

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Kevin Fleming



Conway Elementary School
1325 Conway Drive
Escondido, California 92025

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August 18, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Three permanent buildings and 23 portable classrooms
Main Address	1325 Conway Drive, Escondido, California 92025
Site Developed	1966 1998 Relos Buildings
Site Area	9.7 acres (estimated)
Parking Spaces	58 total spaces all in ope lots; 4 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 18, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Sterling Watson
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas@gmail.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

The Conway Elementary School was originally constructed in 1966 and 23 relocatable classrooms were added in 1998. A new restroom building was added in 2021 as well. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library. The original buildings have been renovated over the years.

Architectural

The structure and façade of the school is in good condition. The exterior consists of stucco and wood framed windows. No reported structural or façade issues reported. The roofing is original and shows signs of significant wear, it was reported that the administration and portable classrooms roofs are experiencing ongoing roof leaks. During the time of visit there was observable standing water on the portables roof. The interior and exterior finish has been refreshed as needed over the years. Typical interior finish, exterior finish, and roof replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conway Elementary School utilizes roof top packaged units and split systems for heating and cooling, all equipment was installed in 2004. It was reported that the HVAC equipment is struggling and aging with inconsistent heating and cooling across each of the buildings. The portable classrooms have wall mounted heat pumps that have also been reported to be struggling and well past their remaining useful life. Domestic hot water is provided by individual water heaters, one of which is currently being replaced. The plumbing system is in fair condition and no issues were reported. The electrical system consists of a main switchboard that serves the whole campus and is in fair condition. Buildings are protected by fire alarm systems and a wet pipe sprinkler system for each building.

Site

The site has two main asphalt parking lots and looks to be periodically repaved and patched over the years. There is a paved basketball court and play areas including playgrounds and a baseball field. Site lighting observed surrounding the building is in the form of building mounted and pole mounted upgraded to LED.

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%	8
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:

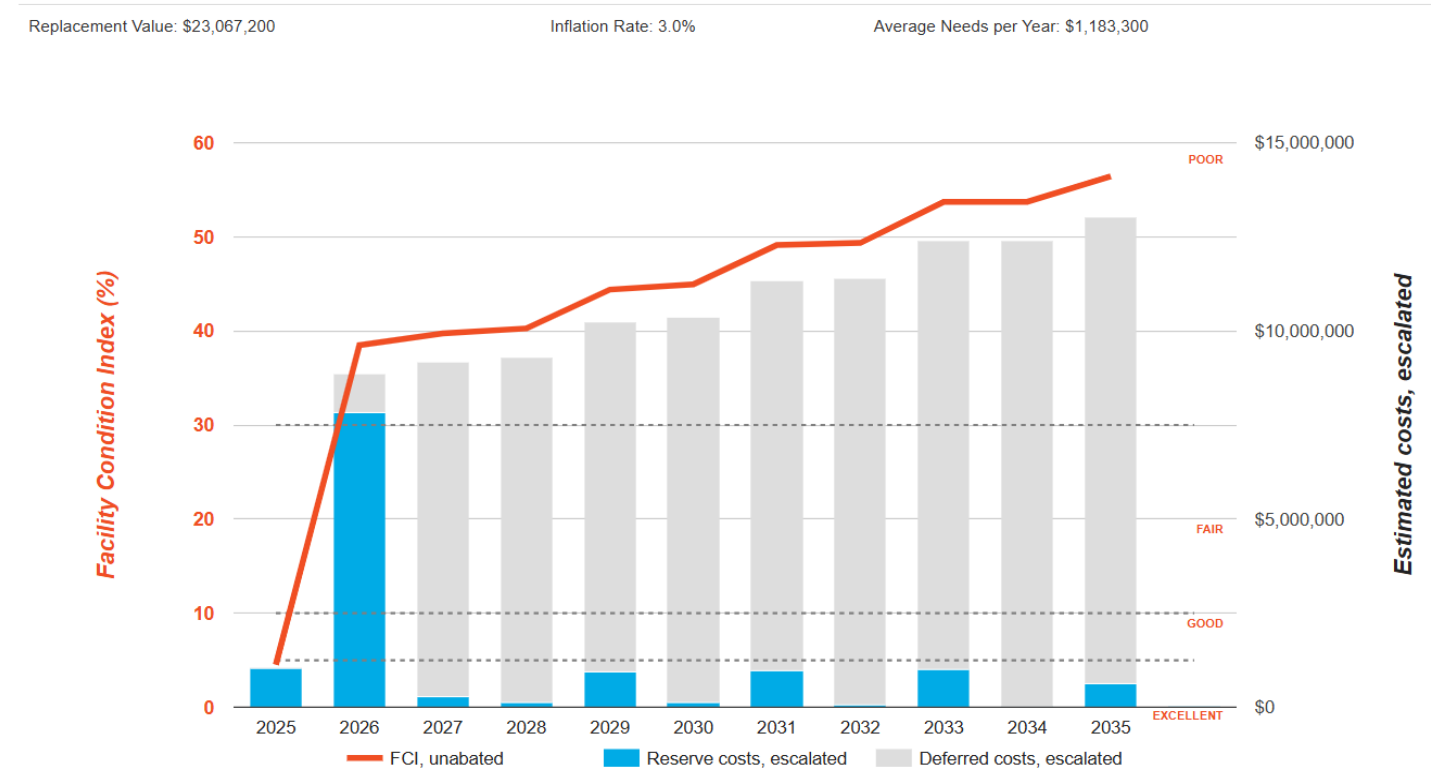
FCI Analysis Conway Elementary School(1966)			
Replacement Value \$ 23,067,200	Total SF 28,834	Cost/SF \$ 800	
	Est Reserve Cost		FCI
Current	\$ 1,041,800		4.5 %
3-Year	\$ 9,287,200		40.3 %
5-Year	\$ 10,366,000		44.9 %
10-Year	\$ 13,015,700		56.4 %

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus 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: Conway Elementary School



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$172,100	\$49,700	-	-	\$125,600	\$347,400
Roofing	\$292,300	\$369,500	-	-	-	\$661,900
Interiors	-	\$339,000	\$144,200	\$240,700	\$971,600	\$1,695,500
Conveying	-	-	-	\$34,100	-	\$34,100
Plumbing	\$19,600	-	\$43,300	\$176,400	\$804,200	\$1,043,600
HVAC	\$444,500	-	\$32,500	\$261,400	\$802,900	\$1,541,300
Fire Protection	-	-	-	-	\$345,000	\$345,000
Electrical	\$37,300	\$94,100	-	\$285,000	\$295,800	\$712,300
Fire Alarm & Electronic Systems	-	-	\$183,900	\$253,300	\$286,500	\$723,600
Equipment & Furnishings	-	-	\$709,500	\$52,400	\$1,061,700	\$1,823,700
Special Construction & Demo	-	\$7,270,400	-	\$5,300	\$47,400	\$7,323,100
Site Development	\$46,300	-	\$53,600	\$986,900	\$239,100	\$1,325,800
Site Utilities	-	-	-	\$22,700	-	\$22,700
Site Pavement	\$29,600	-	\$34,300	\$331,600	\$99,600	\$495,100
TOTALS (3% inflation)	\$1,041,800	\$8,122,800	\$1,201,400	\$2,649,800	\$5,079,400	\$18,095,200

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

Immediate Needs

None at this time

Key Findings



Roofing in Poor condition.

Built-Up
Admin/Library Building Conway Elementary
School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$201,600

\$\$\$\$

Roof leaks reported throughout - AssetCALC ID: 6933743



Window in Poor condition.

Wood, up to 15 SF
MPR/Kitchen Conway Elementary School
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$55,900

\$\$\$\$

Windows show deterioration - AssetCALC ID: 6933835



Window in Poor condition.

Wood, up to 15 SF
Kindergarten Conway Elementary School
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,700

\$\$\$\$

Windows show deterioration - AssetCALC ID: 6933764



Water Heater in Poor condition.

Electric, Commercial (12 kW)
MPR/Kitchen Conway Elementary School
Utility closet

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,500

\$\$\$\$

Unit is functioning but is past its EUL - AssetCALC ID: 6933812

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
MPR/Kitchen Conway Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

HVAC equipment has aged and reported to struggle throughout campus - AssetCALC ID: 6933798

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Admin/Library Building Conway Elementary
School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

HVAC equipment has aged and reported to struggle throughout campus - AssetCALC ID: 6933752

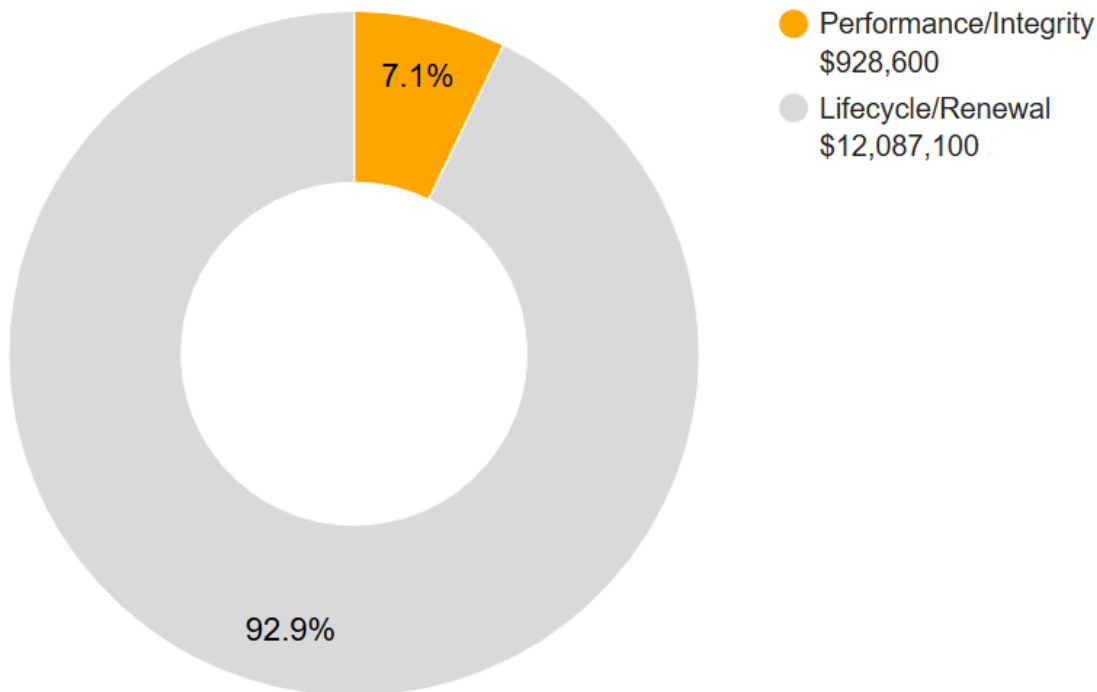
Plan Types

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 handicap 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: \$13,015,700

2. Admin/Library Building



Admin/Library Building: Systems Summary

Constructed/Renovated	1966	
Building/Group Size	13,044 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Good
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, ceramic, P-lam/FRP Floors: Carpet, VCT, ceramic tile, elastomeric Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers and a wet pipe sprinkler system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair

Admin/Library Building: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment, inconsistent heating and cooling, roof leaks, and aging windows.	

3. MPR/Kitchen Building



MPR/Kitchen Building: Systems Summary

Constructed/Renovated	1966	
Building/Group Size	13,044 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Good
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers and a wet pipe sprinkler system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair

MPR/Kitchen Building: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment, inconsistent heating and cooling, roof leaks, and aging windows.	

4. Kindergarten Building



Kindergarten Building: Systems Summary

Constructed/Renovated	1966	
Building/Group Size	2,746 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab with wood-framed roofs	Good
Façade	Wall Finish: Stucco Windows: Wood	Fair
Roof	Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, ceramic Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, hard tile	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Individual package units	Poor
Fire Suppression	Fire extinguishers and a wet pipe sprinkler system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, CFL Emergency Power: None	Fair

Kindergarten Building: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged HVAC equipment, inconsistent heating and cooling, roof leaks, and aging windows.	

5. Relocatable Buildings



Relocatable Buildings: Systems Summary

Constructed/Renovated	1998	
Building Size	970 SF each (23 total classrooms) One restroom building	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular wood-framed structures with raised floors and wood-framed roofs	Fair
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with TPO finish Secondary: Flat construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, cast iron waste and vent (restroom building only) Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Wall mounted heat pumps	Poor
Fire Suppression	Fire extinguishers only	Fair

Relocatable Buildings: Systems Summary

Electrical	Source and Distribution: Individual panels with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aging HVAC equipment, roof leaks, deteriorated siding.	

6. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing Sports fields and basketball court with fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: Metal halide Building-mounted: LED, CFL	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	No key findings at this time	

7. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order 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.

Key Spaces Not Observed

All key areas of the property were accessible and observed

8. 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 tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

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

The campus was originally constructed in 1966.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

9. 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.

10. 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.

11. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Conway Elementary School, 1325 Conway 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: Bradley Fleming,
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Reviewed by:



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Program Manager
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12. Appendices

Appendix A: Photographic Record

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:

Photographic Record

Photographic Overview



1 – ADMIN/LIBRARY BUILDING



2 – MPR/KITCHEN BUILDING



3 – KINDERGARTEN BUILDING



4 – PORTABLE CLASSROOM BUILDING



5 – BUILT UP ROOFING



6 – TPO ROOFING

Photographic Overview



7 - KITCHEN



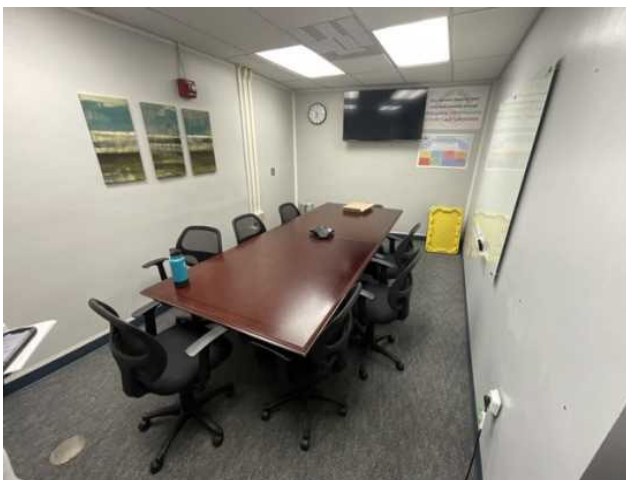
8 - CLASSROOM



9 - LIBRARY



10 - MULTI-PURPOSE ROOM



11 - CONFERENCE ROOM



12 - FRONT OFFICE

Photographic Overview



13 - PACKAGED UNIT



14 - PACKAGED UNIT



15 - SECONDARY TRANSFORMER



16 - SWITCHBOARD



17 - WHEELCHAIR LIFT



18 - WATER HEATER

Photographic Overview



19 - PLAYGROUND



20 - CAFETERIA



21 - BASKETBALL COURT



22 - SPORTS FEILD



23 - PARKING LOT



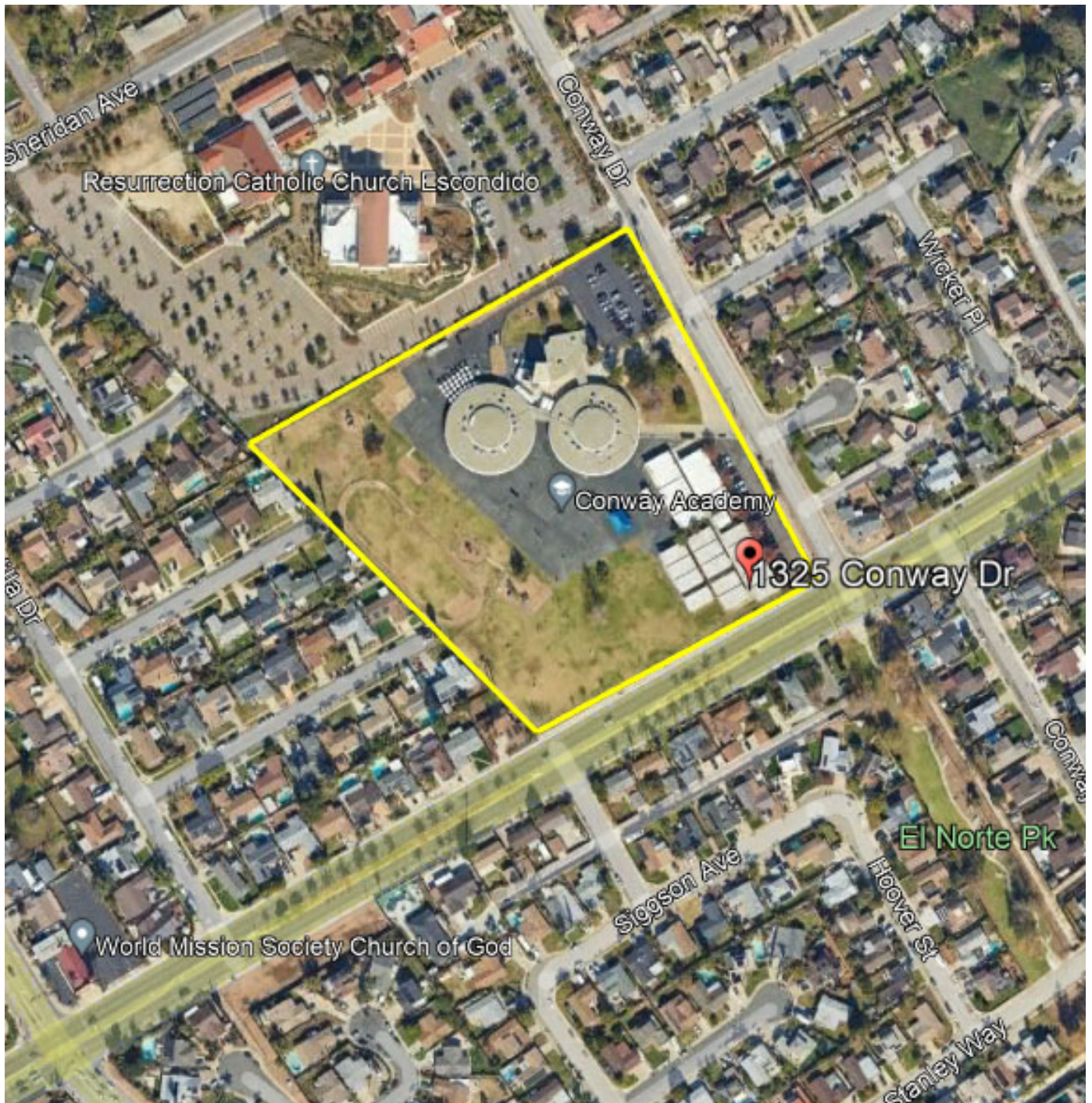
24 - RESTROOM BUILDING





Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	164076.23R000-004.017	Conway Elementary School	
	Source	On-Site Date	
	Google	August 18, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Conway Elementary School

Name of person completing form: Sterling Watson

Title / Association w/ property: Maintenance

Length of time associated w/ property: _____

Date Completed: 8/18/2023

Phone Number: _____

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 1966	Renovated 0	
2	Building size in SF	56,491 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical	2023	Transformers replaced
		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?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks throughout Administration building and all rels have major leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				HVAC struggles for all buildings on campus
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Conway Elementary School

BV Project Number: 164076.23R000-004.017

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



CURB CUT



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 ?	✗			

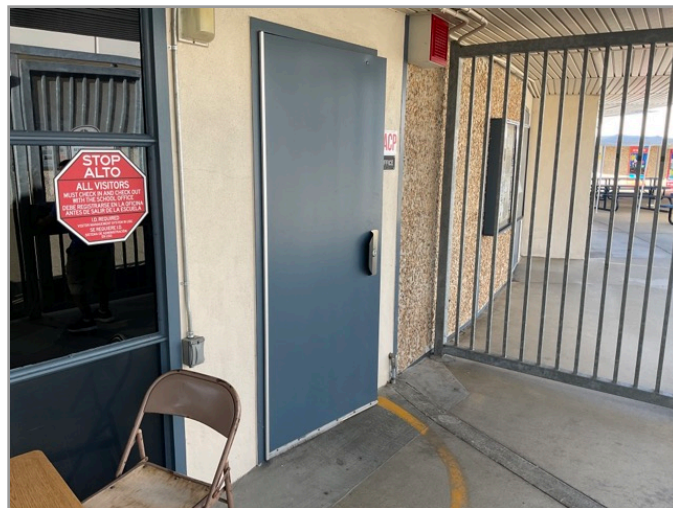
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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 ?	✗			

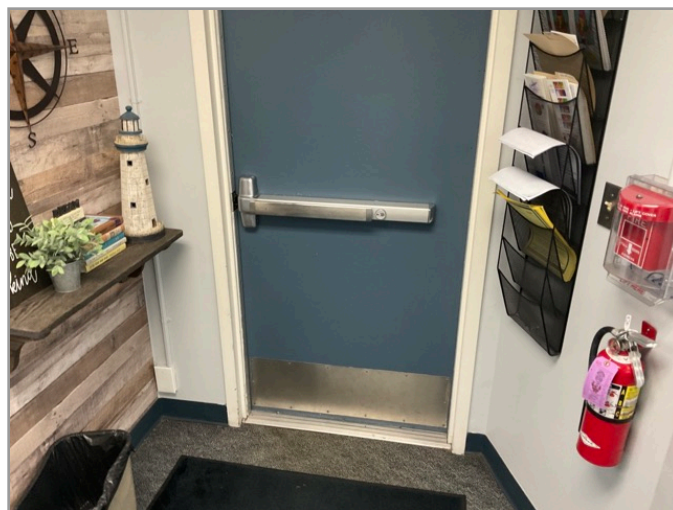
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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



WHEELCHAIR LIFT



WHEELCHAIR LIFT CONTROLS

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✗	
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			X	
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			X	

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

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 ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Conway Elementary School / Admin/Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	2	6933717
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	54	0	6933722
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	14	6933758
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	13,200 SF	0	6933743
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	34	14	6933733
C1030	Throughout building	Fair	Door Hardware, School, per Door	53	10	6933726
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,400 SF	8	6933734
C1070	Library	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,000 SF	3	6933745
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	4	6933729
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,000 SF	14	6933748
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	20,000 SF	2	6933751
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	400 SF	8	6933742
C2030	Throughout building	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	200 SF	6	6933736
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	2	6933753
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	9,000 SF	1	6933731
C2030	Restrooms	Fair	Flooring, Ceramic Tile	844 SF	14	6933732
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	644 SF	2	6933740
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	10	6933738
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	6933750
D2010	Restrooms	Fair	Urinal, Standard	4	10	6933727
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,044 SF	14	6933723
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	10	6933755
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	10	10	6933730
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	4	6933735
HVAC						
D3030	Utility closet	Fair	Split System, Fan Coil Unit, DX	1	6	6933749
D3030	Roof	Fair	Split System Ductless, Single Zone	1	6	6933728
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	9	0	6933737
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6933752
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6933724
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	13,044 SF	10	6933759
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	7	3	6933721
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	13,044 SF	14	6933725
Electrical						

Component Condition Report Conway Elementary School / Admin/Library Building						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Utility closet	Good	Switchboard, 120/208 V	1	25	6933754
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	0	6933741
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	0	6933716
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,044 SF	14	6933718
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	14	6	6933757
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	12	2	6933719
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,044 SF	6	6933715
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	13,044 SF	6	6933746
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	13,044 SF	4	6933714
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,044 SF	6	6933720
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	4	6933744
Equipment & Furnishings						
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	6933739
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	80 LF	3	6933756
E2010	Throughout building	Fair	Casework, Cabinetry Economy	80 LF	4	6933747
Component Condition Report Conway Elementary School / Kindergarten						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,400 SF	2	6933762
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	18	0	6933764
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	14	6933776
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	3,000 SF	1	6933769
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	10	6933784
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	14	6933778
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	746 SF	8	6933792
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,800 SF	8	6933777
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	2	6933781
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	14	6933767
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	746 SF	4	6933775
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	14	6933786
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	2	6933780
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	2	6933785
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	6933791
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	6933773
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,746 SF	14	6933790
D2030	Roof	Fair	Supplemental Components, Drains, Roof	4	3	6933760

Component Condition Report Conway Elementary School / Kindergarten						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,746 SF	10	6933770
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6933782
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,746 SF	14	6933789
Electrical						
D5020	Electrical room	Excellent	Secondary Transformer, Dry, Stepdown	1	28	6933783
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	1	6933788
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,746 SF	14	6933763
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,746 SF	7	6933779
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	7	6933761
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,746 SF	6	6933772
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,746 SF	5	6933766
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,746 SF	6	6933787
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	6933774
Equipment & Furnishings						
E1040	Utility closet	Fair	Ceramics Equipment, Kiln	1	3	6933771
E2010	Classrooms	Fair	Casework, Countertop, Plastic Laminate	50 LF	4	6933765
E2010	Classrooms	Fair	Casework, Cabinetry Economy	50 LF	6	6933768
Component Condition Report Conway Elementary School / MPR/Kitchen						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	2	6933823
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	64	0	6933835
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	18	14	6933800
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	13,200 SF	1	6933797
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	12	14	6933821
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	22	14	6933828
C1030	Throughout building	Fair	Door Hardware, School, per Door	40	10	6933836
C1070	Classrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,200 SF	8	6933814
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,200 SF	3	6933804
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	6	6933832
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,400 SF	14	6933810
C2010	Throughout building	Fair	Wall Finishes, Aluminum Siding	1,000 SF	14	6933794
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	24,000 SF	2	6933831
C2030	Classrooms	Fair	Flooring, Carpet, Commercial Standard	4,400 SF	2	6933813
C2030	Restrooms	Fair	Flooring, Ceramic Tile	644 SF	14	6933796

Component Condition Report Conway Elementary School / MPR/Kitchen						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,000 SF	4	6933827
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	644 SF	2	6933837
Conveying						
D1010	Throughout building	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	8	6933803
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	6933826
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	10	6933841
D2010	Restrooms	Fair	Urinal, Standard	4	10	6933833
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,044 SF	14	6933839
D2010	Utility closet	Poor	Water Heater, Electric, Commercial (12 kW)	1	0	6933812
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	10	6933834
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	6933840
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	10	6933802
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	3	6933793
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6933805
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	9	0	6933844
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6933798
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	13,044 SF	10	6933817
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	3	6933795
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	3	6933801
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	6	6933806
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	13,044 SF	14	6933825
Electrical						
D5020	Utility closet	Fair	Switchboard, 120/208 V	1	19	6933843
D5020	Utility closet	Excellent	Secondary Transformer, Dry, Stepdown	1	28	6933824
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	13,044 SF	14	6933808
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	13	2	6933815
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	14	7	6933829
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,044 SF	6	6933819
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	13,044 SF	6	6933830
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	13,044 SF	4	6933818
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	4	6933842
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,044 SF	6	6933822
Equipment & Furnishings						
E1030	Kitchen	Fair	Food Preparation Line, Commercial Kitchen	1 LS	4	6933838
E1030	Kitchen	Fair	Refrigeration Line, Commercial Kitchen	10 LS	4	6933799
E1030	Kitchen	Fair	Dishwashing Line, Commercial Kitchen	1 LS	4	6933807

Component Condition Report | Conway Elementary School / MPR/Kitchen

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Cooking Line - Primary, Commercial Kitchen	3 LS	4	6933811
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	1 LS	4	6933820
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	100 LF	4	6933809
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	6	6933816

Component Condition Report | Conway Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Fabric, per SF of awning	1,300 SF	2	6933997
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	10	6934009
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,600 SF	8	6934012
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,600 SF	0	6934030
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	6	6934037
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	8	6934040
G2050	Site	Fair	Play Structure, Multipurpose, Medium	5	6	6934036
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	65,000 SF	0	6934014
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	65,000 SF	8	6934007
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	4	6	6934011
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	6934039
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	3	8	6934020
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	200 LF	24	6934025
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	6	6934018
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	40	6	6934041
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	6	6	6934002
G2060	Site	Fair	Flagpole, Metal	1	10	6934034
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,660 LF	14	6934015
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	6	6934019
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	6	6934021

Component Condition Report | Conway Elementary School / Modular

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934004
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934024
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934005
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934023
F1020	Relocatable Restroom	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	600 SF	31	6934003

Component Condition Report | Conway Elementary School / Modular

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934035
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934013
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934029
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934032
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934031
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6933999
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934022
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934017
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934026
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934033
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934016
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934006
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6933998
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934038
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934027
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	700 SF	12	6934001
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934028
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934000
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934008
F1020	Relocatable Classrooms	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	970 SF	1	6934010

Appendix F:

Replacement Reserves

Replacement Reserves Report																						
7/10/2025																						
Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Conway Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Conway Elementary School / Admin/Library Building	\$610,791	\$109,985	\$92,185	\$42,006	\$125,796	\$0	\$258,127	\$0	\$78,756	\$0	\$240,188	\$147,811	\$90,057	\$0	\$782,713	\$0	\$8,377	\$39,221	\$10,773	\$113,976	\$384,290	\$3,135,052
Conway Elementary School / Kindergarten	\$70,239	\$153,327	\$45,482	\$11,043	\$11,093	\$37,581	\$40,648	\$31,046	\$17,857	\$0	\$50,565	\$0	\$61,124	\$0	\$167,980	\$0	\$0	\$0	\$0	\$17,282	\$144,265	\$859,529
Conway Elementary School / Modular	\$0	\$7,270,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,317,786
Conway Elementary School / MPR/Kitchen	\$284,909	\$301,115	\$132,833	\$69,602	\$816,337	\$0	\$271,255	\$16,343	\$77,554	\$0	\$221,054	\$0	\$181,675	\$0	\$769,313	\$0	\$0	\$0	\$0	\$1,382,785	\$368,290	\$4,893,065
Conway Elementary School / Site	\$75,886	\$0	\$17,454	\$0	\$0	\$87,973	\$399,769	\$0	\$834,051	\$0	\$112,615	\$0	\$23,457	\$0	\$83,414	\$118,228	\$0	\$0	\$0	\$0	\$137,059	\$1,889,907
Grand Total	\$1,041,825	\$7,834,848	\$287,954	\$122,650	\$953,226	\$125,553	\$969,800	\$47,389	\$1,008,218	\$0	\$624,421	\$147,811	\$403,677	\$0	\$1,803,420	\$118,228	\$8,377	\$39,221	\$10,773	\$1,514,043	\$1,033,904	\$18,095,339

Conway Elementary School

Conway Elementary School / Admin/Library Building																																	
Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	6933717	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2000	SF	\$3.00	\$4.75	\$9,492			\$9,492										\$9,492									\$18,983	
B2020	6933722	Window, Wood, up to 15 SF, Replace	30	30	0	54	EA	\$800.00	\$1,265.56	\$68,340	\$68,340																						\$68,340
B2050	6933758	Exterior Door, Steel, Standard, Replace	40	26	14	18	EA	\$600.00	\$949.17	\$17,085																\$17,085							\$17,085
B3010	6933743	Roofing, Built-Up, Replace	25	25	0	13200	SF	\$14.00	\$22.15	\$292,344	\$292,344																						\$292,344
C1030	6933733	Interior Door, Wood, Solid-Core, Replace	40	26	14	34	EA	\$700.00	\$1,107.37	\$37,650																\$37,650							\$37,650
C1030	6933726	Door Hardware, School, per Door, Replace	30	20	10	53	EA	\$400.00	\$632.78	\$33,537											\$33,537												\$33,537
C1070	6933745	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	3000	SF	\$3.50	\$5.54	\$16,610				\$16,610																			\$16,610
C1070	6933734	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	9400	SF	\$3.50	\$5.54	\$52,046									\$52,046														\$52,046
C1090	6933729	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	8	EA	\$750.00	\$1,186.46	\$9,492					\$9,492																		\$9,492
C2010	6933748	Wall Finishes, Ceramic Tile, Replace	40	26	14	2000	SF	\$18.00	\$28.48	\$56,950																\$56,950							\$56,950
C2010	6933742	Wall Finishes, Laminated Paneling (FRP), Replace	30	22	8	400	SF	\$16.00	\$25.31	\$10,124									\$10,124														\$10,124
C2010	6933751	Wall Finishes, any surface, Prep & Paint	10	8	2	20000	SF	\$1.50	\$2.37	\$47,459			\$47,459									\$47,459											\$94,917
C2030	6933736	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	4	6	200	SF	\$9.00	\$14.24	\$2,848							\$2,848											\$2,848					\$5,695
C2030	6933732	Flooring, Ceramic Tile, Replace	40	26	14	844	SF	\$18.00	\$28.48	\$24,033															\$24,033								\$24,033
C2030	6933753	Flooring, Vinyl Tile (VCT), Replace	15	13	2	3000	SF	\$5.00	\$7.91	\$23,729			\$23,729																\$23,729				\$47,459
C2030	6933731	Flooring, Carpet, Commercial Standard, Replace	10	9	1	9000	SF	\$7.50	\$11.86	\$106,782		\$106,782									\$106,782												\$213,563
C2050	6933740	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	644	SF	\$2.00	\$3.16	\$2,038			\$2,038									\$2,038											\$4,075
D2010	6933723	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	13044	SF	\$11.00	\$17.40	\$226,985															\$226,985								\$226,985
D2010	6933738	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	8	EA	\$1,500.00	\$2,372.93	\$18,983											\$18,983												\$18,983
D2010	6933750	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$2,214.73	\$2,215											\$2,215												\$2,215
D2010	6933727	Urinal, Standard, Replace	30	20	10	4	EA	\$1,100.00	\$1,740.15	\$6,961											\$6,961												\$6,961
D2010	6933755	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	20	10	8	EA	\$1,100.00	\$1,740.15	\$13,921											\$13,921												\$13,921
D2010	6933730	Toilet, Commercial Water Closet, Replace	30	20	10	10	EA	\$1,300.00	\$2,056.54	\$20,565											\$20,565												\$20,565
D2030	6933735	Supplemental Components, Drains, Roof, Replace	40	36	4	12	EA	\$797.00	\$1,260.81	\$15,130				\$15,130																			\$15,130
D3030	6933749	Split System, Fan Coil Unit, DX, Replace	15	9	6	1	EA	\$2,100.00	\$3,322.10	\$3,322								\$3,322															\$3,322
D3030	6933728	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$3,500.00	\$5,536.83	\$5,537								\$5,537															\$5,537
D3050	6933737	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	9	EA	\$11,000.00	\$17,401.45	\$156,613	\$156,613																			\$156,613			\$313,226
D3050	6933752	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$5,500.00	\$8,700.73	\$8,701	\$8,701																			\$8,701			\$17,401
D3050	6933724	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$15,000.00	\$23,729.25	\$47,459	\$47,459																			\$47,459			\$94,917
D3050	6933759	HVAC System, Ductwork, Medium Density, Replace	30	20	10	13044	SF	\$4.00	\$6.33	\$82,540											\$82,540												\$82,540
D3060	6933721	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	7	EA	\$1,400.00	\$2,214.73	\$15,503			\$15,503																				\$15,503
D4010	6933725	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	26	14	13044	SF	\$5.00	\$7.91	\$103,175															\$103,175								\$103,175
D5020	6933741	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	\$7,600.00	\$12,022.82	\$12,023	\$12,023																						\$12,023
D5020	6933716	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	\$16,000.00	\$25,311.20	\$25,311	\$25,311																						\$25,311
D5030	6933718	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	13044	SF	\$2.50	\$3.95	\$51,587																\$51,587							\$51,587
D5040	6933719	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	12	EA	\$220.00	\$348.03	\$4,176			\$4,176									\$4,176											\$8,353
D5040	6933757	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	14	EA	\$600.00	\$949.17	\$13,288								\$13,288															\$13,288
D5040	6933715	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	13044	SF	\$4.50	\$7.12	\$92,857								\$92,857															\$92,857
D6060	6933746	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	13044	SF	\$1.65	\$2.61	\$34,048								\$34,048															\$34,048
D7030	6933714	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	13044	SF	\$2.00	\$3.16	\$41,270				\$41,270																\$41,270			\$82,540
D7050	6933744	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$23,729.25	\$23,729				\$23,729															\$23,729				\$47,459
D7050	6933720	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	13044	SF	\$3.00	\$4.75	\$61,905								\$61,905															\$61,905
E1040	6933739	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$2,372.93	\$2,373							\$2,373										\$2,373						\$4,746
E2010	6933756	Casework, Countertop, Plastic Laminate, Replace	15	12	3	80	LF	\$50.00	\$79.10	\$6,328			\$6,328																\$6,328				\$12,656
E2010	6933747	Casework, Cabinetry Economy, Replace	20	16	4	80	LF	\$175.00	\$276.84	\$22,147				\$22,147																			



7/10/2025

Conway Elementary School / Kindergarten

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate						
B2010	6933762	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2400	SF	\$3.00	\$4.75	\$11,390			\$11,390										\$11,390									\$22,780						
B2020	6933764	Window, Wood, up to 15 SF, Replace	30	30	0	18	EA	\$800.00	\$1,265.56	\$22,780	\$22,780																						\$22,780					
B2050	6933776	Exterior Door, Steel, Standard, Replace	40	26	14	5	EA	\$600.00	\$949.17	\$4,746																\$4,746							\$4,746					
B3010	6933769	Roofing, Built-Up, Replace	25	24	1	3000	SF	\$14.00	\$22.15	\$66,442		\$66,442																					\$66,442					
C1030	6933778	Interior Door, Wood, Solid-Core, Replace	40	26	14	8	EA	\$700.00	\$1,107.37	\$8,859															\$8,859								\$8,859					
C1030	6933784	Door Hardware, School, per Door, Replace	30	20	10	13	EA	\$400.00	\$632.78	\$8,226											\$8,226												\$8,226					
C1070	6933792	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	17	8	746	SF	\$3.50	\$5.54	\$4,130									\$4,130														\$4,130					
C1070	6933777	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	1800	SF	\$3.50	\$5.54	\$9,966									\$9,966														\$9,966					
C2010	6933767	Wall Finishes, Ceramic Tile, Replace	40	26	14	400	SF	\$18.00	\$28.48	\$11,390																\$11,390							\$11,390					
C2010	6933781	Wall Finishes, any surface, Prep & Paint	10	8	2	4000	SF	\$1.50	\$2.37	\$9,492			\$9,492										\$9,492										\$18,983					
C2030	6933786	Flooring, Ceramic Tile, Replace	40	26	14	200	SF	\$18.00	\$28.48	\$5,695																\$5,695							\$5,695					
C2030	6933775	Flooring, Vinyl Tile (VCT), Replace	15	11	4	746	SF	\$5.00	\$7.91	\$5,901					\$5,901																\$5,901		\$11,801					
C2030	6933780	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1800	SF	\$7.50	\$11.86	\$21,356			\$21,356										\$21,356										\$42,713					
C2050	6933785	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	200	SF	\$2.00	\$3.16	\$633			\$633										\$633										\$1,266					
D2010	6933790	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14	2746	SF	\$11.00	\$17.40	\$47,784																\$47,784							\$47,784					
D2010	6933791	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	\$1,300.00	\$2,056.54	\$8,226											\$8,226												\$8,226					
D2010	6933773	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	2	EA	\$1,200.00	\$1,898.34	\$3,797											\$3,797												\$3,797					
D2030	6933760	Supplemental Components, Drains, Roof, Replace	40	37	3	4	EA	\$797.00	\$1,260.81	\$5,043				\$5,043																			\$5,043					
D3050	6933782	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$15,000.00	\$23,729.25	\$47,459	\$47,459																				\$47,459		\$94,917					
D3050	6933770	HVAC System, Ductwork, Medium Density, Replace	30	20	10	2746	SF	\$4.00	\$6.33	\$17,376											\$17,376												\$17,376					
D4010	6933789	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	26	14	2746	SF	\$5.00	\$7.91	\$21,720																\$21,720							\$21,720					
D5020	6933788	Switchboard, 120/208 V, Replace	40	39	1	1	EA	\$52,100.00	\$82,419.60	\$82,420		\$82,420																					\$82,420					
D5030	6933763	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	2746	SF	\$2.50	\$3.95	\$10,860																\$10,860							\$10,860					
D5040	6933779	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	2746	SF	\$4.50	\$7.12	\$19,548									\$19,548														\$19,548					
D5040	6933761	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	6	EA	\$600.00	\$949.17	\$5,695									\$5,695														\$5,695					
D6060	6933772	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	2746	SF	\$1.65	\$2.61	\$7,168							\$7,168																\$7,168					
D7030	6933766	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	2746	SF	\$2.00	\$3.16	\$8,688						\$8,688															\$8,688		\$17,376					
D7050	6933774	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729						\$23,729															\$23,729		\$47,459					
D7050	6933787	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	2746	SF	\$3.00	\$4.75	\$13,032							\$13,032																\$13,032					
E1040	6933771	Ceramics Equipment, Kiln, Replace	20	17	3	1	EA	\$3,200.00	\$5,062.24	\$5,062				\$5,062																			\$5,062					
E2010	6933765	Casework, Countertop, Plastic Laminate, Replace	15	11	4	50	LF	\$50.00	\$79.10	\$3,955						\$3,955															\$3,955		\$7,910					
E2010	6933768	Casework, Cabinetry Economy, Replace	20	14	6	50	LF	\$175.00	\$276.84	\$13,842							\$13,842																\$13,842					
Totals, Unescalated											\$70,239	\$148,861	\$42,871	\$10,105	\$9,856	\$32,417	\$34,042	\$25,243	\$14,097	\$0	\$37,625	\$0	\$42,871	\$0	\$111,054	\$0	\$0	\$0	\$0	\$9,856	\$79,876				\$669,013			
Totals, Escalated (3.0% inflation, compounded annually)											\$70,239	\$153,327	\$45,482	\$11,043	\$11,093	\$37,581	\$40,648	\$31,046	\$17,857	\$0	\$50,565	\$0	\$61,124	\$0	\$167,980	\$0	\$0	\$0	\$0	\$17,282	\$144,265							\$859,529

Conway Elementary School / Modular

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
F1020	6934004	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																				\$306,898	
F1020	6934024	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934005	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934023	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934035	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934013	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934029	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934032	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934031	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6933999	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934022	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934017	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934026	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934033	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934016	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934006	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6933998	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934038	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934027	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898
F1020	6934028	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	970	SF	\$200.00	\$316.39	\$306,898		\$306,898																					\$306,898

