520,596

Campus Report - Orange HS

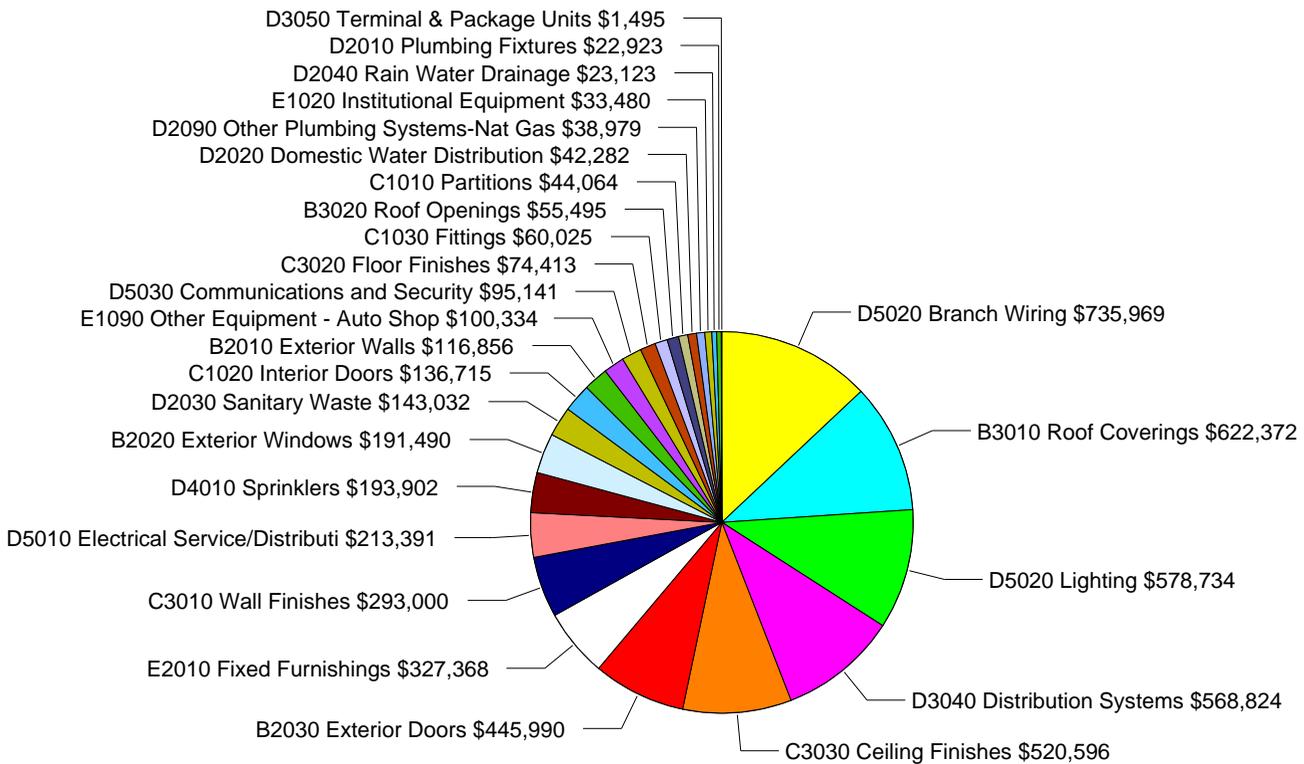
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D2010	Plumbing Fixtures	\$22,923											\$22,923
D2020	Domestic Water Distribution	\$42,282											\$42,282
D2030	Sanitary Waste	\$143,032											\$143,032
D2040	Rain Water Drainage	\$23,123											\$23,123
D2090	Other Plumbing Systems- Nat Gas	\$38,979											\$38,979
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$568,824											\$568,824
D3050	Terminal & Package Units	\$1,495										\$874,263	\$875,758
D3060	Controls & Instrumentation											\$195,246	\$195,246
D3070	Systems Testing & Balance												
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$193,902											\$193,902
D4020	Standpipes												
D4030	Fire Protection Specialties											\$8,231	\$8,231
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$213,391											\$213,391
D5020	Branch Wiring	\$735,969											\$735,969
D5020	Lighting	\$578,734											\$578,734
D5030310	Telephone Systems											\$74,199	\$74,199
D5030910	Fire Alarm System	\$61,507			\$71,653								\$133,160
D5030910	Security System, Camers, Access Control	\$33,633											\$33,633
D5030920	LAN System											\$48,884	\$48,884
D5030920	Public Address / Clock System											\$46,556	\$46,556
D5090	Other Electrical Systems												
E1020	Institutional Equipment	\$33,480											\$33,480
E1030	Vehicular Equipment												

Campus Report - Orange HS

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
E1090	Other Equipment - Auto Shop	\$100,334											\$100,334
E2010	Fixed Furnishings	\$327,368											\$327,368
F2020	Hazardous Components Abatement												

Deficiency Summary by System

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



Budget Estimate Total: \$5,679,991

Condition Detail

System: B2010 - Exterior Walls



Location: Exterior walls. Plaster soffit in breezeway
Material: Exterior Walls
Distress: Damaged
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Repair Damaged Exterior Wall
Qty: 5,000-S.F.
Estimate: \$116,856.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Exterior walls are in fair to poor condition with cracking and peeling paint and stucco. The breezeway plaster soffit has a fair amount of cracking.

System: B2020 - Exterior Windows



Location: Exterior walls and clerestory windows at roof of shops areas.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$191,489.76
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Existing windows include clerestory windows at shops with handcrank chain operators, fixed and operable windows elsewhere. Windows are original and in poor conditions. System renewal is recommended.

System: B2030 - Exterior Doors



Location: Building exterior. Doors opening onto the center breezeway are considered exterior doors.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$445,989.61

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Exterior doors are in generally fair to poor condition. Exterior doors include three overhead doors at shops. Provide inside locking lever latches at exterior classroom doors.

System: B3010105 - Built-Up



Location: Roofs

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$622,371.82

Assessor Name: Eduardo Lopez

Date Created: 01/21/2013

Notes: Roofing systems are expired. There is evidence of leaking inside the buildings.

Campus Report - Orange HS

System: B3020 - Roof Openings



Location: Roofs
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$55,495.00
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Numerous skylights are installed in the 800 buildings. Leaking is evident at several of them. Install code compliant roof hatch/access ladder assemblies (3 ea.) to more safely facilitate roof and rooftop equipment maintenance.

System: C1010 - Partitions



Location: Building interiors
Material: Interior Partitions
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Allowance repair/remodel interior partitions
OUSD
Qty: 1-Job
Estimate: \$44,064.00
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

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

Campus Report - Orange HS

System: C1020 - Interior Doors



Location: Building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$136,715.04
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Interior doors are in generally poor condition. As classroom programs have changed, some door styles are not suitable for their present application. System renewal is recommended.

System: C1030 - Fittings



Location: Weight locker room, ROTC storage room 31.
Material: Fixed Furnishings - Lockers
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Student lockers stacked 2-high
Qty: 80-Ea.
Estimate: \$55,520.64
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

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

System: C1030 - Fittings

Location: Building wide
Material: Signage
Distress: Inadequate
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace/Install code compliant signage
Qty: 20,854-S.F.
Estimate: \$4,504.46
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Provide code compliant signage throughout the building.

System: C3010 - Wall Finishes



Location: Building wide interiors.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$293,000.37
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Wall finishes include paint, ceramic tile, and some panelling. Expected renovations throughout the building, including ACM removal, millwork and marker/tack board replacement, etc, will necessitate interior wall finish system renewal.

Campus Report - Orange HS

System: C3020210 - Carpet



Location: Classrooms 801 and 807
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$46,902.24
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Carpet is in poor condition.

System: C3020210 - Ceramic Tile



Location: Restrooms
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$22,686.05
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Ceramic tile floors are typically original. Replacement is recommended.

System: C3020410 - VCT



Location: Ag classroom No 7 and adjacent work room.
Material: Vinyl
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace VCT Flooring and Resilient Base
Qty: 1,232-S.F.
Estimate: \$4,824.69
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: The existing 12" floor tile is reportedly ACM. System replacement is recommended.

System: C3030 - Ceiling Finishes



Location: Building wide.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$520,595.92
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Ceiling finishes include 12" glued on tile, painted wood structure, painted plaster, and suspended ceiling in the choral classroom. Ceilings are in generally poor condition. The suspended ceiling is new, however it is stained from roof leaks.

Campus Report - Orange HS

System: D2010 - Plumbing Fixtures



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

Notes: Plumbing Fixtures were replaced in 2004 but these two restrooms. Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Women & Staff restrooms at South end
Material: Lavatory, Vitreous China
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace lavatory, vitreous china
Qty: 4-Ea.
Estimate: \$4,299.96
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: Plumbing Fixtures were replaced in 2004 but these two restrooms. Replace during next remodel or renovation.

System: D2010 - Plumbing Fixtures

Location: Corridor and Classroom 801
Material: Drinking Fountain
Distress: Missing
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace fountain drinking fountain
Qty: 4-Ea.
Estimate: \$9,626.03
Assessor Name: Eduardo Lopez
Date Created: 01/22/2013

Notes: A drinking fountain is missing in the corridor and in Room 801 is beyond its expected life and it is recommended to be provided/replaced during next remodel or renovation.

System: D2010 - Plumbing Fixtures



Location: Work Room from Classroom 808
Material: Sink, Stainless Steel
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace sink, stainless steel
Qty: 2-Ea.
Estimate: \$2,819.26
Assessor Name: Eduardo Lopez
Date Created: 01/24/2013

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

Campus Report - Orange HS

System: D2020 - Domestic Water Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$42,281.90
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D2030 - Sanitary Waste



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$143,031.75
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D2040 - Rain Water Drainage



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$23,122.92
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Replace system during next remodel or renovation.

System: D2090 - Other Plumbing Systems-Nat Gas



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$38,978.63
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D3040 - Distribution Systems



Location: All Classrooms except 804, 805 & 807
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$568,823.71
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: HVAC system was replaced in 2008 including ductwork for two classrooms 804, 805 & 807; however the ductwork, ventilation diffusers/grilles and fresh air supply is recommended to be upgraded throughout the building during next remodel or renovation.

System: D3050 - Terminal & Package Units



Location: Work Room from Classroom 808
Material: Air Conditioner, Window 1 Ton
Distress: Damaged
Category: Deferred Maintenance
Priority: 2 - Potentially Critical (Year 1)
Correction: Replace air conditioner, window, 1 ton
Qty: 1-Ea.
Estimate: \$1,494.50
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D4010 - Sprinklers

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$193,902.16
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Building is missing a wet type fire sprinklers system and it is recommended to be added throughout building wide during next major renovation.

System: D5010 - Electrical Service/Distribution



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$213,391.47
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

Campus Report - Orange HS

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$735,969.36
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5020 - Lighting



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$578,733.53
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

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

System: D5030910 - Fire Alarm System



Location: Typical for entire building
Material: Smoke Detector
Distress: Inadequate
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Install Smoke Detectors
Qty: 25-Ea.
Estimate: \$61,507.45
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Fire Alarm System is missing smoke detectors, they are located in Classroom 803, Storage, Men & Women Toilets and Offices only and it is recommended to be provided throughout the building during next major remodel or renovation.

System: D5030910 - Security System, Camers, Access Control



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$33,633.33
Assessor Name: Eduardo Lopez
Date Created: 01/28/2013

Notes: Security is mostly in the exterior and is needing upgrades to include interior. Recommend replacing and enhancing during the next building renovation.

System: E1020 - Institutional Equipment



Location: Classrooms 801, 802, 808
Material: Other Institutional Equipment
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Smartboards whiteboards tackboards
Qty: 3-Ea.
Estimate: \$33,480.39
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Provide Smartboard technology and clean whiteboards and tackboards at these classrooms. (Classrooms 806A, 806B and 807 are modernized.)

System: E1090 - Other Equipment - Auto Shop



Location: Auto shop classroom
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$100,333.73
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Provide system renewal for auto shop equipment.

Campus Report - Orange HS

System: E2010 - Fixed Furnishings



Location: Ag classroom
Material: Blinds and Other Window Treatment
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 1 - Currently Critical (Immediate)
Correction: Replace window blinds
Qty: 180-S.F.
Estimate: \$1,951.78
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Existing drape is obsolete. Provide blinds to control glare and to facilitate A/V presentations.

System: E2010 - Fixed Furnishings



Location: Classrooms and work rooms.
Material: Fixed Casework
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Replace Casework OUSD
Qty: 120-L.F.
Estimate: \$141,633.79
Assessor Name: Ann Buerger Linden
Date Created: 01/31/2013

Notes: Classroom casework is typically original and in worn conditions.

System: E2010 - Fixed Furnishings

Location: Friable material at interior drywall mud, and pipe fitting insulation. Non-friable material in exterior stucco, window putty, 9" floor tile, interior plaster, transite flue pipes and 12" floor tile in Agriculture.

Material: Removal of Hazardous Components

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Abate all ACM in building

Qty: 20,854-S.F.

Estimate: \$183,782.13

Assessor Name: Ann Buerger Linden

Date Created: 01/31/2013

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

Pool Equipment Building

Executive Summary

Gross Area (SF): 640
 Year Built: 1953
 Last Reno:
 Replacement Value: \$224,020
 Repair Cost: \$90,941
 Total FCI: 40.60%
 Total RSLI: 12%



Current Investment Requirement and Condition by Uniformat Classification

Uniformat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	51.57	\$23,100
B30 Roofing	12.00	0.00	\$0
C10 Interior Construction	0.00	0.00	\$0
C30 Interior Finishes	32.86	0.00	\$0
D20 Plumbing	49.59	21.40	\$3,102
D30 HVAC	18.83	67.60	\$18,004
D40 Fire Protection	0.00	110.00	\$6,123
D50 Electrical	2.07	104.30	\$40,611
Total:	12.15	40.60	\$90,941

System Listing for Pool Equipment Building

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$20.85	640	S.F.	100	1953	NR			NR		0.00	\$0	\$13,345
A1030	Slab on Grade	\$18.04	640	S.F.	100	1953	NR			NR		0.00	\$0	\$11,548
B1020	Roof Construction	\$33.77	640	S.F.	100	1953	NR			NR		0.00	\$0	\$21,612
B2010	Exterior Walls	\$37.18	640	S.F.	75	1953	NR			NR		0.00	\$0	\$23,796
B2030	Exterior Doors	\$7,000	3	Ea.	30	1953	1983		0	0.00		1	\$23,100	\$21,000
B3010105	Built-Up	\$23.86	640	SF	25	1990	2015		3	12.00		0.00	\$0	\$15,271
C1010	Partitions	\$15.24	640	S.F.	40	1953	1993		0	0.00		0.00	\$0	\$9,751
C1020	Interior Doors	\$2,816	2	Ea.	40	1953	1993		0	0.00		0.00	\$0	\$5,631
C1030	Fittings	\$7.47	640	S.F.	20	1953	1973		0	0.00		0.00	\$0	\$4,783
C3010	Wall Finishes	\$13.18	640	S.F.	10	2005	2015		3	30.00		0.00	\$0	\$8,433
C3020410	Sealed Concrete	\$2.84	640	SF	75	1953	2028		16	21.33		0.00	\$0	\$1,816
C3030	Ceiling Finishes	\$2.19	640	S.F.	20	2005	2025		13	65.00		0.00	\$0	\$1,401
D2010810	Drinking Fountain Systems	\$4.41	640	S.F.	35	1953	1988		0	0.00		1	\$3,102	\$2,820
D2020	Domestic Water Distribution	\$10.07	640	S.F.	30	2001	2031		19	63.33		0.00	\$0	\$6,442
D2030	Sanitary Waste	\$6.42	640	S.F.	30	2001	2031		19	63.33		0.00	\$0	\$4,110
D2090	Other Plumbing Systems- Nat Gas	\$1.76	640	S.F.	20	2001	2021		9	45.00		0.00	\$0	\$1,124
D3020	Heat Generating Systems	\$9.71	640	S.F.	30	2001	2031		19	63.33		0.00	\$0	\$6,212
D3040	Distribution Systems	\$25.57	640	S.F.	30	1953	1983		0	0.00		1	\$18,004	\$16,368
D3060	Controls & Instrumentation	\$6.34	640	S.F.	15	2001	2016		4	26.67		0.00	\$0	\$4,055
D4010	Sprinklers	\$8.70	640	S.F.	25			2012	0	0.00		1	\$6,123	\$5,566
D5010	Electrical Service/Distribution	\$9.59	640	S.F.	30	1953	1983		0	0.00		1	\$6,752	\$6,138
D5020	Branch Wiring	\$26.29	640	S.F.	30	1953	1983		0	0.00		1	\$18,511	\$16,828
D5020	Lighting	\$21.80	640	S.F.	30	1953	1983		0	0.00		1	\$15,348	\$13,953
D5030910	Fire Alarm System	\$3.15	640	SF	10	2006	2016		4	40.00		0.00	\$0	\$2,018

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

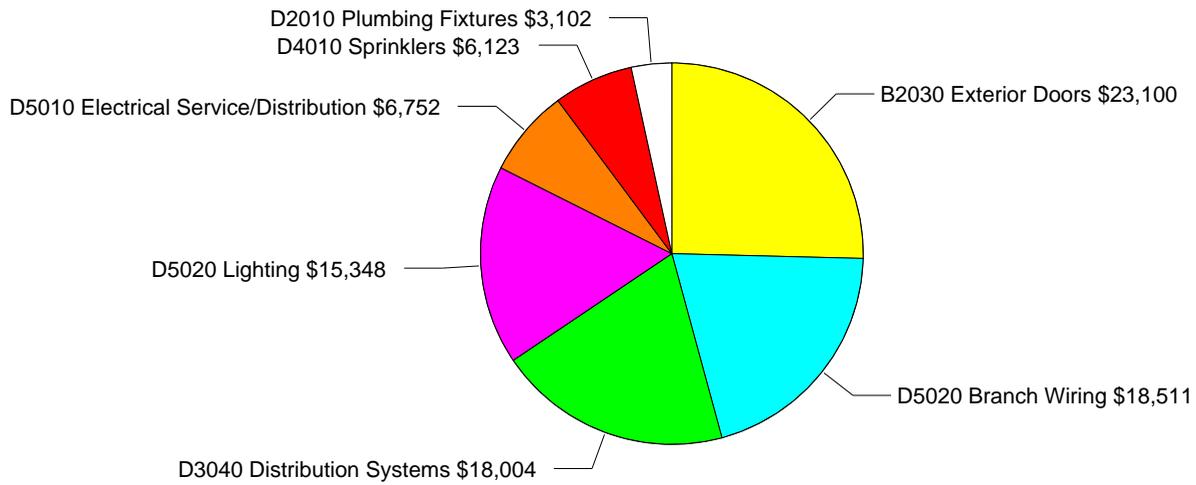
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$90,940		\$28,492	\$7,292					\$1,614			\$128,338
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls												
B2020	Exterior Windows												
B2030	Exterior Doors	\$23,100											\$23,100
B3010105	Built-Up			\$18,356									\$18,356
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings												
C1010	Partitions												
C1020	Interior Doors												
C1030	Fittings												
C2010	Stair Construction												
C3010	Wall Finishes			\$10,136									\$10,136
C3020210	Carpet												
C3020210	Ceramic Tile												
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT												
C3020410	Wood												
C3030	Ceiling Finishes												

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Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D2010810	Drinking Fountain Systems	\$3,102											\$3,102
D2020	Domestic Water Distribution												
D2030	Sanitary Waste												
D2090	Other Plumbing Systems-Nat Gas									\$1,614			\$1,614
D3020	Heat Generating Systems												
D3040	Distribution Systems	\$18,004											\$18,004
D3060	Controls & Instrumentation				\$5,020								\$5,020
D4010	Sprinklers	\$6,123											\$6,123
D5010	Electrical Service/Distribution	\$6,752											\$6,752
D5020	Branch Wiring	\$18,511											\$18,511
D5020	Lighting	\$15,348											\$15,348
D5030910	Fire Alarm System				\$2,272								\$2,272
E1020	Institutional Equipment												
E1090	Other Equipment												
E2010	Fixed Furnishings												
F1010	Special Structures												
F1020	Integrated Construction												
F1030	Special Construction Systems												
F1040	Special Facilities												

Deficiency Summary by System

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



Budget Estimate Total: \$90,941

Condition Detail

System: B2030 - Exterior Doors



Location: Exterior doors.

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$23,100.14

Assessor Name: Eduardo Lopez

Date Created: 01/29/2013

Notes: Replace exterior doors and hardware.

System: D2010810 - Drinking Fountain Systems



Location: East side of building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$3,102.11
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Drinking Fountain is original to building construction date and it is recommended to be replaced during next remodel or renovation.

System: D3040 - Distribution Systems



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$18,004.38
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Distribution System is beyond its expected life and it is recommended to be replaced during the next major renovation.

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System: D4010 - Sprinklers

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Missing
Category: Capital Renewal
Priority: 5 - Codes or Standards Compliance
Correction: Renew System
Qty: 1-Ea.
Estimate: \$6,123.11
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Building is not sprinklered and it's recommended to be added during next major renovation.

System: D5010 - Electrical Service/Distribution

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$6,751.64
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

System: D5020 - Branch Wiring



Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$18,511.26
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

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

System: D5020 - Lighting

Photo is not available.

Location: Typical for entire building
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$15,348.33
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: System is beyond its expected life and it is recommended to be scheduled for replacement during next remodel or renovation.

Portables 1-28 (not assessed)

Executive Summary

Photo is not available.

Gross Area (SF): 29,652
 Year Built: 1980
 Last Reno:
 Replacement Value: \$10,734,498
 Repair Cost: \$8,438,174
 Total FCI: 78.61%
 Total RSLI: 0%

Facility Description:

Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI%	FCI%	Current Repair Amount
A10 Foundations	NR	0.00	\$0
B10 Superstructure	NR	0.00	\$0
B20 Exterior Enclosure	0.00	46.41	\$728,016
B30 Roofing	0.00	110.00	\$640,184
C10 Interior Construction	0.00	100.82	\$805,045
C30 Interior Finishes	0.00	110.00	\$1,374,776
D20 Plumbing	0.00	110.00	\$750,561
D30 HVAC	0.00	110.00	\$1,667,391
D40 Fire Protection	0.00	121.29	\$257,389
D50 Electrical	0.00	115.01	\$1,871,471
E10 Equipment	0.00	173.52	\$157,815
E20 Furnishings	0.00	110.00	\$185,527
Total:	0.00	78.61	\$8,438,174

System Listing for Portables 1-28 (not assessed)

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
A1010	Standard Foundations	\$17.16	29,652	S.F.	20	1980	NR			NR		0.00	\$0	\$508,971
B1010	Floor Construction	\$30.53	29,652	S.F.	20	1980	NR			NR		0.00	\$0	\$905,216
B1020	Roof Construction	\$27.79	29,652	S.F.	20	1980	NR			NR		0.00	\$0	\$824,088
B2010	Exterior Walls	\$30.59	29,652	S.F.	20	1980	NR			NR		0.00	\$0	\$906,924
B2020	Exterior Windows	\$20.55	29,652	S.F.	20	1980	2000		0	0.00		1	\$670,244	\$609,313
B2030	Exterior Doors	\$1.77	29,652	S.F.	20	1980	2000		0	0.00		1	\$57,772	\$52,520
B3010105	Built-Up	\$19.63	29,652	SF	20	1980	2000		0	0.00		1	\$640,184	\$581,986
C1010	Partitions	\$12.54	29,652	S.F.	20	1980	2000		0	0.00		1	\$409,098	\$371,907
C1020	Interior Doors	\$8.24	29,652	S.F.	20	1980	2000		0	0.00		0.80	\$195,390	\$244,238
C1030	Fittings	\$6.15	29,652	S.F.	20	1980	2000		0	0.00		1	\$200,557	\$182,324
C3010	Wall Finishes	\$10.84	29,652	S.F.	10	1980	1990		0	0.00		1	\$353,675	\$321,523
C3020210	Carpet	\$12.05	29,652	SF	20	1980	2000		0	0.00		1	\$393,129	\$357,390
C3030	Ceiling Finishes	\$19.25	29,652	S.F.	20	1980	2000		0	0.00		1	\$627,972	\$570,884
D2010	Plumbing Fixtures	\$9.45	29,652	S.F.	20	1980	2000		0	0.00		1	\$308,115	\$280,105
D2020	Domestic Water Distribution	\$8.28	29,652	S.F.	20	1980	2000		0	0.00		1	\$270,070	\$245,519
D2030	Sanitary Waste	\$5.28	29,652	S.F.	20	1980	2000		0	0.00		1	\$172,375	\$156,705
D3040	Distribution Systems	\$21.05	29,652	S.F.	20	1980	2000		0	0.00		1	\$686,683	\$624,258
D3050	Terminal & Package Units	\$23.34	29,652	S.F.	20	1980	2000		0	0.00		1	\$761,364	\$692,149
D3060	Controls & Instrumentation	\$5.21	29,652	S.F.	20	1980	2000		0	0.00		1	\$170,027	\$154,570
D3070	Systems Testing & Balance	\$1.51	29,652	S.F.	20	1980	2000		0	0.00		1	\$49,317	\$44,834
D4010	Sprinklers	\$7.16	29,652	S.F.	20	1980	2000		0	0.00		1	\$233,435	\$212,213
D4020	Standpipes	\$0.50	0	S.F.	20	1980	2000		0	-		-	\$16,439	\$0
D4030	Fire Protection Specialties	\$0.23	0	S.F.	20	1980	2000		0	-		-	\$7,515	\$0
D5010	Electrical Service/Distribution	\$7.89	29,652	S.F.	20	1980	2000		0	0.00		1	\$257,389	\$233,990
D5020	Branch Wiring	\$21.64	29,652	S.F.	20	1980	2000		0	0.00		1	\$705,941	\$641,764
D5020	Lighting	\$17.94	29,652	S.F.	20	1980	2000		0	0.00		1	\$585,231	\$532,028
D5030310	Telephone Systems	\$2.07	29,652	SF	15	1980	1995		0	0.00		1	\$64,561	\$61,486
D5030910	Fire Alarm System	\$2.59	29,652	SF	10	1980	1990		0	0.00		1	\$76,858	\$76,858
D5030910	Security System, Camers, Access Control	\$1.37	29,652	SF	15	1980	1995		0	0.00		1	\$40,564	\$40,564
D5030920	LAN System	\$1.37	29,652	SF	15	1980	1995		0	0.00		1	\$42,592	\$40,564
D5030920	Public Address / Clock System	\$1.37	0	SF	15	1980	1995		0	-		-	\$40,564	\$0
D5090	Other Electrical Systems	\$1.77	0	S.F.	20	1980	2000		0	-		-	\$57,772	\$0
E1020	Institutional Equipment	\$3.07	29,652	S.F.	20	1980	2000		0	0.00		1	\$100,043	\$90,949
E1090	Other Equipment	\$1.77	0	S.F.	20	1980	2000		0	-		-	\$57,772	\$0
E2010	Fixed Furnishings	\$5.69	29,652	S.F.	20	1980	2000		0	0.00		1	\$185,527	\$168,661

¹ For blank cells default to dates shown in Calculated Next Renewal Column

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

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$8,438,175									\$578,600		\$9,016,775
A1010	Standard Foundations												
A1030	Slab on Grade												
A2010	Basement Excavation												
A2020	Basement Walls												
B1010	Floor Construction												
B1020	Roof Construction												
B2010	Exterior Walls												
B2020	Exterior Windows	\$670,244											\$670,244
B2030	Exterior Doors	\$57,772											\$57,772
B3010105	Built-Up	\$640,184											\$640,184
B3010120	Single Ply Membrane												
B3010130	Preformed Metal Roofing												
B3010140	Shingle & Tile												
B3020	Roof Openings												
C1010	Partitions	\$409,098											\$409,098
C1020	Interior Doors	\$195,390											\$195,390
C1030	Fittings	\$200,557											\$200,557
C2010	Stair Construction												
C3010	Wall Finishes	\$353,675									\$475,309		\$828,984
C3020210	Carpet	\$393,129											\$393,129
C3020210	Ceramic Tile												
C3020210	Epoxy												
C3020210	Terrazzo												
C3020210	Tile & Coverings												
C3020410	Rubber/Resilient												
C3020410	Sealed Concrete												
C3020410	VCT												
C3020410	Wood												
C3030	Ceiling Finishes	\$627,972											\$627,972

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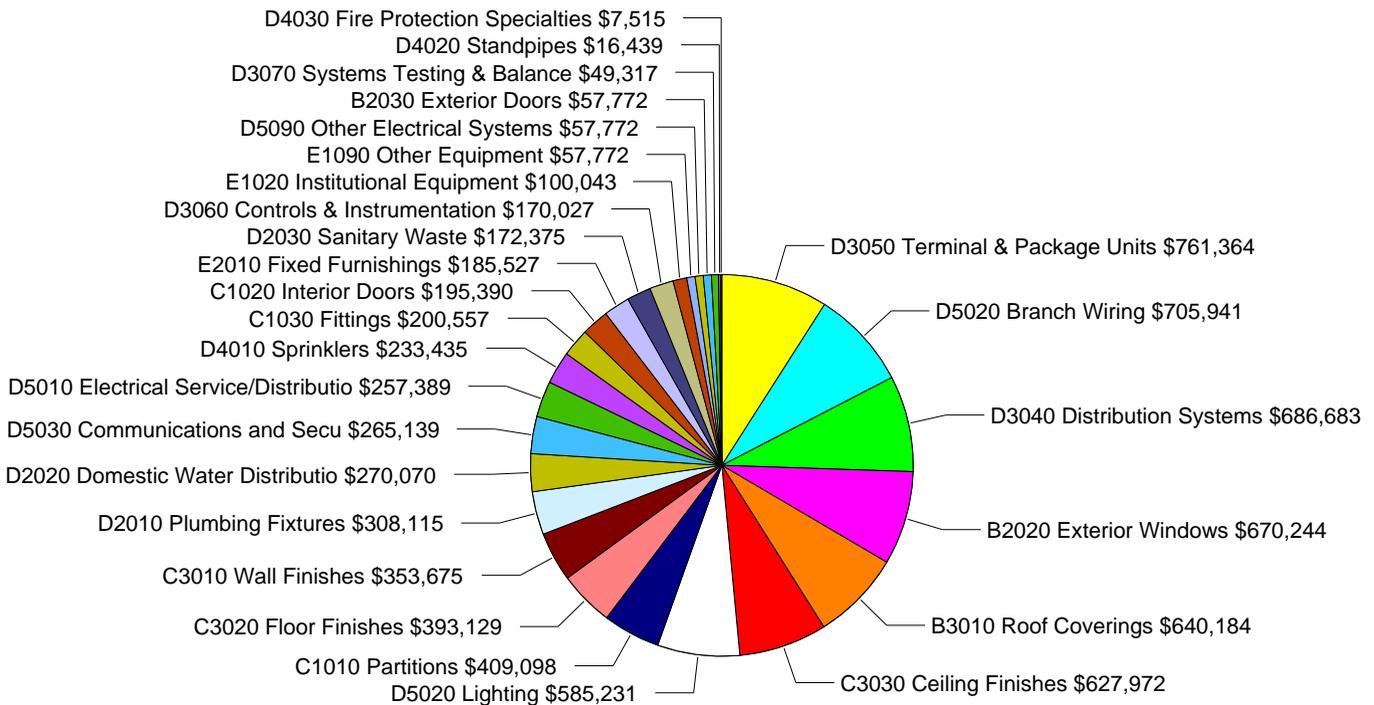
Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
D1010	Elevators and Lifts												
D1020	Escalators and Moving Walks												
D1090	Other Conveying Systems												
D2010	Plumbing Fixtures	\$308,115											\$308,115
D2020	Domestic Water Distribution	\$270,070											\$270,070
D2030	Sanitary Waste	\$172,375											\$172,375
D2040	Rain Water Drainage												
D2090	Other Plumbing Systems-Nat Gas												
D3010	Energy Supply												
D3020	Heat Generating Systems												
D3030	Cooling Generating Systems												
D3040	Distribution Systems	\$686,683											\$686,683
D3050	Terminal & Package Units	\$761,364											\$761,364
D3060	Controls & Instrumentation	\$170,027											\$170,027
D3070	Systems Testing & Balance	\$49,317											\$49,317
D3090	Other HVAC Systems/Equip												
D4010	Sprinklers	\$233,435											\$233,435
D4020	Standpipes	\$16,439											\$16,439
D4030	Fire Protection Specialties	\$7,515											\$7,515
D4090	Other Fire Protection Systems												
D5010	Electrical Service/Distribution	\$257,389											\$257,389
D5020	Branch Wiring	\$705,941											\$705,941
D5020	Lighting	\$585,231											\$585,231
D5030310	Telephone Systems	\$64,561											\$64,561
D5030910	Fire Alarm System	\$76,858									\$103,291		\$180,149
D5030910	Security System, Camers, Access Control	\$40,564											\$40,564
D5030920	LAN System	\$42,592											\$42,592
D5030920	Public Address / Clock System	\$40,564											\$40,564
D5090	Other Electrical Systems	\$57,772											\$57,772
E1020	Institutional Equipment	\$100,043											\$100,043

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Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
E1030	Vehicular Equipment												
E1090	Other Equipment	\$57,772											\$57,772
E2010	Fixed Furnishings	\$185,527											\$185,527
F1010	Special Structures												
F1020	Integrated Construction												
F1030	Special Construction Systems												
F1040	Special Facilities												

Deficiency Summary by System

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



Budget Estimate Total: \$8,438,174

Condition Detail

System: B2020 - Exterior Windows

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$670,244.32
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: B2030 - Exterior Doors

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$57,771.58
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: B3010105 - Built-Up

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$640,184.31
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: C1010 - Partitions

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$409,097.97
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: C1020 - Interior Doors

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$195,390.07
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: C1030 - Fittings

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$200,556.64
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: C3010 - Wall Finishes

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$353,674.82
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: C3020210 - Carpet

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$393,128.59
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: C3030 - Ceiling Finishes

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$627,972.43
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D2010 - Plumbing Fixtures

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$308,115.12
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D2020 - Domestic Water Distribution

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$270,070.42
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D2030 - Sanitary Waste

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$172,375.38
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D3040 - Distribution Systems

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$686,683.39
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D3050 - Terminal & Package Units

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$761,363.73
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D3060 - Controls & Instrumentation

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$170,026.94
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D3070 - Systems Testing & Balance

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$49,317.21
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D4010 - Sprinklers

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$233,434.78
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D4020 - Standpipes

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$16,439.07
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D4030 - Fire Protection Specialties

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$7,515.00
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5010 - Electrical Service/Distribution

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$257,388.85
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5020 - Branch Wiring

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$705,940.58
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5020 - Lighting

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$585,230.85
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5030310 - Telephone Systems

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$64,560.71
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5030910 - Fire Alarm System

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$76,857.98
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5030910 - Security System, Camers, Access Control

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$40,563.94
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5030920 - LAN System

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$42,592.13
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5030920 - Public Address / Clock System

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$40,563.94
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: D5090 - Other Electrical Systems

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$57,771.58
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: E1020 - Institutional Equipment

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$100,043.48
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: E1090 - Other Equipment

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$57,771.58
Assessor Name: Sonny Satterfield
Date Created: 02/05/2013

System: E2010 - Fixed Furnishings

Photo is not available.

Location: Building Systems

Material: System

Distress: Beyond Expected Life

Category: Capital Renewal

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

Correction: Renew System

Qty: 1-Ea.

Estimate: \$185,526.63

Assessor Name: Sonny Satterfield

Date Created: 02/05/2013

Site

Executive Summary



Gross Area (SF):	166,385	Repair Cost:	\$7,529,405
Year Built:	1953	Total FCI:	71.89%
Last Reno:		Total RSLI:	37%
Replacement Value:	\$10,473,690		

Facility Description:

Current Investment Requirement and Condition by Unifomat Classification

Unifomat Classification	RSLI%	FCI%	Current Repair Amount
G10 Site Preparation	NR	0.00	\$0
G20 Site Improvements	48.16	57.84	\$4,259,243
G30 Site Mechanical Utilities	0.00	100.00	\$802,641
G40 Site Electrical Utilities	11.11	113.55	\$2,467,520
Total:	36.64	71.89	\$7,529,405

System Listing for Site

Uniformat	System Description	Unit Price	Qty	UoM	Life	Install Year	Calc Next Renewal	Next Renewal ¹	RSL ²	RSLI %	REMR	FCI%	Current Repair Amt	Current Replacement Amt
G1030	Site Earthwork	\$0.81	166,385	S.F.	100	1953	NR			NR		0.00	\$0	\$134,173
G2010	Roadways	\$0.89	166,385	S.F.	50	1953	2003		0	0.00		1	\$163,403	\$148,549
G2020	Parking Lots	\$0.98	166,385	S.F.	50	1953	2003		0	0.00		1	\$179,217	\$162,924
G2030	Pedestrian Paving	\$8.02	166,385	S.F.	50	1953	2003		0	0.00		1	\$1,467,995	\$1,334,541
G2040000	Agricultural Animal Facilities	\$115.20	0	1 Job	30	1953	1983		0	0.00		1	\$126,720	\$115,200
G2040000	Greenhouse	\$86.40	864	S.F.	30	2003	2033		21	70.00		0.00	\$0	\$74,650
G2040105	Fence & Guardrails	\$3.27	166,385	S.F.	30	1990	2020		8	26.67		0.00	\$0	\$543,879
G2040920	Swimming Pools	\$233	6,000	S.F.	30	2005	2035		23	76.67		0.00	\$0	\$1,399,680
G2040940	Playing Fields	\$18.00	166,385	S.F.	50	2000	2050		38	76.00		0.60	\$1,791,446	\$2,994,930
G2050	Landscaping and Irrigation	\$3.54	166,385	S.F.	20	1953	1973		0	0.00		0.90	\$530,462	\$589,402
G3010	Water Supply	\$2.09	166,385	S.F.	50	1953	2003		0	0.00		1	\$347,412	\$347,412
G3020	Sanitary Sewer	\$1.53	166,385	S.F.	50	1953	2003		0	0.00		1	\$253,970	\$253,970
G3030	Storm Sewer	\$0.81	166,385	S.F.	50	1953	2003		0	0.00		1	\$134,173	\$134,173
G3060	Fuel Distribution - Natural Gas	\$0.40	166,385	S.F.	50	1953	2003		0	0.00		1	\$67,086	\$67,086
G4010	Electrical Distribution	\$3.59	166,385	S.F.	30	1953	1983		0	0.00		1	\$596,590	\$596,590
G4020	Site Lighting	\$7.66	166,385	S.F.	30	1953	1983	2012	0	0.00		1	\$1,595,003	\$1,274,642
G4030	Site Communications and Security	\$1.81	166,385	S.F.	30	2006	2036		24	80.00		0.91	\$275,927	\$301,889

¹ For blank cells default to dates shown in Calculated Next Renewal Column

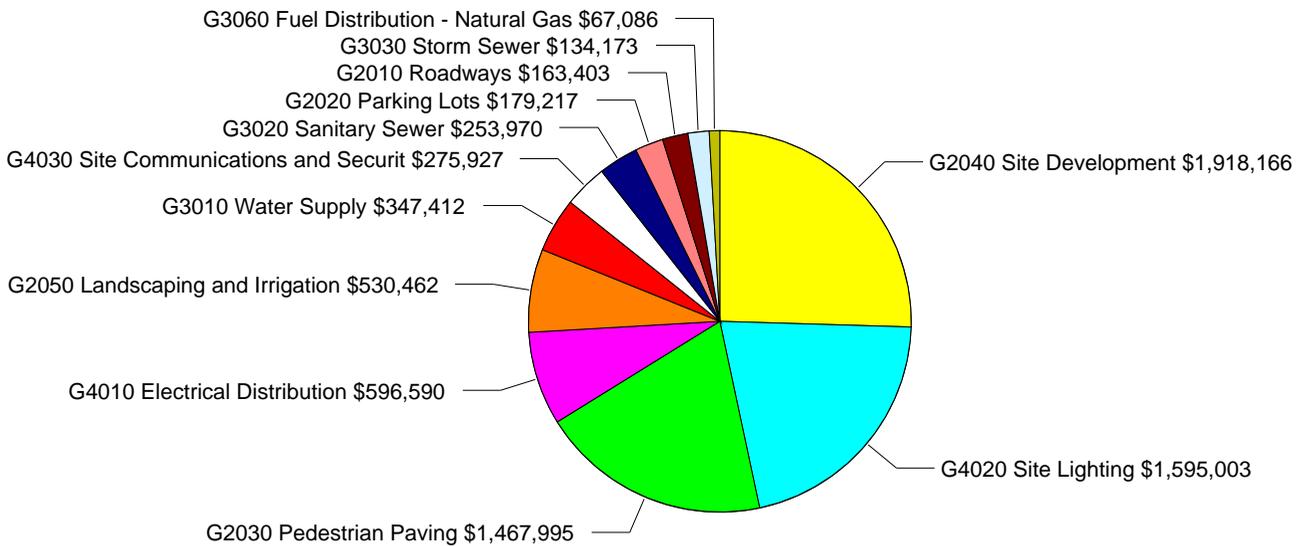
² Cells are left blank for Non Renewable Systems, no RSL will be calculated. Systems are expected to expire at the end of their life cycle.

Renewal Schedule

Uniformat	System Description	2012-13	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Total		\$7,529,404							\$757,867				\$8,287,271
G1030	Site Earthwork												
G2010	Roadways	\$163,403											\$163,403
G2020	Parking Lots	\$179,217											\$179,217
G2030	Pedestrian Paving	\$1,467,995											\$1,467,995
G2040000	Agricultural Animal Facilities	\$126,720											\$126,720
G2040000	Greenhouse												
G2040105	Fence & Guardrails								\$757,867				\$757,867
G2040920	Swimming Pools												
G2040940	Playing Fields	\$1,791,446											\$1,791,446
G2050	Landscaping and Irrigation	\$530,462											\$530,462
G3010	Water Supply	\$347,412											\$347,412
G3020	Sanitary Sewer	\$253,970											\$253,970
G3030	Storm Sewer	\$134,173											\$134,173
G3060	Fuel Distribution - Natural Gas	\$67,086											\$67,086
G4010	Electrical Distribution	\$596,590											\$596,590
G4020	Site Lighting	\$1,595,003											\$1,595,003
G4030	Site Communications and Security	\$275,927											\$275,927

Deficiency Summary by System

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



Budget Estimate Total: \$7,529,405

Condition Detail

System: G2010 - Roadways



Location: Campus site
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$163,403.38
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Roadways on campus are in deteriorated conditions with much patching and cracking. Many asphalt paved roadways also serve as pedestrian paths and tripping hazards are prevalent.

System: G2020 - Parking Lots



Location: West side of site parallel to Shaffer street, north of the Little Theater.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$179,216.61
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: The parking lot is in poor condition. Pavement is cracked and grainy with some potholing. Previous surface treatments are delaminating. Striping is in poor condition.

Campus Report - Orange HS

System: G2030 - Pedestrian Paving



Location: Site.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$1,467,994.89
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: Pedestrian pavings are in generally poor condition across the campus with tripping hazards present in highly travelled areas. Heaved areas are sometimes ground down. Patches are not holding up well. Areas in front of the Little Theater and Administrative entrance have been replaced w/in 10 years.

System: G2040000 - Agricultural Animal Facilities



Location: East central portion of site.
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$126,720.00
Assessor Name: Ann Buerger Linden
Date Created: 02/03/2013

Notes: System renewal for agricultural animal facilities is recommended.

System: G2040940 - Playing Fields



Location: Northwest corner of site.
Material: Running Track
Distress: Inadequate
Category: Safety
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Running Track competition grade
Qty: 1-Ea.
Estimate: \$1,791,446.40
Assessor Name: Ann Buerger Linden
Date Created: 02/03/2013

Notes: The existing running track is dirt. It is uneven and rutted, creating unsafe conditions for training and competition. A synthetic surface with permanent markings is recommended.

System: G2050 - Landscaping and Irrigation



Location: Campus site
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$530,462.00
Assessor Name: Eduardo Lopez
Date Created: 01/21/2013

Notes: No significant landscape and irrigation improvements have been made in many years. The irrigation system consists of 3 clocks. Landscaping is mature and in need of renewal. Many trees hang over building roofs, creating roof maintenance problems. Tree roots have heaved pavements.

Campus Report - Orange HS

System: G3010 - Water Supply



Location: Site Water Supply
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$347,411.88
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: System is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

System: G3020 - Sanitary Sewer



Location: Site Sanitary Sewer
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$253,970.06
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: System is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

Campus Report - Orange HS

System: G3030 - Storm Sewer



Location: Site Storm Sewer
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$134,172.86
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Rainwater surface runoff is collected by few catch basins mostly in the athletic field area. Water puddles around the campus, especially near building 100 where water goes into the building and sandbags are used. Storm Sewer System is beyond its expected life and it is recommended to be replaced and improved.

System: G3060 - Fuel Distribution - Natural Gas



Location: Site Natural Gas Distribution
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$67,086.43
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: System is beyond its expected life and it is recommended to be replaced during next remodel or renovation.

Campus Report - Orange HS

System: G4010 - Electrical Distribution



Location: Site Main Electrical Distrubution and UG feeders to buildings
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$596,590.06
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Site electrical incoming power switchgear, panels, equipment and underground feeders to buildings are beyond expected life; all are recommended to be replaced as part of the next major renovation.

System: G4020 - Site Lighting

Photo is not available.

Location: Building Systems
Material: System
Distress: Beyond Expected Life
Category: Capital Renewal
Priority: 3 - Necessary/Not Yet Critical (Years 2-5)
Correction: Renew System
Qty: 1-Ea.
Estimate: \$1,274,642.21
Assessor Name: Ann Buerger Linden
Date Created: 02/05/2013

System: G4020 - Site Lighting



Location: Site Light Poles
Material: Outdoor Pole Lights
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace light pole, 2 fixtures (conc. base not inc)
Qty: 30-Ea.
Estimate: \$320,360.83
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Most poles light fixtures were replaced with LED type in 2013; however light poles remain beyond expected life and is recommended to provide additional light pole for security of vehicles and pedestrian traffic and additional athletic field lighting.

System: G4030 - Site Communications and Security



Location: Site Communications and Security
Material: Site Communications
Distress: Inadequate
Category: Capital Renewal
Priority: 4 - Recommended (Years 6-10)
Correction: Replace communications and security cabling
Qty: 200-C.L.F.
Estimate: \$275,927.04
Assessor Name: Eduardo Lopez
Date Created: 01/29/2013

Notes: Recommend upgrades and replacing as needed all communications and security cabling and equipment for enhancements.

Glossary

ABMA	American Boiler Manufacturers Association http://www.abma.com/
ACEEE	American Council for an Energy-Efficient Economy
ACGIH	American Council of Governmental and Industrial Hygienists
AEE	Association of Energy Engineers
AFD	Adjustable Frequency Drive
AFTC	After Tax Cash Flow
AGA	American Gas Association
AHU	Air Handling Unit
Amp	Ampere
ANSI	American National Standards Institute
ARI	Air Conditioning and Refrigeration Institute
ASD	Adjustable Speed Drive
ASHRAE	American Society of Heating Refrigerating and Air-Conditioning Engineers Inc.
ASME	American Society of Mechanical Engineers
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ATS	After Tax Savings
AW	Annual worth
BACNET	Building Automation Control Network
BAS	Building Automation System
BCR	Benefit Cost Ratio
BEP	Business Energy Professional (AEE)
BF	Ballast Factor
BHP	Brake Horsepower (motors)
BHP	Boiler Horsepower (boilers)
BLCC	Building Life Cycle Cost analysis program (FEMP)
BOCA	Building Officials and Code Administrators
BTCF	Before Tax Cash Flow
BTS	Before Tax Savings
Btu	British thermal unit
Building Addition	An area space or component of a building added to a building after the original building's year built date.
CAA	Clean Air Act
CAAA-90	Clean Air Act Amendments of 1990
CABO	Council of American Building Officials
CAC	Conventional Air Conditioning
CADDET	Center for the Analysis and Dissemination of Demonstrated Energy Technologies

Calculated Next Renewal	The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget. Calculated next renewal The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system. Next renewal The assessor adjusted expected useful life of a system or element based on on-site inspection.
CDD	Cooling Degree Days
CDGP	Certified Distributed Generation Professional
CEC	California Energy Commission
CEM	Certified Energy Manager
CEP	Certified Energy Procurement Professional
CFC	Chlorofluorocarbon
CFD	Cash Flow Diagram
CFL	Compact Fluorescent Light
CFM cfm	Cubic Feet per Minute
CHP	Combined Heat and Power (a.k.a. cogeneration)
CHW	Chilled Water
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
COP	Coefficient of Performance
Cp	Heat Capacity of Material
CPUC	California Public Utility Commission
CRI	Color Rendering Index
CRT	Cathode Ray Tube VDT HMI
CTC	Competitive Transition Charge
Cu	Coefficient of Utilization
Current Replacement Value (CRV)	CRV represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.
Cv	Value Coefficient
CWS	Chilled Water System
D d	Distance (usually feet)
DB	Dry Bulb
DCV	Demand Control Ventilation
DD	Degree Day
DDB	Double Declining Balance
DDC	Direct Digital Controls
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.

Deficiency	A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.
Delta	Difference
Delta P	Pressure Difference
Delta T	Temperature Difference
DG	Distributed Generation
DOE	Department of Energy
DP	Dew Point
DR	Demand Response
DX	Direct Expansion Air Conditioner
EA	Energy Audit
EBITDA	Earnings before Interest Taxes Depreciation and Amortization
ECI	Energy Cost Index
ECM	Energy Conservation Measure
ECO	Energy Conservation Opportunity
ECPA	Energy Conservation and Production Act
ECR	Energy Conservation Recommendation
ECS	Energy Control System
EER	Energy Efficiency Ratio
EERE	Energy Efficiency and Renewable Energy division of US DOE
EIA	Energy Information Agency
EIS	Energy Information System
EMCS	Energy Management Computer System
EMO	Energy Management Opportunity
EMP	Energy Management Project
EMR	Energy Management Recommendation
EMS	Energy Management System
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
EO	Executive Order
EPA	Environmental Protection Agency
EPACT	Energy Policy Act of 1992
EPCA	Energy Production and Conservation Act of 1975
EPRI	Electric Power Research Institute
EREN	Efficiency and Renewable Energy (Division of USDOE)
ERV	Energy Recovery Ventilator
ESCO	Energy Service Company
ESPC	Energy Savings Performance Contract
EUI	Energy Use Index
EWG	Exempt Wholesale Generators

Extended Facility Condition Index (EFCI)	EFCI is calculated as the condition needs for the current year plus facility system renewal needs going out to a set time in the future divided by Current Replacement Value.
F	Fahrenheit
f	Frequency
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service.
Facility Condition Assessment (FCA)	FCA is a process for evaluating the condition of buildings and facilities for programming and budgetary purposes through an on site inspection and evaluation process.
Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
FC	Footcandle
FCA	Fuel Cost Adjustment
FEMIA	Federal Energy Management Improvement Act of 1988
FEMP	Federal Energy Management Program
FERC	Federal Energy Regulatory Commission
FESR	Fuel Energy Savings Ratio
FLA	Full Load Amps
FLF	Facility Load Factor (usually monthly)
FLRPM	Full Load Revolutions per Minute
FMS	Facility Management System
FPM fpm	Feet per Minute (velocity)
FSEC	Florida Solar Energy Center
Ft	Foot
GPM gpm	Gallons per Minute
GRI	Gas Research Institute
Gross Square Feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
GUI	Graphical User Interface
H h	Enthalpy Btu/lb
HCFC	Hydrochlorofluorocarbons
HDD	Heating Degree days
HFC	Hydrofluorocarbons
HHV	Higher Heating Value
HID	High Intensity Discharge (lamp)
HMI	Human Machine Interface
HMMI	Human Man Machine Interface
HO	High Output (lamp)
HP Hp hp	Horsepower
HPS	High Pressure Sodium (lamp)

HR	Humidity Ratio
Hr hr	Hour
HRU	Heat Recovery Unit
HVAC	Heating Ventilation and Air-Conditioning
Hz	Hertz
I	Intensity (lumen output of lamp)
I i	Interest rate or Discount rate
IAQ	Indoor Air Quality
ICA	International Cogeneration Alliance
ICBO	International Conference of Buildings Officials
ICC	International Code Council
ICP	Institutional Conservation Program
IECC	International Energy Conservation Code
IEEE	Institute of Electrical and Electronic Engineers
IESNA	Illuminating Engineering Society of North America
Install year	The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system's Current Replacement Value (CRV) was replaced).
IRP	Integrated Resource Planning
IRR	Internal Rate of Return
ISO	Independent System Operator
ITA	Independent Tariff Administrator
K	Kelvins (color temperature of lamp)
k	Kilo multiple of thousands in SI system
K k	Thermal Conductivity of Material
KVA	Kilovolt Ampere
KVAR	Kilovolt Ampere Reactive
kW	kiloWatt
kWh	kiloWatt hour
L	Length (usually feet)
LCC	Life Cycle Costing
LDC	Local Distribution Company
LEED	Leadership in Energy and Environmental Design
LEED EB	LEED for Existing Buildings
LEED NC	LEED for new construction
LF	Load Factor
LHV	Lower Heating Value
Life cycle	The period of time that a building or site system or element can be expected to adequately serve its intended function.
LPS	Low Pressure Sodium (lamp)
Lu	Lumen Output of a Lamp or Fixture
M	Mega multiple of millions in SI system

M&V	Measurement and Verification
MACRS	Modified Accelerated Cost Recovery System
MARR	Minimum Attractive Rate of Return
Mbtu	Thousand Btu
MCF	Thousand Cubic Feet (usually of gas)
MEC	Model Energy Code
Mm	Multiple of Thousands in I/P System
MMBtu	Million Btu
MMCS	Maintenance Management Computer System
MMI	Man Machine Interface
MMS	Maintenance Management System
MSE 2000	Management System for Energy 2000 (ANSI Georgia Tech Univ)
MW	MegaWatt
MWH MWh	MegaWatt hour
NAAQS	National Ambient Air Quality Standards
NAESCO	National Association of Energy Service Companies
NAIMA	North American Insulation Manufacturers Association
NEA	National Energy Act of 1978
NECPA	National Energy Conservation Policy Act
NEMA	National Electrical Manufacturer's Association
NERC	North American Electric Reliability Council
Next Renewal	The Next Renewal date is an override of the "Calculated Next Renewal" date and is based upon the assessor's visual inspection.
NFPA	National Fire Protection Association
NGPA	National Gas Policy Act of 1978
NLRPM	No Load Revolutions per Minute (speed)
Nn	Equipment or Project lifetime in economic analysis
NOPR	Notice of Proposed Rule Making from FERC
NOx	Nitrogen Oxide Compounds
NPV	Net present value in economic analysis
NREL	National Renewable Energy Laboratory
NUG	Non-Utility Generator
O&M	Operation and Maintenance
OA	Outside Air
ODP	Ozone Depletion Potential
OPAC	Off-Peak Air Conditioning
P	Present value in economic analysis
PBR	Performance Based Rates
PEA	Preliminary Energy Audit
PF	Power Factor

PID	Proportional plus integral plus derivative (control system)
PM	Preventive Maintenance
PM	Portfolio Manager in Energy Star rating system
PoolCo	Power Pool Company or Organization
POU	Point of Use
PQ	Power Quality
PSC	Public Service Commission
PSIA psia	Pounds per square inch absolute (pressure)
PSIG psig	Pounds per square inch gauge (pressure)
PUC	Public Utility Commission
PUHCA	Public Utilities Holding Company Act of 1935
PURPA	Public Utilities Regulatory Policies of 1978
PV	Photovoltaic system
PV	Present Value
PW	Present Worth
PX	Power Exchange
Q	Heat load due to conduction using degree days
q	Rate of heat flow in Btu per hour
QF	Qualifying Facility
R	Electrical resistance
R	Thermal Resistance
RC	Remote controller
RCR	Room Cavity Ratio
RCRA	Resource Conservation and Recovery Act
Remaining Service Life (RSL)	RSL is the number of years service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the "Calculated Next Renewal" date or the "Next Renewal" date whichever one is the later date.
Remaining Service Life Index (RSLI)	RSLI is defined as a percentage ratio of the remaining service life of a system. It usually ranges from 0 to 100
REMR	Repair Evaluation Maintenance Rehabilitation (REMR) is a scale used to objectively rank systems based on their condition
Renewal Schedule	A timeline that provides the items that need repair the year in which the repair is needed and the estimated price of the renewal.
RH	Relative Humidity
RLA	Running Load Amps
RMS	Root Mean Square
RO	Reverse Osmosis
ROI	Return on Investment
RPM	Revolutions Per Minute
RTG	Regional Transmission Group
RTO	Regional Transmission Organization

RTP	Real Time Pricing
SBCCI	Southern Building Code Congress International
SC	Scheduling Coordinator
SC	Shading Coefficient
SCADA	Supervisory Control and Data Acquisition Systems
SEER	Seasonal Energy Efficiency Ratio
SHR	Sensible Heat Ratio
Site	The grounds and utilities roadways landscaping fencing and other typical land improvements needed to support the facility.
Soft Cost	An expense item that is not considered direct construction cost. Soft cost includes architectural engineering financing legal fees and other pre-and-post construction expenses.
SOx	Sulfur Oxide Compounds
SP	Static Pressure
SP SPB	Simple Payback
SPP	Simple Payback Period
SPP	Small Power Producers
STR	Stack Temperature Rise
SV	Specific Volume
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
T	Temperature
T	Tubular (lamps)
TAA	Technical Assistance Audit
TCP/IP	Transmission Control Protocol/Internet Protocol
TES	Thermal Energy Storage
THD	Total Harmonic Distortion
TOD	Time of Day
TOU	Time of Use
TQM	Total Quality Management
TransCo	Transmission Company
U	Thermal Conductance
UDC	Utility Distribution Company
UL	Underwriters Laboratories
UNIFORMAT II	The ASTM UNIFORMAT II Classification for Building Elements (E1557-97) a format for classifying major facility components common to most buildings.
USGBC	US Green Building Council
V	Volts Voltage

V	Volume
v	Specific Volume
VAV	Variable Air Volume
VDT	Video Display Terminal
VFD	Variable Frequency Drive
VHO	Very High Output
VSD	Variable Speed Drive
W	Watts
W	Width
WB	Wet bulb
WH Wh	Watt Hours
Year built	The year that a building or addition was originally built based on substantial completion or occupancy.
Z	Electrical Impedance