

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



Bernardo Elementary School
1122 Mountain Heights Drive
Escondido, California 92025

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

Gregg Young
Program Manager
800.733.0660
Gregg.Young@bureauveritas.com

BV PROJECT #:

164076.23R000-002.017

DATE OF REPORT:

August 17, 2023

ON SITE DATE:

July 28, 2023

TABLE OF CONTENTS

1. Executive Summary

Campus Overview and Assessment Details

Campus Findings and Deficiencies

Facility Condition Index (FCI)

Immediate Needs.....

Plan Types.....

2. Admin Building

3. Building A.....

4. Building B.....

5. Building C.....

6. Building D.....

7. Building E.....

8. Food Service

9. Multipurpose

10. Site Summary.....

11. Property Space Use and Observed Areas

12. ADA Accessibility.....

13. Purpose and Scope

14. Opinions of Probable Costs

Methodology

Definitions

15. Certification.....

16. Appendices

1

1

2

3

4

5

6

9

12

15

18

21

24

27

30

32

33

34

36

36

36

38

39



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Eight
Main Address	1122 Mountain Heights Drive, Escondido, California 92025
Site Developed	2006
Site Area	9.05 acres (estimated)
Parking Spaces	77 total spaces all in open lots; four of which are accessible
Outside Occupants/Leased Spaces	Classroom 5 - YMCA
Date(s) of Visit	July 28, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kflemming@dlrgroup.com
On-site Point of Contact (POC)	Terry Jones Contractor for school district (former district employee) 760.450.6106 cell
Assessment and Report Prepared By	Jesse Azaret
Reviewed By	Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Bernardo elementary school opened in 2006. The parking lot received a new electronic informational sign and solar panel array covering during 2021. The campus has not undergone any other major building additions or renovations since opening

Architectural

The building consists of wood-framed construction on concrete slabs. The exteriors consist of painted stucco walls, with steel windows and doors. The building roofs each have interior ladder access with a flat modified bituminous finish. Covered walkways utilize standing seam metal, which shades most of the common walkways between buildings. Interior finishes are still in fair condition with typical lifecycle replacements as expected.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical equipment is original to construction; these include mostly packaged rooftop units, with additional traditional and ductless split systems. Electrical service infrastructure was updated to accommodate the new solar coverings over the parking lots. These feed into the main service location to help alleviate the school's electrical service needs. Except for Building A, all other buildings have domestic hot water provided by electric residential style tank water heaters. Fire suppression is limited to fire extinguishers in most buildings with wet-piped sprinkler systems present in only the food service and multipurpose buildings. Approaching the 20-year mark for the property, many MEPF assets will enter into replacement phases, with typical lifecycle replacements being expected.

Site

Landscaping has been well maintained and playground surface asphalt is free from large cracks or any heaving. Building-mounted lighting appears to be original with LED replacement present for pole mounted fixtures in the parking lot. Seal and striping were recently redone for the parking lot asphalt. Typical lifecycle replacements are expected.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Bernardo Elementary School / Building A (2006)	\$800	1,170	\$936,000	0.0%	1.7%	8.8%	13.5%
Bernardo Elementary School / Building Admin (2006)	\$800	7,048	\$5,638,400	0.2%	5.5%	8.4%	9.3%
Bernardo Elementary School / Building B (2006)	\$800	9,689	\$7,751,200	0.0%	4.3%	8.6%	9.6%
Bernardo Elementary School / Building C (2006)	\$800	9,048	\$7,238,400	0.0%	4.7%	8.8%	10.0%
Bernardo Elementary School / Building D (2006)	\$800	9,060	\$7,248,000	0.0%	6.1%	9.0%	10.4%
Bernardo Elementary School / Building E (2006)	\$800	9,047	\$7,237,600	0.0%	4.7%	8.9%	9.9%
Bernardo Elementary School / Food Service (2006)	\$800	1,957	\$1,565,600	0.0%	8.4%	25.2%	27.2%
Bernardo Elementary School / Multipurpose (2006)	\$800	5,859	\$4,687,200	0.0%	4.7%	6.6%	7.8%

Immediate Needs

Facility/Building	Total Items	Total Cost
Bernardo Elementary School	3	\$77,400
Total	3	\$77,400

Bernardo Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6875736	Bernardo Elementary School / Building Admin	Throughout building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	\$9,600
6875800	Bernardo Elementary School / Site	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Fair	Lifecycle/Renewal	\$25,300
6875725	Bernardo Elementary School / Site	Site	G2050	Playfield Surfaces, Chips Wood, 6" Depth, Replace	Fair	Lifecycle/Renewal	\$42,500
Total (3 items)							\$77,400

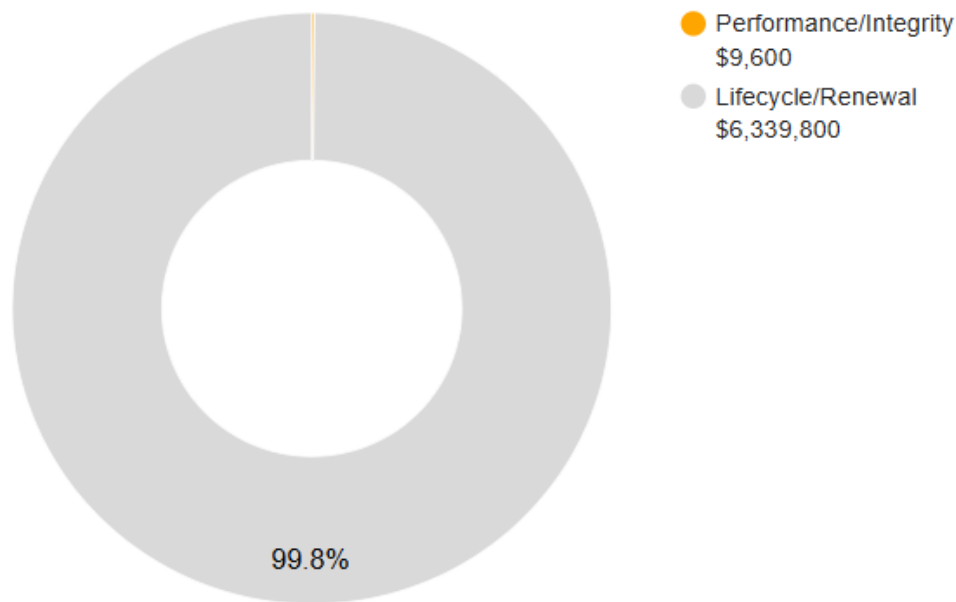
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$6,349,400

2. Admin Building



Admin Building: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	7,048 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair

Admin Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	The VCT flooring is warped and peeling.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Admin Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$46,300	-	\$291,400	\$337,700
Roofing	-	-	\$108,400	-	-	\$108,400
Interiors	\$9,600	\$68,400	\$28,800	\$41,500	\$151,100	\$299,500
Plumbing	-	-	\$2,600	\$1,900	\$45,400	\$49,900
HVAC	-	\$100,700	-	\$9,100	-	\$109,800
Electrical	-	-	\$64,800	-	-	\$64,800
Fire Alarm & Electronic Systems	-	-	-	-	\$25,300	\$25,300
Equipment & Furnishings	-	-	\$44,500	-	\$22,600	\$67,100
TOTALS (3% inflation)	\$9,600	\$169,100	\$295,400	\$52,400	\$535,900	\$1,062,400

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

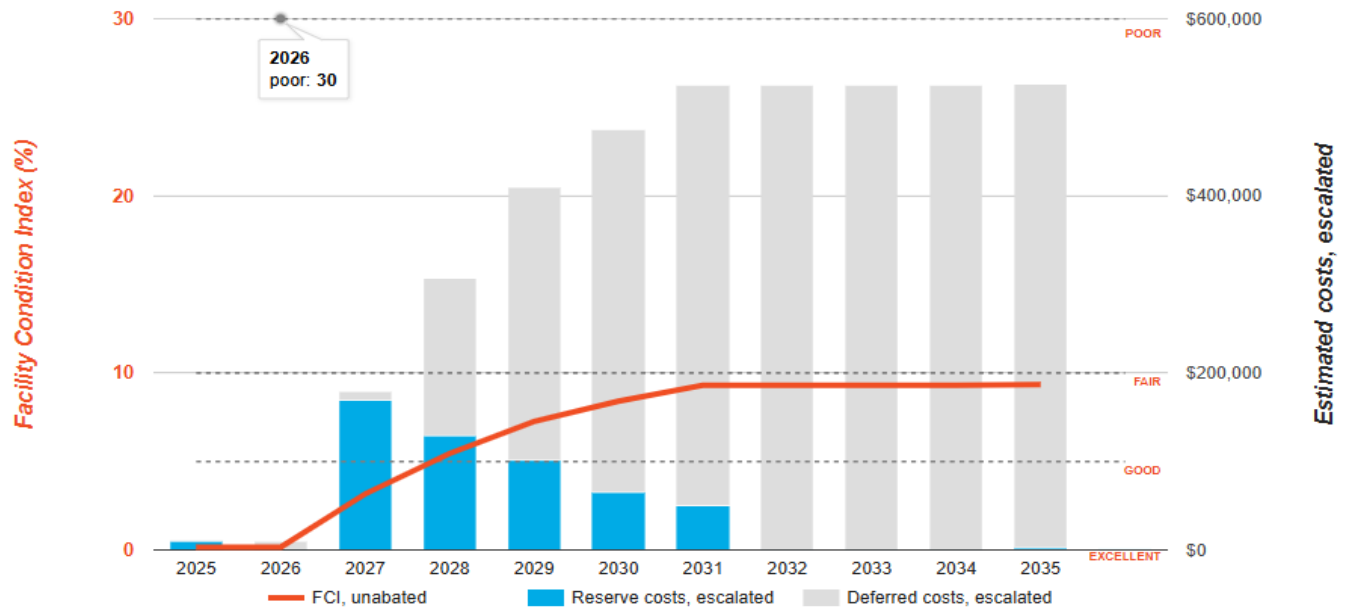
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bernardo Elementary School Building Admin

Replacement Value: \$5,638,400

Inflation Rate: 3.0%

Average Needs per Year: \$47,900



Building 1: Key Findings



Flooring in Poor condition.

Vinyl Tile (VCT)
Building Admin Bernardo Elementary School
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,700

\$\$\$

Edges are warping - AssetCALC ID: 6875736

3. Building A



Building A: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	1,170 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged rooftop unit and split system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

Building A: Systems Summary

Fire Alarm	Fully addressable panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

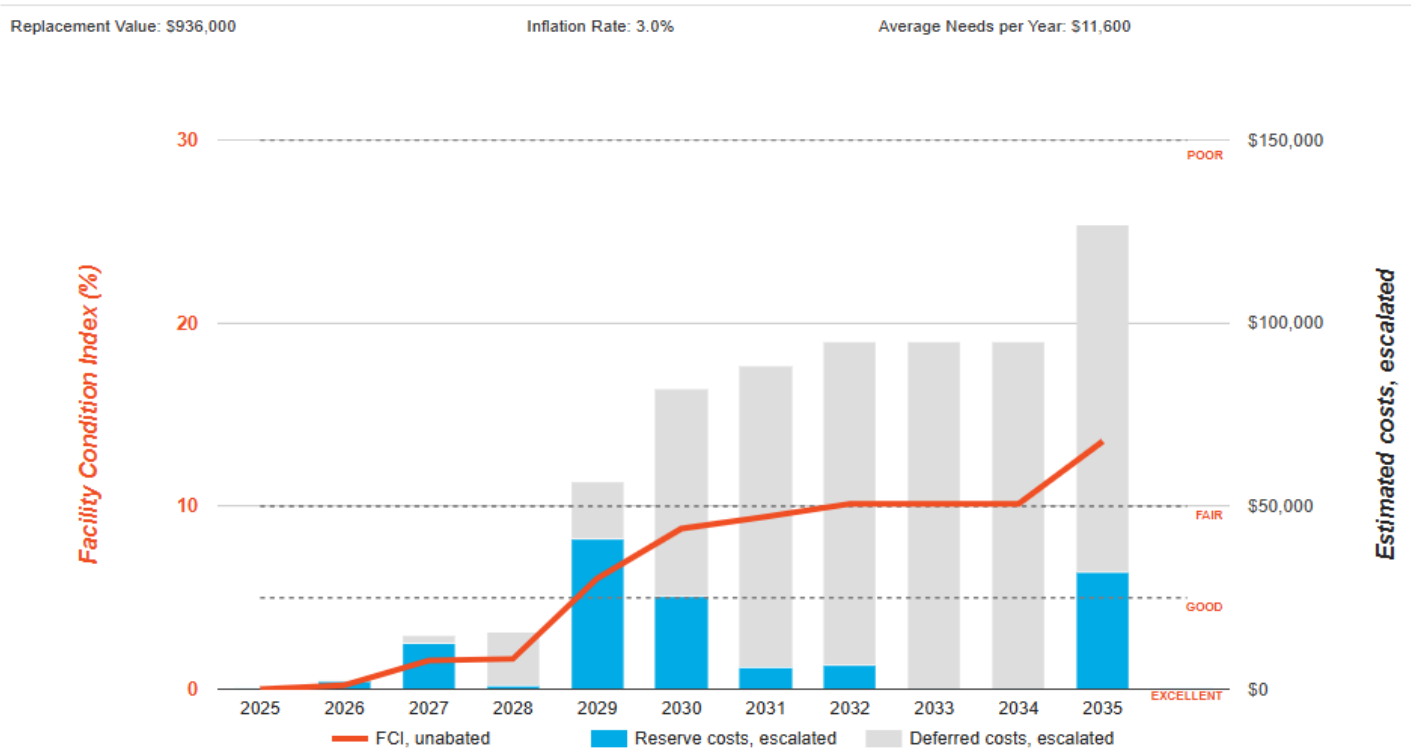
Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$9,400	-	\$13,800	\$23,200
Roofing	-	-	\$20,800	-	-	\$20,800
Interiors	-	\$2,100	\$17,200	\$6,000	\$26,400	\$51,800
HVAC	-	\$12,600	-	\$6,600	-	\$19,200
Electrical	-	-	\$13,000	-	\$35,000	\$48,000
Fire Alarm & Electronic Systems	-	-	-	\$31,900	\$4,200	\$36,100
Equipment & Furnishings	-	-	\$7,100	-	\$1,300	\$8,400
TOTALS (3% inflation)	-	\$14,700	\$67,500	\$44,500	\$80,800	\$207,500

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bernardo Elementary School Building A



Building A: Key Findings

No Key Findings at this time

4. Building B



Building B: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	9,689 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and conventional split systems Supplemental Components: Ductless split system	Fair
Fire Suppression	Fire extinguishers only	Fair

Building B: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

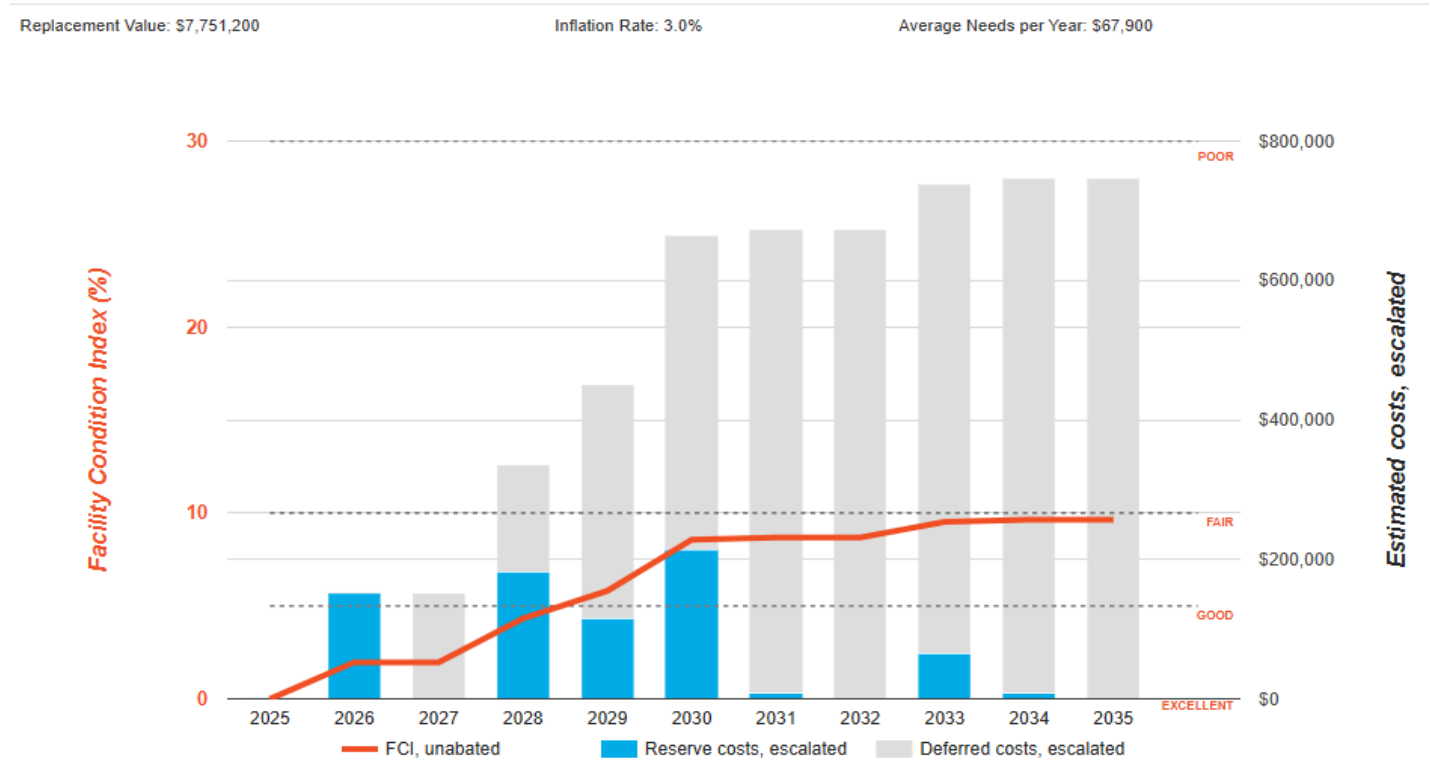
Building B: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$40,100	-	\$316,500	\$356,600
Roofing	-	-	\$167,500	-	-	\$167,500
Interiors	-	-	\$163,100	\$65,400	\$220,300	\$448,800
Plumbing	-	\$1,100	\$5,200	-	\$62,300	\$68,600
HVAC	-	\$151,200	-	\$9,100	\$32,500	\$192,800
Electrical	-	-	\$93,200	-	\$46,600	\$139,800
Fire Alarm & Electronic Systems	-	-	-	\$8,300	\$34,800	\$43,000
Equipment & Furnishings	-	-	\$42,600	-	\$8,100	\$50,700
TOTALS (3% inflation)	-	\$152,300	\$511,700	\$82,700	\$721,100	\$1,467,800

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bernardo Elementary School Building B



Building B: Key Findings

No key findings at this time

5. Building C



Building C: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	9,048 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and conventional split systems Supplemental Components: Ductless split systems	Fair
Fire Suppression	Fire extinguishers only	Fair

Building C: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

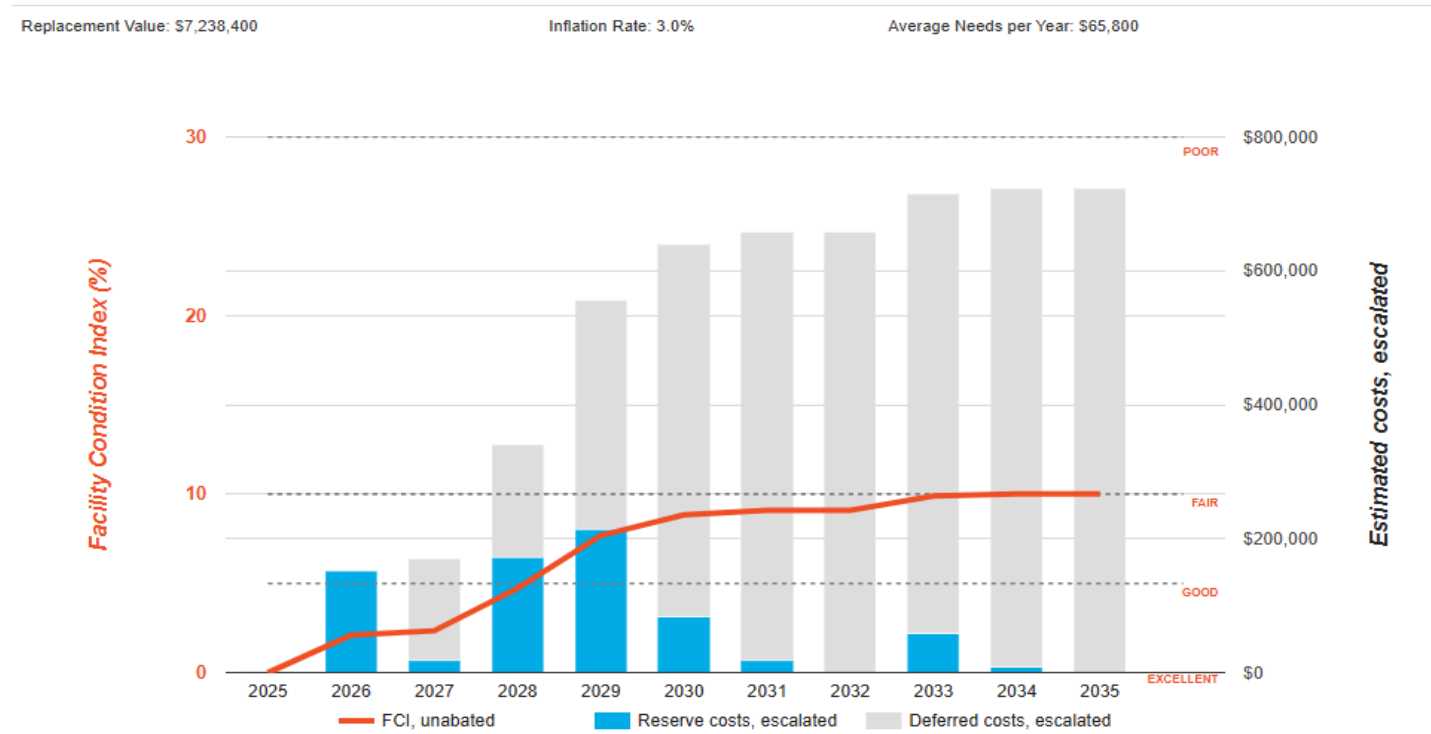
Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$35,300	-	\$342,500	\$377,800
Roofing	-	-	\$156,400	-	-	\$156,400
Interiors	-	\$16,800	\$120,000	\$58,200	\$209,000	\$403,900
Plumbing	-	\$1,700	\$5,200	-	\$110,000	\$116,900
HVAC	-	\$151,200	-	\$18,100	\$32,500	\$201,800
Electrical	-	-	\$83,500	-	\$46,600	\$130,100
Fire Alarm & Electronic Systems	-	-	-	\$8,300	\$32,500	\$40,700
Equipment & Furnishings	-	-	\$69,100	-	\$15,500	\$84,600
TOTALS (3% inflation)	-	\$169,700	\$469,500	\$84,600	\$788,600	\$1,512,400

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bernardo Elementary School Building C



Building C: Key Findings

No key findings at this time

6. Building D



Building D: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	9,060 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and conventional split systems Supplemental Components: Ductless split systems	Fair
Fire Suppression	Fire extinguishers only	Fair

Building D: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: UPS for lighting site-wide	Fair
Fire Alarm	Booster panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

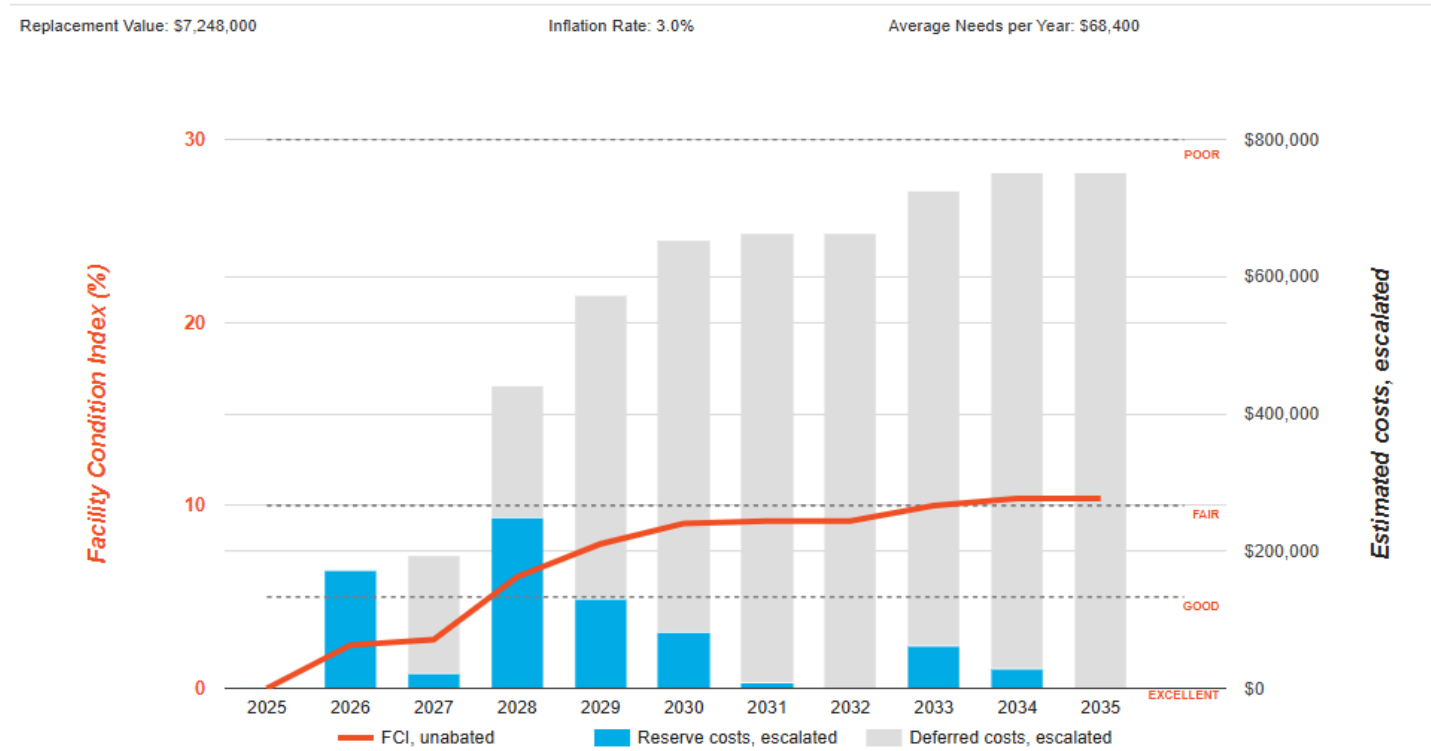
Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$35,300	-	\$342,500	\$377,800
Roofing	-	-	\$156,600	-	-	\$156,600
Interiors	-	\$21,000	\$117,600	\$61,700	\$194,300	\$394,500
Plumbing	-	\$1,700	-	-	\$53,800	\$55,500
HVAC	-	\$170,800	-	\$9,100	\$52,800	\$232,600
Electrical	-	-	\$81,400	\$19,800	\$46,600	\$147,800
Fire Alarm & Electronic Systems	-	-	-	\$8,300	\$32,500	\$40,800
Equipment & Furnishings	-	-	\$69,100	-	\$15,500	\$84,600
TOTALS (3% inflation)	-	\$193,500	\$460,000	\$98,800	\$738,000	\$1,490,300

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bernardo Elementary School Building D



Building D: Key Findings

No key findings at this time

7. Building E



Building E: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	9,048 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and conventional split systems Supplemental Components: Ductless split systems	Fair
Fire Suppression	Fire extinguishers only	Fair

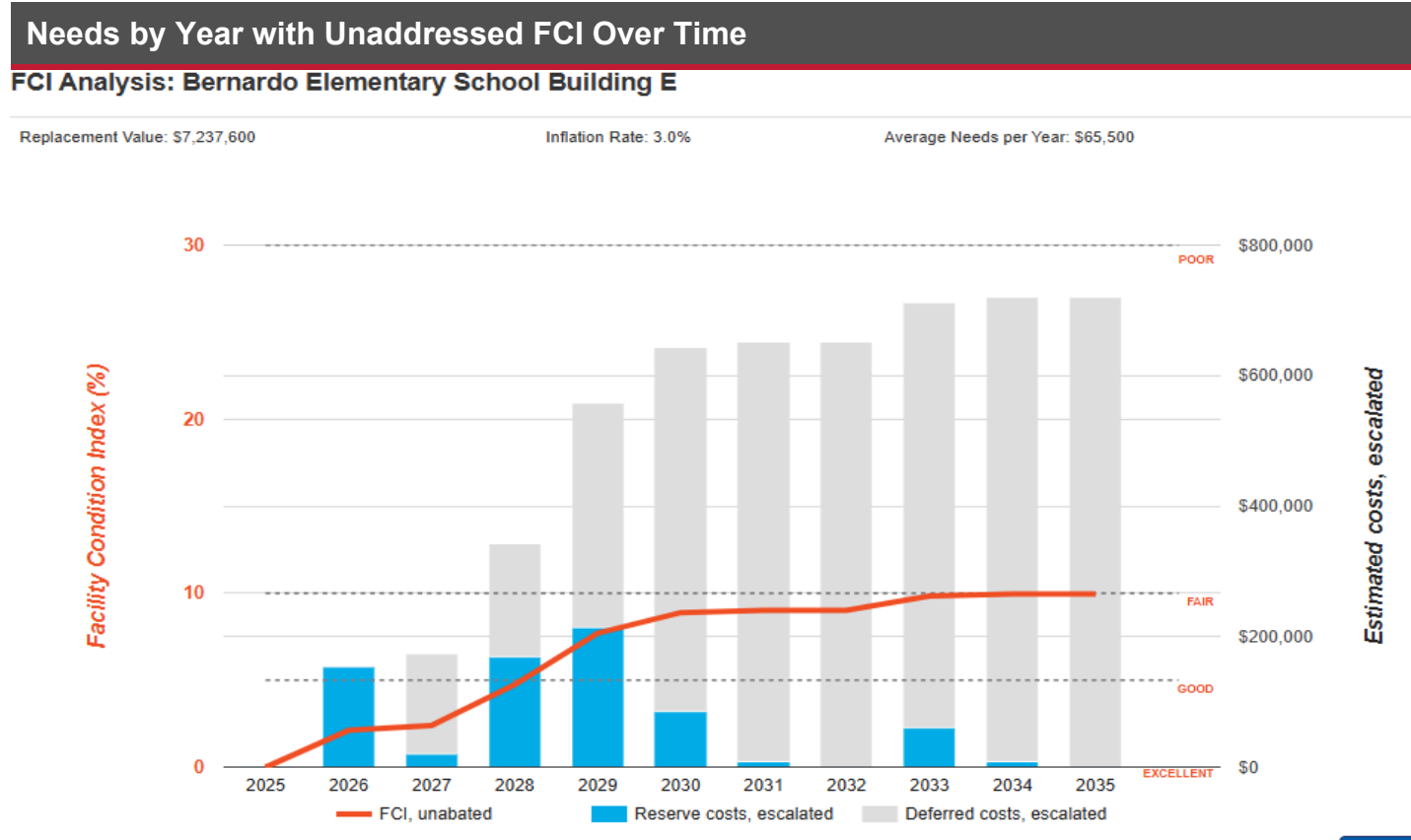
Building E: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Building E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$35,300	-	\$342,500	\$377,800
Roofing	-	-	\$156,400	-	-	\$156,400
Interiors	-	\$19,000	\$119,700	\$60,000	\$203,100	\$401,800
Plumbing	-	\$1,700	\$2,600	-	\$81,900	\$86,200
HVAC	-	\$153,200	-	\$9,100	\$41,300	\$203,500
Electrical	-	-	\$85,700	-	\$46,600	\$132,300
Fire Alarm & Electronic Systems	-	-	-	\$8,300	\$32,500	\$40,700
Equipment & Furnishings	-	-	\$69,100	-	\$15,500	\$84,600
TOTALS (3% Inflation)	-	\$173,900	\$468,800	\$77,300	\$763,400	\$1,483,400

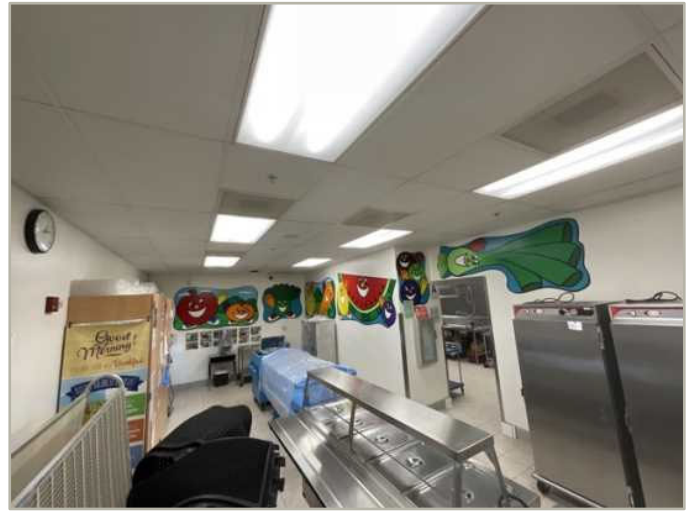
The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are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



Building E: Key Findings

No key findings at this time

8. Food Service



Food Service: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	1,957 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Toilets, urinals and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and conventional split systems Supplemental Components: Make-up air unit	Fair
Fire Suppression	Fire extinguishers and wet-piped sprinkler system	Fair

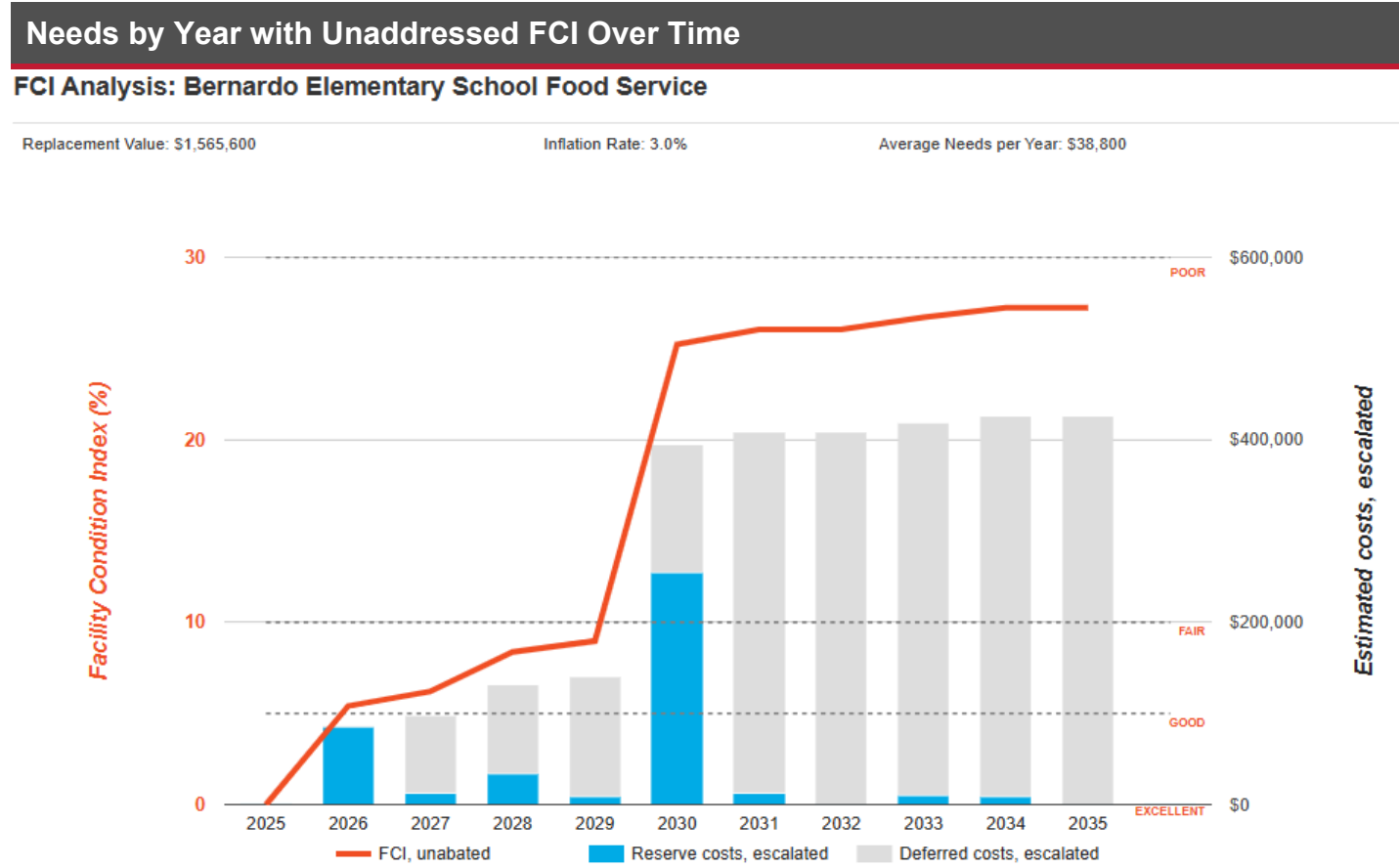
Food Service: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Booster panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Food Service: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$12,600	-	-	\$69,900	\$82,400
Roofing	-	-	\$33,800	-	-	\$33,800
Interiors	-	-	\$9,400	\$10,200	\$21,300	\$40,900
Plumbing	-	\$3,100	-	-	\$51,000	\$54,100
HVAC	-	\$81,500	-	\$9,100	\$23,000	\$113,500
Fire Protection	-	-	-	\$4,000	-	\$4,000
Electrical	-	-	\$22,800	-	\$55,400	\$78,200
Fire Alarm & Electronic Systems	-	-	-	\$8,300	\$7,000	\$15,300
Equipment & Furnishings	-	-	\$231,600	-	\$260,900	\$492,500
TOTALS (3% inflation)	-	\$97,100	\$297,600	\$31,500	\$488,500	\$914,700

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



Food Service: Key Findings

No key findings at this time



9. Multipurpose



Multipurpose: Systems Summary

Address	1122 Mountain Heights Drive, Escondido, California 92025	
Constructed/Renovated	2006	
Building Size	5,859 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure <i>over concrete slab</i>	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank One sink in utility closet	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers and wet-piped sprinkler system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

Multipurpose: Systems Summary

Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Sound system	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

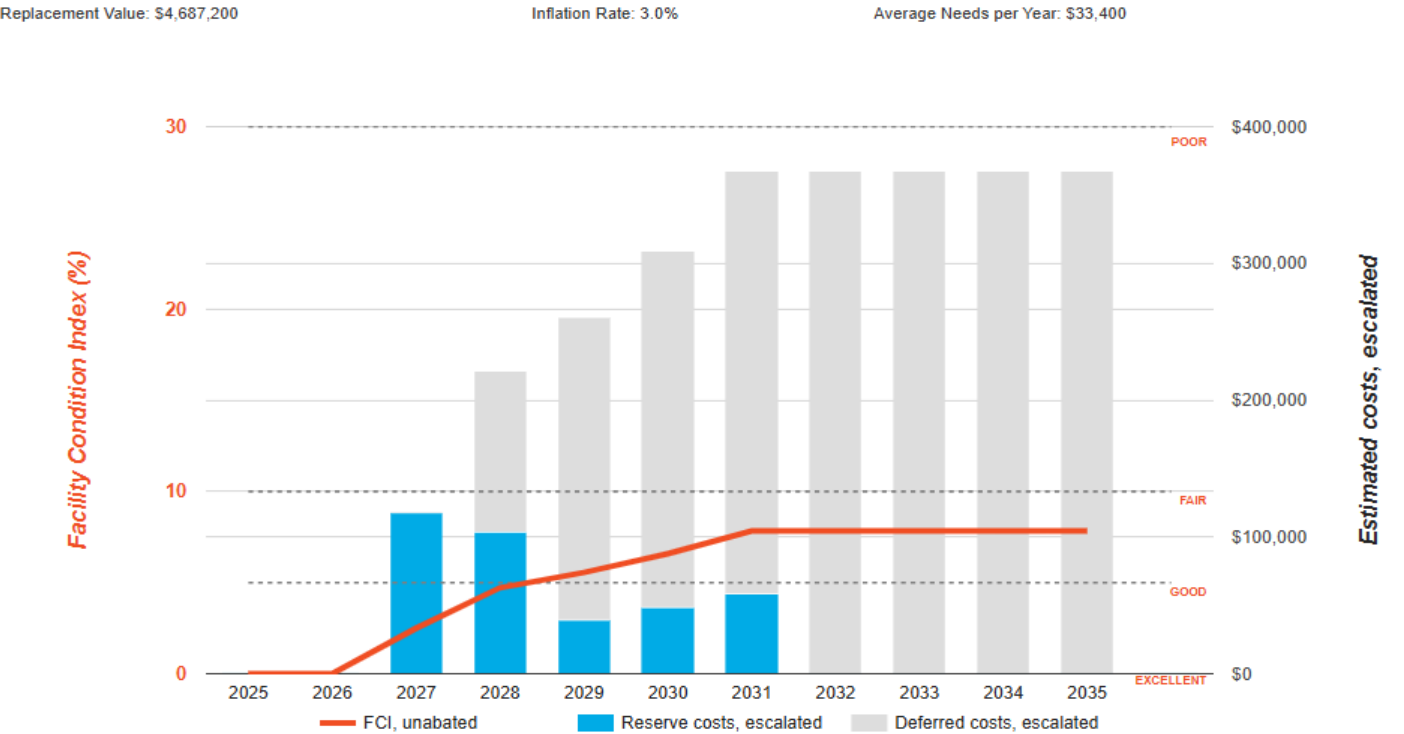
Multipurpose: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$9,600	\$9,600
Roofing	-	-	\$101,300	-	-	\$101,300
Interiors	-	\$49,200	\$23,500	\$38,700	\$108,200	\$219,600
Plumbing	-	\$1,100	-	-	\$5,300	\$6,300
HVAC	-	\$67,100	-	\$7,900	-	\$75,100
Fire Protection	-	-	-	\$11,800	-	\$11,800
Electrical	-	-	\$48,400	-	-	\$48,400
Fire Alarm & Electronic Systems	-	-	\$15,600	-	\$20,400	\$36,100
Equipment & Furnishings	-	-	\$2,600	-	\$3,500	\$6,100
TOTALS (3% inflation)	-	\$117,400	\$191,400	\$58,500	\$147,000	\$514,300

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bernardo Elementary School Multipurpose



Multipurpose: Key Findings

No key findings at this time



10. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link and metal tube fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, and picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining wall Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and metal halide	Fair
Ancillary Structures	Shade structure around campus	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	No key findings at this time	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	\$12,100	-	-	\$41,600	\$53,700
Fire Protection	-	-	-	-	\$39,400	\$39,400
Electrical	-	-	-	\$25,500	\$1,823,300	\$1,848,800
Fire Alarm & Electronic Systems	-	-	\$165,200	\$656,600	-	\$821,900
Special Construction & Demo	-	-	-	-	\$1,182,500	\$1,182,500
Site Development	\$42,500	\$94,400	\$334,900	\$305,400	\$542,100	\$1,319,300
Site Pavement	\$25,300	-	\$29,300	\$268,700	\$85,000	\$408,200
Site Utilities	-	-	-	-	\$31,600	\$31,600
TOTALS (3% inflation)	\$67,800	\$106,500	\$529,400	\$1,256,200	\$3,745,500	\$5,705,400

Site: Key Findings

No key findings at this time

11. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed to gain a clear understanding of the property’s overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

See the *Key Spaces Not Observed Row* of the *Systems Summary* table in each building section to see specific areas of the various buildings that were not observed.

12. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 2006. The campus has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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

13. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

14. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

15. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bernardo Elementary School, 1122 Mountain Heights Drive, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

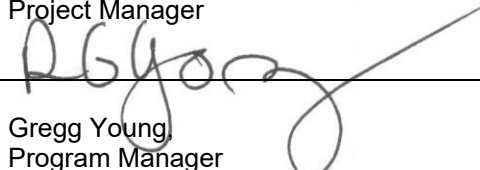
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Jesse Azaret,
Project Manager

Reviewed by:


Gregg Young
Program Manager
Gregg.Young@bureauveritas.com
800.733.0660

16. Appendices

- Appendix A: Photolog
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves



Appendix A:

Photolog

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PAINTED STUCCO EXTERIORS



6 - ALUMINUM-FRAMED GLAZING

Photographic Overview



7 - METAL ROOFING



8 - MODIFIED BITUMINOUS ROOFING



9 - RESTROOM INTERIOR FURNISHINGS



10 - KINDERGARTEN CLASSROOM



11 - LIBRARY



12 - MULTIPURPOSE ROOM

Photographic Overview



13 - ADMINISTRATIVE - FRONT DESK



14 - CAFETERIA SERVICE ROOM



15 - GAS WATER HEATER



16 - URINALS



17 - COMMERCIAL TOILET

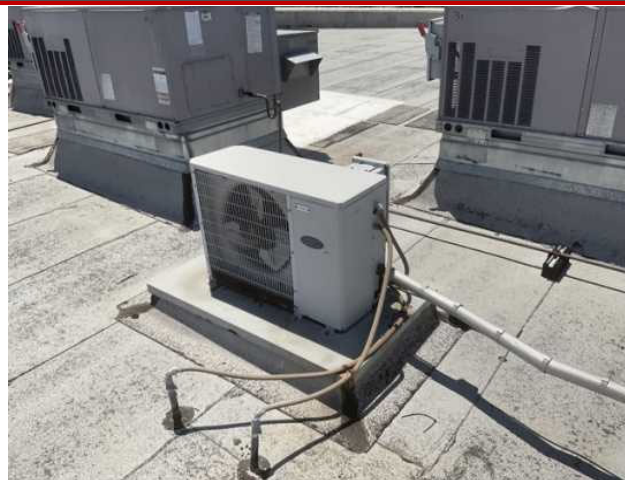


18 - WALL-HUNG SINK

Photographic Overview



19 - DRINKING FOUNTAIN



20 - SPLIT SYSTEM DUCTLESS



21 - SPLIT SYSTEM CONDENSING UNIT



22 - PACKAGED UNIT



23 - MAKE-UP AIR UNIT



24 - EXHAUST FAN

Photographic Overview



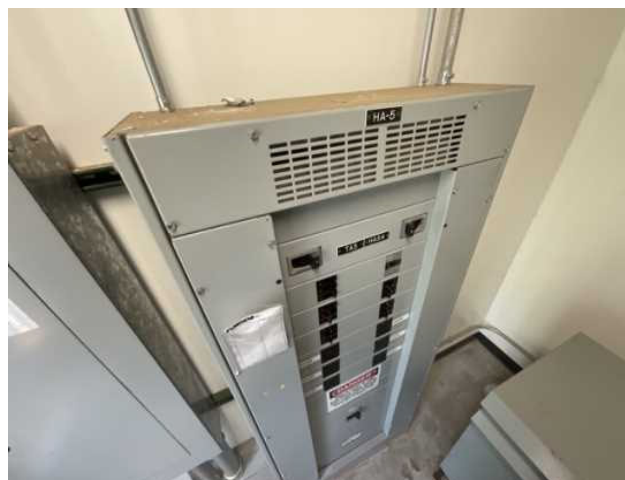
25 - FIRE SUPPRESSION SYSTEM



26 - SOLAR ARRAYS



27 - SECONDARY TRANSFORMER



28 - SWITCHBOARD



29 - FIRE ALARM PANEL



30 - WALK-IN REFRIGERATOR

Photographic Overview



31 - KITCHEN FOOD HOLDING EQUIPMENT



32 - PLAY STRUCTURE



33 - BASKETBALL BACKBOARD



34 - ELECTRONIC ROBUST SIGNAGE



35 - CMU DUMPSTER ENCLOSURE



36 - METAL SHADE STRUCTURE

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

164076.23R000-002.017

Source

Google

Project Name

Bernardo Elementary School

On-Site Date

July 28, 2023



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Bernardo Elementary School

Name of person completing form: Terry Jones

Title / Association w/ property: Contractor -Former district employee

Length of time associated w/ property: 10+ years

Date Completed: 7/28/2023

Phone Number: 760.450.6106

Method of Completion: DURING - verbally completed during assessment

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

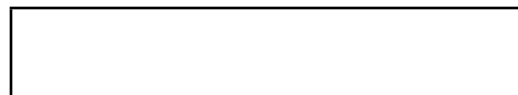
Data Overview		Response		
1	Year(s) constructed	Constructed 2006	Renovated	
2	Building size in SF	54,611	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Bernardo Elementary School

BV Project Number: 164076.23R000-002.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

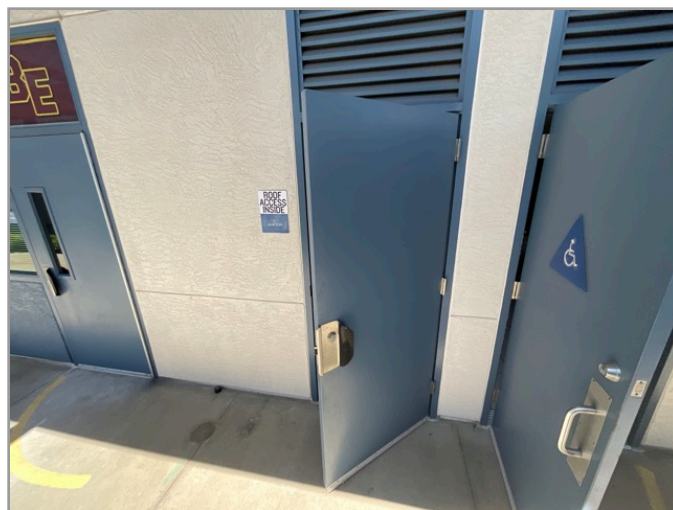
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR THRESHOLD

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✗	
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			×	
8	Do thresholds at accessible entrances appear to have a compliant height ?	×			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



SELF-SERVICE AREA

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?	✗			

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

Abbreviated Accessibility Checklist

Elevators

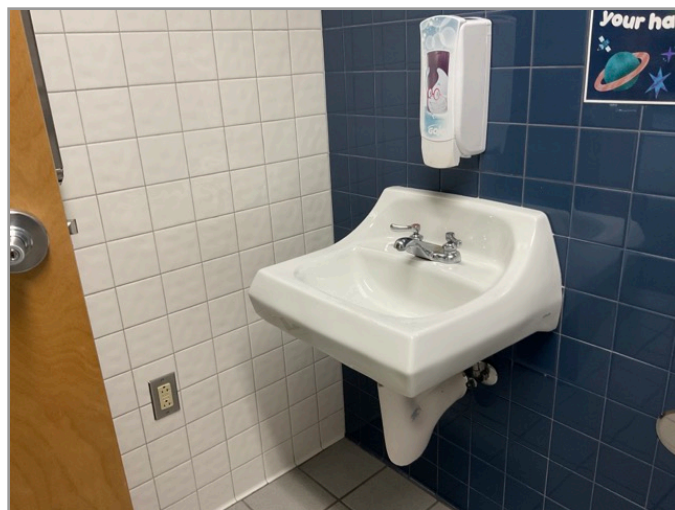
Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?				
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?				
3	Is there an accessible countertop/preparation space of proper width and height ?				
4	Is there an accessible sink space of proper width and height ?				
5	Does the sink faucet have compliant handles ?				
6	Is the plumbing piping under the sink configured to protect against contact ?				

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?				
---	---	--	--	--	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?	✗			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Abbreviated Accessibility Checklist

Hospitality

1	Does there appear to be adequate clear floor space around the exercise machines/ equipment ?				
2	Does property management report there are a sufficient number of ADA guest rooms without roll-in showers ?				
3	Does property management report there are a sufficient number of ADA guest rooms with roll-in showers ?				
4	Does property management report there are a sufficient number of ADA guest rooms with communications features ?				
5	Does property management report there are a sufficient number of portable communications kits available, where built-in communication features are not provided ?				
6	Are publicly accessible swimming pools equipped with an entrance lift ?				

Abbreviated Accessibility Checklist

Self-Service Storage

1	Does it appear that the minimum required number of individual self-storage units are accessible?				
2	Do the accessible units appear to have door openers which are within allowable reach ranges to operate ?				

Abbreviated Accessibility Checklist

Courtrooms

1	Is there an accessible route to the Jury Box?				
2	Does the Jury Box appear to have a minimum compliant floor area?				
3	Is there an accessible route to the Witness Stand?				
4	Does the Witness Stand appear to have a minimum compliant floor area?				
5	Is there an accessible route to the Court Clerk Station?				
6	Does the Court Clerk Station appear to have a minimum compliant floor area?				
7	Is there an accessible route to the Judge seating area?				

8	Does the Judge's seating area appear to have a minimum compliant floor area?				
---	--	--	--	--	--

Appendix E: Component Condition Report

Component Condition Report | Bernardo Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,755 SF	4	6875649
B2020	Building exterior	Fair	Glazing, any type, by SF	10 SF	11	6875891
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	3	21	6875692
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,170 SF	4	6875669
Interiors						
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	912 SF	6	6875777
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,755 SF	4	6875875
C2030	Classrooms	Good	Flooring, Carpet, Commercial Standard	912 SF	5	6875671
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	258 SF	1	6875899
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	6875721

Component Condition Report | Bernardo Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	6875888
Electrical						
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	21	6875856
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6875730
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	1,170 SF	21	6875880
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	5	6875740
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,170 SF	5	6875828
Fire Alarm & Electronic Systems						
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	10	6875833
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,170 SF	14	6875778
Equipment & Furnishings						
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	10 LF	3	6875842
E2010	Classrooms	Fair	Casework, Cabinetry Economy	20 LF	4	6875704

Component Condition Report | Bernardo Elementary School / Building Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,669 SF	4	6875643
B2020	Building Exterior	Fair	Glazing, any type, by SF	1,903 SF	11	6875685
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	21	6875839
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	6,273 SF	3	6875900
B3010	Roof	Fair	Roofing, Metal	775 SF	21	6875633
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	21	6875783
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,273 SF	6	6875823
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	14	6875707
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,790 SF	4	6875874
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	782 SF	21	6875804

Component Condition Report | Bernardo Elementary School / Building Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	1,220 SF	0	6875736
C2030	Restrooms	Fair	Flooring, Ceramic Tile	391 SF	21	6875662
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,437 SF	2	6875710
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	775 SF	3	6875775
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	11	6875757
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,048 SF	21	6875848
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	11	6875727
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	11	6875821
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	10	6875644
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	6875860
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	2	6875849
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	2	6875690

Component Condition Report | Bernardo Elementary School / Building Admin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	6	6875832
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,048 SF	21	6875717
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	6875688
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,048 SF	5	6875689
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	7,048 SF	14	6875841
Equipment & Furnishings						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6875702
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	142 LF	3	6875637
E2010	Throughout building	Fair	Casework, Cabinetry Economy	95 LF	4	6875668

Component Condition Report | Bernardo Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,510 SF	4	6875664
B2020	Building exterior	Fair	Glazing, any type, by SF	2,180 SF	11	6875695
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	15	21	6875646
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,689 SF	3	6875763
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	21	6875807
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,325 SF	8	6875791
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	910 SF	21	6875803
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,625 SF	4	6875729
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	8,769 SF	5	6875687

Component Condition Report | Bernardo Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	560 SF	3	6875831
C2030	Restrooms	Fair	Flooring, Ceramic Tile	364 SF	21	6875645
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	364 SF	4	6875844
Plumbing						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	1	6875814
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	11	6875892
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	11	6875726
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,689 SF	21	6875769
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	16	6875834
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	6875815
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	1	6875703
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	1	6875843
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	1	6875678
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	1	6875824

Component Condition Report | Bernardo Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	6	6875665
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6875758
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	6875719
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,689 SF	21	6875812
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,689 SF	5	6875641
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	5	6875716
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,689 SF	14	6875748
D7050	Electrical room	Good	Fire Alarm Panel, Multiplex	1	9	6875859
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	60 LF	3	6875634

Component Condition Report | Bernardo Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Cabinetry Economy	120 LF	4	6875851

Component Condition Report | Bernardo Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,610 SF	4	6875749
B2020	Building exterior	Fair	Glazing, any type, by SF	2,450 SF	11	6875737
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	21	6875650
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,048 SF	3	6875652
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	21	6875785
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,295 SF	8	6875796

Component Condition Report | Bernardo Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	14	6875883
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,150 SF	21	6875897
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,440 SF	4	6875674
C2030	Restrooms	Fair	Flooring, Ceramic Tile	765 SF	21	6875731
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	2	6875742
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,295 SF	4	6875781
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	765 SF	4	6875656
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	11	6875744
D2010	Restrooms	Fair	Urinal, Standard	2	11	6875663
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	1	6875798
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	2	6875711
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	11	6875854
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	6875714
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	11	6875873

Component Condition Report | Bernardo Elementary School / Building C

Component Condition Report | Bernardo Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Electrical room	Good	Fire Alarm Panel, Multiplex	1	9	6875700
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,048 SF	14	6875837
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	115 LF	3	6875847
E2010	Classrooms	Fair	Casework, Cabinetry Economy	190 LF	4	6875642

Component Condition Report | Bernardo Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,610 SF	4	6875734
B2020	Building exterior	Fair	Glazing, any type, by SF	2,450 SF	11	6875882
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	21	6875723
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,060 SF	3	6875817

Component Condition Report | Bernardo Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	21	6875636
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,795 SF	8	6875732
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	2	14	6875756
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	475 SF	21	6875806
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,115 SF	4	6875761
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	6,295 SF	3	6875771
C2030	Restrooms	Fair	Flooring, Ceramic Tile	265 SF	21	6875752
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,500 SF	2	6875750
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	265 SF	4	6875741
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	11	6875658
D2010	Restrooms	Fair	Urinal, Standard	2	11	6875696

Component Condition Report | Bernardo Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,060 SF	21	6875760
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	2	6875864
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	16	6875747
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	11	6875876
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	11	6875846
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	1	6875686
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	1	6875651
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	4	1	6875708
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	6	1	6875830
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	1	6875709
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	6	6875701
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS	1	9	6875816
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6875766

Component Condition Report | Bernardo Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	6875720
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,060 SF	21	6875869
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,060 SF	5	6875852
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	6875871
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,060 SF	14	6875779
D7050	Electrical room	Good	Fire Alarm Panel, Multiplex	1	9	6875738
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	115 LF	3	6875782
E2010	Throughout building	Fair	Casework, Cabinetry Economy	190 LF	4	6875805

Component Condition Report | Bernardo Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,610 SF	4	6875790
B2020	Building exterior	Fair	Glazing, any type, by SF	2,450 SF	11	6875724
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	14	21	6875870
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,047 SF	3	6875660
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	21	6875836
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,550 SF	8	6875879
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	7	14	6875772
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,690 SF	4	6875866
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	21	6875640
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,265 SF	2	6875667

Component Condition Report | Bernardo Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	3	1	6875881
D3030	Roof	Good	Split System Ductless, Single Zone	1	12	6875793
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	1	6875715
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	1	6875829
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	6	6875632
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6875672
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	6875813
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,047 SF	21	6875826
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	5	6875808
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,047 SF	5	6875784
Fire Alarm & Electronic Systems						
D7050	Electrical room	Good	Fire Alarm Panel, Multiplex	1	9	6875792

Component Condition Report | Bernardo Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	9,047 SF	14	6875776
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	190 LF	4	6875659
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	115 LF	3	6875797

Component Condition Report | Bernardo Elementary School / Food Service

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,495 SF	2	6875867
B2020	Building exterior	Fair	Glazing, any type, by SF	440 SF	11	6875754
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	21	6875850
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,957 SF	3	6875801

Component Condition Report | Bernardo Elementary School / Food Service

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	21	6875746
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,457 SF	8	6875635
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	15	6875684
C1090	Restrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	2 LF	4	6875822
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,185 SF	4	6875835
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	21	6875743
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,170 SF	21	6875767
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	4	6875811
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	11	6875745
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	1,957 SF	21	6875885
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	11	6875795
D2010	Mechanical room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	6875697

Component Condition Report | Bernardo Elementary School / Food Service

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	1	6875858
HVAC						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	3	12	6875788
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	1	6875733
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	1	6875673
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	6875820
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	6	6875693
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,957 SF	6	6875773
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6875889
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	6875653
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	1,957 SF	21	6875755

Component Condition Report | Bernardo Elementary School / Food Service

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	6875675
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,957 SF	5	6875759
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	1,957 SF	14	6875845
D7050	Electrical room	Good	Fire Alarm Panel, Multiplex	1	9	6875768
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	6875789
E1030	Kitchen	Fair	Commercial Kitchen, Food Preparation Line	1 LS	5	6875853
E1030	Kitchen	Fair	Commercial Kitchen, Dishwashing Line	1 LS	5	6875728
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	1 LS	5	6875890
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	5	6875770
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	5	6875896

Component Condition Report | Bernardo Elementary School / Multipurpose

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	11	6875863
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	21	6875825
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	5,859 SF	3	6875682
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	21	6875861
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,859 SF	6	6875753
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,800 SF	4	6875794
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,859 SF	2	6875838
Plumbing						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	2	6875901
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	16	6875857

Component Condition Report | Bernardo Elementary School / Multipurpose

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	2	6875786
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	3	6	6875780
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,859 SF	6	6875878
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,859 SF	21	6875683
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,859 SF	5	6875819
Fire Alarm & Electronic Systems						
D6030	Throughout building	Fair	Sound System, Theater/Auditorium/Church	5,859 SF	4	6875862
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,859 SF	13	6875680
Equipment & Furnishings						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6875735

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Parking lot	Fair	Backflow Preventer, Domestic Water	2	11	6875661
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	2	2	6875647
Fire Protection						
D4010	Parking lot	Fair	Backflow Preventer, Fire Suppression	1	11	6875827
Electrical						
D5010	Parking lot	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	411	15	6875799
D5010	Parking lot	Good	Solar Power, Inverter	2	10	6875698
Fire Alarm & Electronic Systems						
D6060	Electrical room	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	54,611 SF	5	6875699
D8010	Electrical room	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	54,611 SF	8	6875657
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	10,650 SF	11	6875818
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	11	6875877
Pedestrian Plazas & Walkways						

Component Condition Report | Bernardo Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	35,500 SF	6	6875765
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	35,500 SF	0	6875800
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	54,125 SF	1	6875670
G2050	Site	Fair	Play Structure, Multipurpose, Medium	2	3	6875676
G2050	Site	Fair	Playfield Surfaces, Chips Wood, 6" Depth	7,950 SF	0	6875725
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	6875894
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	4	6875713
G2050	Playground	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	6	6875802
Sitework						
G2060	Parking lot	Fair	Flagpole, Metal	1	11	6875868
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	16	3	6875666
G2060	Parking lot	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	16	6875884
G2060	Parking lot	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	21	6875739
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	515 LF	21	6875638

Component Condition Report | Bernardo Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	48	5	6875718
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	390 LF	21	6875809
G2060	Site	Fair	Park Bench, Metal Powder-Coated	9	4	6875681
G4050	Parking lot	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	11	14	6875865

Appendix F:

Replacement Reserves

Replacement Reserves Report

8/20/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Bernardo Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Bernardo Elementary School / Building A	\$0	\$2,102	\$12,587	\$864	\$41,125	\$25,501	\$6,029	\$6,615	\$0	
Bernardo Elementary School / Building Admin	\$9,650	\$0	\$169,134	\$128,576	\$102,053	\$64,766	\$50,539	\$0	\$0	
Bernardo Elementary School / Building B	\$0	\$152,268	\$0	\$182,700	\$115,190	\$213,776	\$9,067	\$0	\$65,404	\$
Bernardo Elementary School / Building C	\$0	\$152,105	\$17,622	\$171,533	\$214,519	\$83,472	\$18,134	\$0	\$58,180	\$
Bernardo Elementary School / Building D	\$0	\$171,658	\$21,818	\$248,168	\$130,479	\$81,371	\$9,067	\$0	\$61,687	\$2
Bernardo Elementary School / Building E	\$0	\$154,061	\$19,846	\$168,923	\$214,243	\$85,665	\$9,067	\$0	\$59,969	\$
Bernardo Elementary School / Food Service	\$0	\$84,566	\$12,562	\$33,829	\$9,397	\$254,376	\$13,022	\$0	\$10,219	\$
Bernardo Elementary School / Multipurpose	\$0	\$0	\$117,388	\$103,874	\$39,150	\$48,352	\$58,511	\$0	\$0	
Bernardo Elementary School / Site	\$67,772	\$94,426	\$12,084	\$230,320	\$33,780	\$265,336	\$484,637	\$0	\$656,632	\$5
Grand Total	\$77,421	\$811,186	\$383,040	\$1,268,788	\$899,937	\$1,122,615	\$658,073	\$6,615	\$912,092	\$11

Bernardo Elementary School

Bernardo Elementary School / Building A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6875649	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1755	SF	\$3.00	\$4.75	\$8,329	
B2020	6875891	Glazing, any type, by SF, Replace	30	19	11	10	SF	\$55.00	\$87.01	\$870	
B3010	6875669	Roofing, Modified Bitumen, Replace	20	16	4	1170	SF	\$10.00	\$15.82	\$18,509	
C1070	6875777	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	912	SF	\$3.50	\$5.54	\$5,050	
C2010	6875875	Wall Finishes, any surface, Prep & Paint	10	6	4	1755	SF	\$1.50	\$2.37	\$4,164	
C2030	6875899	Flooring, Vinyl Tile (VCT), Replace	15	14	1	258	SF	\$5.00	\$7.91	\$2,041	
C2030	6875671	Flooring, Carpet, Commercial Standard, Replace	10	5	5	912	SF	\$7.50	\$11.86	\$10,821	
D3030	6875721	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	\$3,400.00	\$5,378.63	\$5,379	
D3050	6875888	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$7,500.00	\$11,864.63	\$11,865	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D5020	6875730	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$25,311.20	\$25,311	
D5040	6875740	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$600.00	\$949.17	\$2,848	
D5040	6875828	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	1170	SF	\$4.50	\$7.12	\$8,329	
D7050	6875833	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6875778	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	1170	SF	\$1.50	\$2.37	\$2,776	
E2010	6875842	Casework, Countertop, Plastic Laminate, Replace	15	12	3	10	LF	\$50.00	\$79.10	\$791	
E2010	6875704	Casework, Cabinetry Economy, Replace	20	16	4	20	LF	\$175.00	\$276.84	\$5,537	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Bernardo Elementary School / Building Admin

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6875643	Exterior Walls, any painted surface, Prep & Paint	10	6	4	8669	SF	\$3.00	\$4.75	\$41,142	
B2020	6875685	Glazing, any type, by SF, Replace	30	19	11	1903	SF	\$55.00	\$87.01	\$165,575	
B3010	6875900	Roofing, Modified Bitumen, Replace	20	17	3	6273	SF	\$10.00	\$15.82	\$99,236	
C1070	6875823	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	6273	SF	\$3.50	\$5.54	\$34,733	
C1090	6875707	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	3	EA	\$750.00	\$1,186.46	\$3,559	
C2010	6875874	Wall Finishes, any surface, Prep & Paint	10	6	4	9790	SF	\$1.50	\$2.37	\$23,231	
C2030	6875736	Flooring, Vinyl Tile (VCT), Replace	15	15	0	1220	SF	\$5.00	\$7.91	\$9,650	\$9,650
C2030	6875710	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5437	SF	\$7.50	\$11.86	\$64,508	
C2050	6875775	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	775	SF	\$2.00	\$3.16	\$2,452	
D2010	6875644	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$900.00	\$1,423.76	\$1,424	
D2010	6875860	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6875757	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	5	EA	\$1,500.00	\$2,372.93	\$11,865	
D2010	6875727	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	3	EA	\$1,200.00	\$1,898.34	\$5,695	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6875821	Toilet, Commercial Water Closet, Replace	30	19	11	6	EA	\$1,300.00	\$2,056.54	\$12,339	
D3050	6875849	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	2	EA	\$7,500.00	\$11,864.63	\$23,729	
D3050	6875690	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	3	EA	\$15,000.00	\$23,729.25	\$71,188	
D3060	6875832	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	2	EA	\$2,400.00	\$3,796.68	\$7,593	
D5040	6875688	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$600.00	\$949.17	\$5,695	
D5040	6875689	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	7048	SF	\$4.50	\$7.12	\$50,173	
D7050	6875841	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	7048	SF	\$1.50	\$2.37	\$16,724	
E1040	6875702	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,500.00	\$2,372.93	\$2,373	
E2010	6875637	Casework, Countertop, Plastic Laminate, Replace	15	12	3	142	LF	\$50.00	\$79.10	\$11,232	
E2010	6875668	Casework, Cabinetry Economy, Replace	20	16	4	95	LF	\$175.00	\$276.84	\$26,300	
Totals, Unescalated										\$9,650	
Totals, Escalated (3.0% inflation, compounded annually)										\$9,650	

Bernardo Elementary School / Building B

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6875664	Exterior Walls, any painted surface, Prep & Paint	10	6	4	7510	SF	\$3.00	\$4.75	\$35,641	
B2020	6875695	Glazing, any type, by SF, Replace	30	19	11	2180	SF	\$55.00	\$87.01	\$189,676	
B3010	6875763	Roofing, Modified Bitumen, Replace	20	17	3	9689	SF	\$10.00	\$15.82	\$153,275	
C1070	6875791	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	9325	SF	\$3.50	\$5.54	\$51,631	
C2010	6875729	Wall Finishes, any surface, Prep & Paint	10	6	4	13625	SF	\$1.50	\$2.37	\$32,331	
C2030	6875831	Flooring, Vinyl Tile (VCT), Replace	15	12	3	560	SF	\$5.00	\$7.91	\$4,429	
C2030	6875687	Flooring, Carpet, Commercial Standard, Replace	10	5	5	8769	SF	\$7.50	\$11.86	\$104,041	
C2050	6875844	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	364	SF	\$2.00	\$3.16	\$1,152	
D2010	6875814	Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$650.00	\$1,028.27	\$1,028	
D2010	6875815	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	\$1,500.00	\$2,372.93	\$4,746	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6875892	Toilet, Commercial Water Closet, Replace	30	19	11	8	EA	\$1,300.00	\$2,056.54	\$16,452		
D2010	6875726	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	10	EA	\$1,200.00	\$1,898.34	\$18,983		
D2010	6875834	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3030	6875703	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	\$4,800.00	\$7,593.36	\$7,593		
D3030	6875843	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	2	EA	\$4,000.00	\$6,327.80	\$12,656		
D3050	6875678	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$9,000.00	\$14,237.55	\$56,950		
D3050	6875824	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$11,000.00	\$17,401.45	\$69,606		
D3060	6875665	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	2	EA	\$2,400.00	\$3,796.68	\$7,593		
D5020	6875758	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$25,311.20	\$25,311		
D5020	6875719	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$8,384.34	\$8,384		
D5040	6875641	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	9689	SF	\$4.50	\$7.12	\$68,974		
D5040	6875716	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	12	EA	\$600.00	\$949.17	\$11,390		
D7050	6875859	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328		
D7050	6875748	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	9689	SF	\$1.50	\$2.37	\$22,991		
E2010	6875634	Casework, Countertop, Plastic Laminate, Replace	15	12	3	60	LF	\$50.00	\$79.10	\$4,746		
E2010	6875851	Casework, Cabinetry Economy, Replace	20	16	4	120	LF	\$175.00	\$276.84	\$33,221		
Totals, Unescalated											\$0	\$1.
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$1.

Bernardo Elementary School / Building C

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6875749	Exterior Walls, any painted surface, Prep & Paint	10	6	4	6610	SF	\$3.00	\$4.75	\$31,370		
B2020	6875737	Glazing, any type, by SF, Replace	30	19	11	2450	SF	\$55.00	\$87.01	\$213,168		
B3010	6875652	Roofing, Modified Bitumen, Replace	20	17	3	9048	SF	\$10.00	\$15.82	\$143,135		
C1070	6875796	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	8295	SF	\$3.50	\$5.54	\$45,928		

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C1090	6875883	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	12	EA	\$750.00	\$1,186.46	\$14,238	
C2010	6875674	Wall Finishes, any surface, Prep & Paint	10	6	4	12440	SF	\$1.50	\$2.37	\$29,519	
C2030	6875742	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2000	SF	\$5.00	\$7.91	\$15,820	
C2030	6875781	Flooring, Carpet, Commercial Standard, Replace	10	6	4	6295	SF	\$7.50	\$11.86	\$74,688	
C2050	6875656	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	765	SF	\$2.00	\$3.16	\$2,420	
D2010	6875798	Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$550.00	\$870.07	\$870	
D2010	6875711	Water Heater, Electric, Instant Hot, Replace	15	13	2	1	EA	\$500.00	\$790.98	\$791	
D2010	6875714	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D2010	6875744	Toilet, Commercial Water Closet, Replace	30	19	11	13	EA	\$1,300.00	\$2,056.54	\$26,735	
D2010	6875663	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6875854	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	10	EA	\$1,500.00	\$2,372.93	\$23,729	
D2010	6875873	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	8	EA	\$1,200.00	\$1,898.34	\$15,187	
D2010	6875679	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3030	6875762	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	2	EA	\$4,000.00	\$6,327.80	\$12,656	\$
D3030	6875654	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	\$4,800.00	\$7,593.36	\$7,593	
D3050	6875898	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$9,000.00	\$14,237.55	\$56,950	\$
D3050	6875840	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	4	EA	\$11,000.00	\$17,401.45	\$69,606	\$
D3060	6875887	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	4	EA	\$2,400.00	\$3,796.68	\$15,187	
D5020	6875764	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$25,311.20	\$25,311	
D5020	6875855	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$8,384.34	\$8,384	
D5040	6875691	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	\$600.00	\$949.17	\$7,593	
D5040	6875722	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	9048	SF	\$4.50	\$7.12	\$64,411	
D7050	6875700	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D7050	6875837	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	9048	SF	\$1.50	\$2.37	\$21,470	
E2010	6875847	Casework, Countertop, Plastic Laminate, Replace	15	12	3	115	LF	\$50.00	\$79.10	\$9,096	
E2010	6875642	Casework, Cabinetry Economy, Replace	20	16	4	190	LF	\$175.00	\$276.84	\$52,600	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
Totals, Unescalated											\$0	\$-
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$-

Bernardo Elementary School / Building D

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6875734	Exterior Walls, any painted surface, Prep & Paint	10	6	4	6610	SF	\$3.00	\$4.75	\$31,370		
B2020	6875882	Glazing, any type, by SF, Replace	30	19	11	2450	SF	\$55.00	\$87.01	\$213,168		
B3010	6875817	Roofing, Modified Bitumen, Replace	20	17	3	9060	SF	\$10.00	\$15.82	\$143,325		
C1070	6875732	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	8795	SF	\$3.50	\$5.54	\$48,696		
C1090	6875756	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	2	EA	\$750.00	\$1,186.46	\$2,373		
C2010	6875761	Wall Finishes, any surface, Prep & Paint	10	6	4	13115	SF	\$1.50	\$2.37	\$31,121		
C2030	6875750	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2500	SF	\$5.00	\$7.91	\$19,774		
C2030	6875771	Flooring, Carpet, Commercial Standard, Replace	10	7	3	6295	SF	\$7.50	\$11.86	\$74,688		
C2050	6875741	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	265	SF	\$2.00	\$3.16	\$838		
D2010	6875686	Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$550.00	\$870.07	\$870		
D2010	6875864	Water Heater, Electric, Instant Hot, Replace	15	13	2	1	EA	\$500.00	\$790.98	\$791		
D2010	6875658	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	8	EA	\$1,200.00	\$1,898.34	\$15,187		
D2010	6875696	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6875876	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D2010	6875846	Toilet, Commercial Water Closet, Replace	30	19	11	3	EA	\$1,300.00	\$2,056.54	\$6,170		
D2010	6875747	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3030	6875651	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	\$4,800.00	\$7,593.36	\$7,593		
D3030	6875708	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	4	EA	\$4,000.00	\$6,327.80	\$25,311		\$
D3050	6875830	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	6	EA	\$11,000.00	\$17,401.45	\$104,409		\$1
D3050	6875709	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	2	EA	\$9,000.00	\$14,237.55	\$28,475		\$

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D3060	6875701	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	2	EA	\$2,400.00	\$3,796.68	\$7,593	
D5010	6875816	Uninterruptible Power Supply, UPS, Replace	15	6	9	1	EA	\$9,600.00	\$15,186.72	\$15,187	
D5020	6875766	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$25,311.20	\$25,311	
D5020	6875720	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$8,384.34	\$8,384	
D5040	6875852	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	9060	SF	\$4.50	\$7.12	\$64,496	
D5040	6875871	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$600.00	\$949.17	\$5,695	
D7050	6875738	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D7050	6875779	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	9060	SF	\$1.50	\$2.37	\$21,499	
E2010	6875782	Casework, Countertop, Plastic Laminate, Replace	15	12	3	115	LF	\$50.00	\$79.10	\$9,096	
E2010	6875805	Casework, Cabinetry Economy, Replace	20	16	4	190	LF	\$175.00	\$276.84	\$52,600	
Totals, Unescalated											\$0 \$1
Totals, Escalated (3.0% inflation, compounded annually)											\$0 \$1

Bernardo Elementary School / Building E

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6875790	Exterior Walls, any painted surface, Prep & Paint	10	6	4	6610	SF	\$3.00	\$4.75	\$31,370	
B2020	6875724	Glazing, any type, by SF, Replace	30	19	11	2450	SF	\$55.00	\$87.01	\$213,168	
B3010	6875660	Roofing, Modified Bitumen, Replace	20	17	3	9047	SF	\$10.00	\$15.82	\$143,119	
C1070	6875879	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	8550	SF	\$3.50	\$5.54	\$47,340	
C1090	6875772	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	7	EA	\$750.00	\$1,186.46	\$8,305	
C2010	6875866	Wall Finishes, any surface, Prep & Paint	10	6	4	12690	SF	\$1.50	\$2.37	\$30,112	
C2030	6875667	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2265	SF	\$5.00	\$7.91	\$17,916	
C2030	6875886	Flooring, Carpet, Commercial Standard, Replace	10	6	4	6295	SF	\$7.50	\$11.86	\$74,688	
C2050	6875712	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	500	SF	\$2.00	\$3.16	\$1,582	
D2010	6875787	Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$550.00	\$870.07	\$870	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6875677	Water Heater, Electric, Instant Hot, Replace	15	13	2	1	EA	\$500.00	\$790.98	\$791	
D2010	6875694	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6875655	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	\$1,500.00	\$2,372.93	\$16,610	
D2010	6875810	Toilet, Commercial Water Closet, Replace	30	19	11	8	EA	\$1,300.00	\$2,056.54	\$16,452	
D2010	6875705	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	8	EA	\$1,200.00	\$1,898.34	\$15,187	
D2010	6875751	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6875774	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3030	6875881	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	3	EA	\$4,000.00	\$6,327.80	\$18,983	\$
D3030	6875793	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	\$4,800.00	\$7,593.36	\$7,593	
D3050	6875715	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	3	EA	\$9,000.00	\$14,237.55	\$42,713	\$
D3050	6875829	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	5	EA	\$11,000.00	\$17,401.45	\$87,007	\$
D3060	6875632	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	2	EA	\$2,400.00	\$3,796.68	\$7,593	
D5020	6875672	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$25,311.20	\$25,311	
D5020	6875813	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$8,384.34	\$8,384	
D5040	6875808	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	10	EA	\$600.00	\$949.17	\$9,492	
D5040	6875784	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	9047	SF	\$4.50	\$7.12	\$64,404	
D7050	6875792	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D7050	6875776	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	9047	SF	\$1.50	\$2.37	\$21,468	
E2010	6875797	Casework, Countertop, Plastic Laminate, Replace	15	12	3	115	LF	\$50.00	\$79.10	\$9,096	
E2010	6875659	Casework, Cabinetry Economy, Replace	20	16	4	190	LF	\$175.00	\$276.84	\$52,600	
Totals, Unescalated											\$0 \$
Totals, Escalated (3.0% inflation, compounded annually)											\$0 \$

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal 2025	
B2010	6875867	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2495	SF	\$3.00	\$4.75	\$11,841	
B2020	6875754	Glazing, any type, by SF, Replace	30	19	11	440	SF	\$55.00	\$87.01	\$38,283	
B3010	6875801	Roofing, Modified Bitumen, Replace	20	17	3	1957	SF	\$10.00	\$15.82	\$30,959	
C1070	6875635	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	1457	SF	\$3.50	\$5.54	\$8,067	
C1090	6875684	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	6	EA	\$750.00	\$1,186.46	\$7,119	
C1090	6875822	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	2	LF	\$500.00	\$790.98	\$1,582	
C2010	6875835	Wall Finishes, any surface, Prep & Paint	10	6	4	2185	SF	\$1.50	\$2.37	\$5,185	
C2050	6875811	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	500	SF	\$2.00	\$3.16	\$1,582	
D2010	6875858	Water Heater, Gas, Residential, Replace	15	14	1	1	EA	\$1,900.00	\$3,005.71	\$3,006	
D2010	6875745	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	\$1,500.00	\$2,372.93	\$16,610	
D2010	6875795	Toilet, Commercial Water Closet, Replace	30	19	11	7	EA	\$1,300.00	\$2,056.54	\$14,396	
D2010	6875697	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D3030	6875788	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	3	EA	\$3,400.00	\$5,378.63	\$16,136	
D3050	6875733	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	2	EA	\$7,500.00	\$11,864.63	\$23,729	\$
D3050	6875673	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	\$35,000.00	\$55,368.25	\$55,368	\$
D3060	6875820	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$3,796.68	\$3,797	
D3060	6875693	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$3,796.68	\$3,797	
D4010	6875773	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	1957	SF	\$1.07	\$1.69	\$3,313	
D5020	6875889	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$20,000.00	\$31,639.00	\$31,639	
D5020	6875653	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$8,384.34	\$8,384	
D5040	6875675	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$600.00	\$949.17	\$5,695	
D5040	6875759	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	1957	SF	\$4.50	\$7.12	\$13,931	
D7050	6875768	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D7050	6875845	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	6	14	1957	SF	\$1.50	\$2.37	\$4,644	
E1030	6875789	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$9,966.29	\$9,966	
E1030	6875853	Commercial Kitchen, Food Preparation Line, Replace	15	10	5	1	LS	\$20,000.00	\$31,639.00	\$31,639	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
E1030	6875728	Commercial Kitchen, Dishwashing Line, Replace	15	10	5	1	LS	\$25,000.00	\$39,548.75	\$39,549			
E1030	6875890	Commercial Kitchen, Refrigeration Line, Replace	15	10	5	1	LS	\$15,000.00	\$23,729.25	\$23,729			
E1030	6875770	Commercial Kitchen, Service Line, Replace	15	10	5	1	LS	\$25,000.00	\$39,548.75	\$39,549			
E1030	6875896	Foodservice Equipment, Walk-In, Combination Freezer/Refigerator, Replace	20	15	5	1	EA	\$35,000.00	\$55,368.25	\$55,368			
Totals, Unescalated												\$0	\$
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$

Bernardo Elementary School / Multipurpose

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2050	6875863	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	19	11	1	EA	\$4,400.00	\$6,960.58	\$6,961	
B3010	6875682	Roofing, Modified Bitumen, Replace	20	17	3	5859	SF	\$10.00	\$15.82	\$92,686	
C1070	6875753	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	5859	SF	\$3.50	\$5.54	\$32,440	
C2010	6875794	Wall Finishes, any surface, Prep & Paint	10	6	4	8800	SF	\$1.50	\$2.37	\$20,882	
C2030	6875838	Flooring, Vinyl Tile (VCT), Replace	15	13	2	5859	SF	\$5.00	\$7.91	\$46,343	
D2010	6875901	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$650.00	\$1,028.27	\$1,028	
D2010	6875857	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	19	16	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3050	6875786	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	2	EA	\$20,000.00	\$31,639.00	\$63,278	
D3060	6875780	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	3	EA	\$1,400.00	\$2,214.73	\$6,644	
D4010	6875878	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	5859	SF	\$1.07	\$1.69	\$9,917	
D5040	6875819	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5859	SF	\$4.50	\$7.12	\$41,709	
D6030	6875862	Sound System, Theater/Auditorium/Church, Replace	20	16	4	5859	SF	\$1.50	\$2.37	\$13,903	
D7050	6875680	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	7	13	5859	SF	\$1.50	\$2.37	\$13,903	
E1040	6875735	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,500.00	\$2,372.93	\$2,373	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Replacement Reserves Report

8/20/2025

Bernardo Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6875661	Backflow Preventer, Domestic Water, Replace	30	19	11	2	EA	\$5,200.00	\$8,226.14	\$16,452	
D2010	6875647	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	13	2	2	EA	\$3,600.00	\$5,695.02	\$11,390	
D4010	6875827	Backflow Preventer, Fire Suppression, Replace	30	19	11	1	EA	\$18,000.00	\$28,475.10	\$28,475	
D5010	6875698	Solar Power, Inverter, Replace	15	5	10	2	EA	\$6,000.00	\$9,491.70	\$18,983	
D5010	6875799	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	5	15	411	EA	\$1,800.00	\$2,847.51	\$1,170,327	
D6060	6875699	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	54611	SF	\$1.65	\$2.61	\$142,547	
D8010	6875657	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	7	8	54611	SF	\$6.00	\$9.49	\$518,351	
F1020	6875818	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	19	11	10650	SF	\$50.00	\$79.10	\$842,388	
F1020	6875877	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	300	SF	\$25.00	\$39.55	\$11,865	
G2020	6875800	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	35500	SF	\$0.45	\$0.71	\$25,272	\$25,272
G2020	6875765	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	35500	SF	\$3.50	\$5.54	\$196,557	
G2050	6875670	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	54125	SF	\$0.45	\$1.69	\$91,676	\$9
G2050	6875894	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,000.00	\$7,909.75	\$7,910	
G2050	6875802	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	10	EA	\$4,750.00	\$7,514.26	\$75,143	
G2050	6875725	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	7950	SF	\$2.00	\$5.35	\$42,500	\$42,500
G2050	6875676	Play Structure, Multipurpose, Medium, Replace	20	17	3	2	EA	\$20,000.00	\$75,279.00	\$150,558	
G2050	6875713	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	3	EA	\$2,500.00	\$6,682.38	\$20,047	
G2060	6875666	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	16	EA	\$700.00	\$1,107.37	\$17,718	
G2060	6875681	Park Bench, Metal Powder-Coated, Replace	20	16	4	9	EA	\$700.00	\$1,107.37	\$9,966	
G2060	6875718	Picnic Table, Metal Powder-Coated, Replace	20	15	5	48	EA	\$700.00	\$1,107.37	\$53,154	
G2060	6875868	Flagpole, Metal, Replace	30	19	11	1	EA	\$2,500.00	\$3,954.88	\$3,955	
G2060	6875884	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	4	16	1	EA	\$25,000.00	\$39,548.75	\$39,549	
G4050	6875865	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	6	14	11	EA	\$1,200.00	\$1,898.34	\$20,882	

Replacement Reserves Report

8/20/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
Totals, Unescalated										\$67,772	\$9
Totals, Escalated (3.0% inflation, compounded annually)										\$67,772	\$9

* Markup has been included in unit costs.