

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Farr Avenue Elementary School
933 Farr Avenue
Escondido, California 92025

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September 17, 2023

ON SITE DATE:

August 31, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Seven permanent buildings and four portable classrooms
Main Address	933 Farr Avenue, Escondido, California 92025
Site Developed	2004
Site Area	12.04 acres (estimated)
Parking Spaces	94 total spaces all in open lots; 6 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 31, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Michael
Assessment and Report Prepared By	Bradley Fleming
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

Farr Avenue Elementary School was originally constructed in 2004 and is currently occupied by the Escondido School District. There have been no significant renovations since the construction date. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library.

Architectural

All the buildings were constructed in 2004 and have very similar features throughout. The buildings are wood framed on concrete slabs. The exteriors consist of stucco, aluminum framed windows, and modified bituminous roofing. No reported structural or façade issues reported. Roof leaks were reported in some areas but are patched as needed. Typical interior and exterior finish replacements are anticipated. The relocatable buildings are wood framed with metal flat roofing. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems include roof top packaged units and split systems for heating and cooling, all equipment is original to the 2004 construction. It was reported that the HVAC equipment is struggling and aging with inconsistent heating and cooling across campus. The electrical system is in fair condition and consists of distribution panels in various buildings and a main switchboard in the parking lot. The plumbing system is in fair condition and no issues were reported. Only the kitchen building and the MPR building are protected with a fire sprinkler system, but all are equipped with a fire alarm system.

Site

The site consists of concrete and asphalt pavement, play surfaces and structures, and large areas of grass and other landscaping features. Asphalt parking lots serve the facility with two solar carports that were installed in 2020. Good lighting observed surrounding the building in the form of building mounted and pole mounted. The POC reported that there are various areas around the site that have poor drainage.

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
Farr Avenue Elementary School / Administration Building (2004)	\$800	9,800	\$6,370,000	2.1%	7.9%	11.9%	15.7%
Farr Avenue Elementary School / Classroom Building 1 (2004)	\$800	9,000	\$5,850,000	2.6%	9.7%	14.5%	20.4%
Farr Avenue Elementary School / Classroom Building 2 (2004)	\$800	9,000	\$5,850,000	3.4%	10.0%	14.8%	19.5%
Farr Avenue Elementary School / Classroom Building 3 (2004)	\$800	9,000	\$5,850,000	3.2%	6.4%	14.9%	19.9%
Farr Avenue Elementary School / Kindergarten Building (2004)	\$800	12,500	\$8,125,000	2.3%	8.0%	13.1%	16.9%
Farr Avenue Elementary School / Kitchen Building (2004)	\$800	1,900	\$950,000	3.0%	16.4%	89.1%	121.6%
Farr Avenue Elementary School / Multi-Purpose Building (2004)	\$800	4,800	\$3,120,000	2.5%	8.0%	13.2%	17.3%

Immediate Needs

Facility/Building	Total Items	Total Cost
Farr Avenue Elementary School / Site	1	\$1,700
Total	1	\$1,700

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6957546	Farr Avenue Elementary School / Site	Site	G2080	Landscaping, Ground Cover, Repair	NA	Performance/Integrity	\$1,700
Total (1 items)							\$1,700

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	-	\$215,400	\$46,700	\$636,100	\$483,700	\$1,381,900
Roofing	-	\$725,100	\$160,200	\$21,500	\$330,500	\$1,237,300
Interiors	-	\$655,100	\$688,800	\$225,400	\$2,190,000	\$3,759,300
Conveying	-	-	\$30,300	-	-	\$30,300
Plumbing	-	\$5,000	\$61,800	\$323,200	\$1,949,300	\$2,339,300
HVAC	\$970,700	\$94,800	\$29,100	\$462,300	\$1,783,900	\$3,340,700
Fire Protection	-	-	\$12,800	\$13,600	\$27,700	\$54,100
Electrical	-	\$5,200	\$506,400	\$291,200	\$395,300	\$1,198,000
Fire Alarm & Electronic Systems	-	\$25,200	\$783,900	-	\$538,100	\$1,347,100
Equipment & Furnishings	-	-	\$863,200	\$72,200	\$1,028,200	\$1,963,600
Special Construction & Demo	-	-	-	-	\$2,325,800	\$2,325,800
Site Development	\$47,400	\$6,800	\$910,200	\$68,800	\$345,400	\$1,378,500
Site Utilities	-	-	\$257,200	-	-	\$257,200
Site Pavement	\$37,700	-	\$374,000	\$50,700	\$126,900	\$589,400
TOTALS (3% inflation)	\$1,055,800	\$1,732,600	\$4,724,300	\$2,165,200	\$11,524,700	\$21,202,600

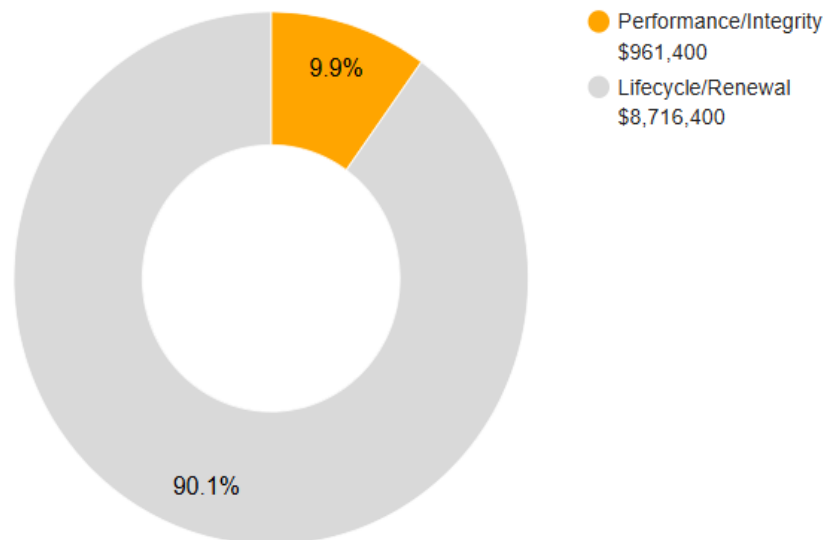
Plan Types

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: \$9,677,800

2. Administration Building



Administration Building: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	9,800 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair

Administration Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

3. Classroom Building 1



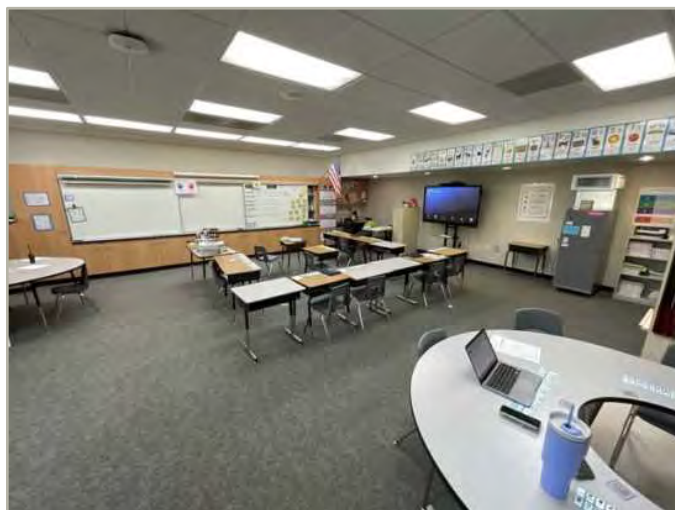
Classroom Building 1: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	9,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair

Classroom Building 1: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

4. Classroom Building 2



Classroom Building 2: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	9,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair

Classroom Building 2: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

5. Classroom Building 3



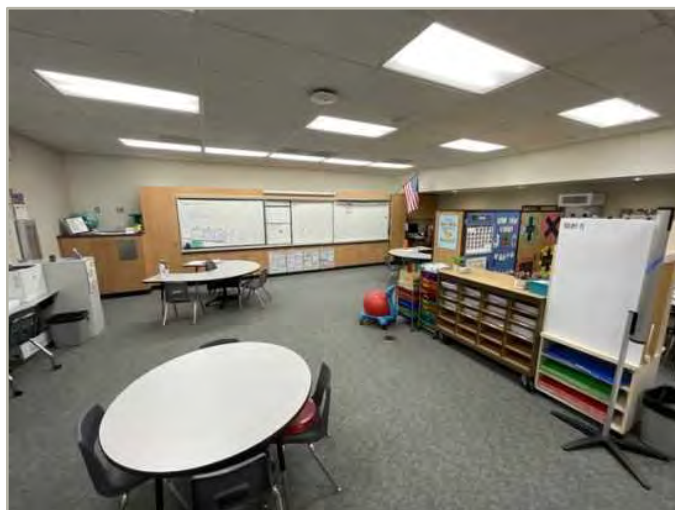
Classroom Building 3: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	9,000 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair

Classroom Building 3: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

6. Kindergarten Building



Kindergarten Building: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	12,500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair

Kindergarten Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

7. Kitchen Building



Kitchen Building: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	1,900 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Vinyl, ceramic Floors: Ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair

Kitchen Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

8. Multi-Purpose Building



Multi-Purpose Building: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	4,800 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl Floors: VCT Ceilings: ACT	Fair
Elevators	Wheelchair Lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair

Multi-Purpose Building: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

9. Relocatable Buildings



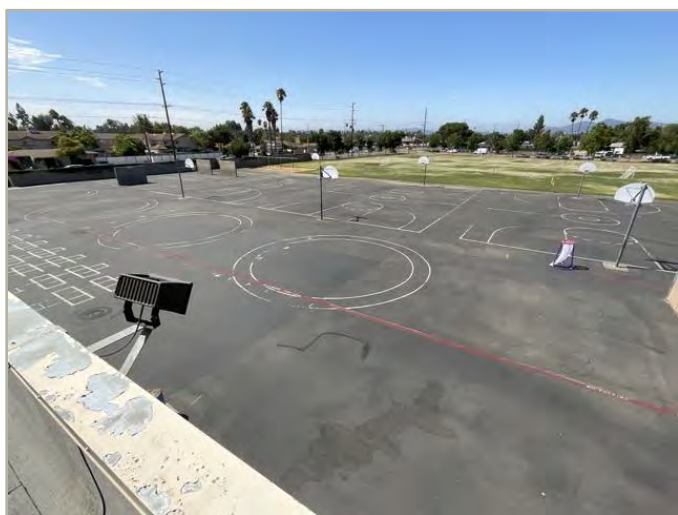
Relocatable Buildings: Systems Summary

Address	933 Farr Avenue, Escondido, California 92025	
Constructed/Renovated	2004	
Building Size	4,800 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood-framed structure on wood slab with raised floor	Good
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: None Hot Water: None Fixtures: None	--
HVAC	Wall mounted heat pumps	Poor
Fire Suppression	Fire extinguishers only	Fair

Relocatable Buildings: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
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	Package units in poor condition	

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 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: LED Building-mounted: CFL	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Poor site drainage	

11. 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.

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 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 2004.

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 complete apartment unit conversions are needed and the budgetary sum of the corrective costs identified at the subject site is less than \$10,000. Reference the appendix for specific data, photos, and the 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

The DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Farr Avenue Elementary School, 933 Farr Avenue, 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.

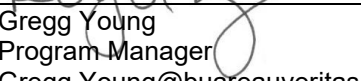
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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,
Project Manager

Reviewed by:



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

16. Appendices



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

Appendix A:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	164076.23R000-006.017	Farr Avenue Elementary School	
	Source	On-Site Date	
	Google	August 31, 2023	

Appendix B:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Farr Avenue Elementary School

Name of person completing form: Michael

Title / Association w/ property: Maintenance

Length of time associated w/ property:

Date Completed: 8/28/2023

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 2004	Renovated 0	
2	Building size in SF	60,800 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.	Poor site drainage		

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				Minor roof leaks throughout
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				Inconsistent heating and cooling
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 C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Farr Avenue Elementary School

BV Project Number: 164076.23R000-006.017

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 PATH



ACCESSIBLE RAMP

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



ACCESSIBLE ENTRANCE



SIGNAGE

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 ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



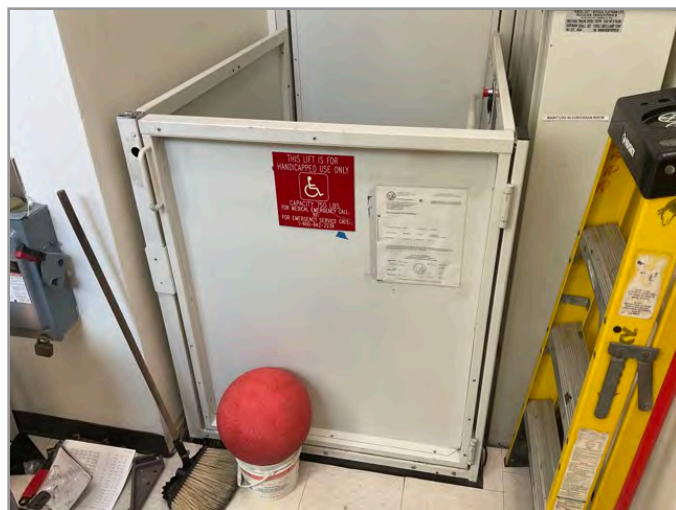
DOOR HARDWARE

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



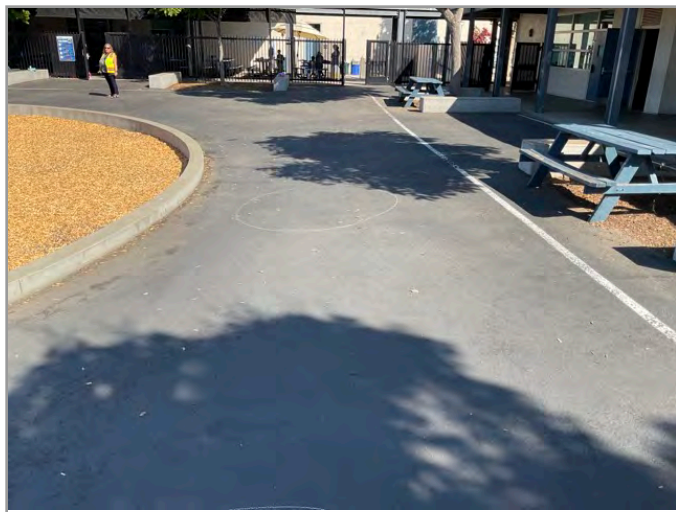
SINK, FAUCET HANDLES AND ACCESSORIES

	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 D:

Component Condition Report

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020		Good	Roof Structure, Flat, Metal Deck Over Bar Joists	6,000 SF	54	6957571
Roofing						
B3010	Roof	Fair	Roofing, Metal	6,000 SF	19	6957562
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	9	6957559
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	9	6957569
Electrical						
D5010		Good	Solar Power, Inverter	3	9	6957561
D5010		Good	Solar Power, Carport, Solar Cover at Grade	3	9	6957565
D5020		Fair	Secondary Transformer, Dry, Stepdown	1	9	6957573
Fire Alarm & Electronic Systems						
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	60,800 SF	4	6957574
Special Construction & Demo						

Component Condition Report | Farr Avenue Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020		Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,200 SF	14	6957557
F1020		Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,200 SF	14	6957547
F1020		Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	14	6957566
F1020		Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,200 SF	14	6957556
F1020		Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,200 SF	14	6957563
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	53,000 SF	4	6957575
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	53,000 SF	0	6957558
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	4	6957560
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	6957550
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	63,000 SF	4	6957567
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	4	6957549

Component Condition Report | Farr Avenue Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	63,000 SF	0	6957564
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	2	6957544
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	3	4	6957572
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	350 LF	19	6957554
G2060	Site	Fair	Flagpole, Metal	1	9	6957545
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	14	6957555
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,100 SF	29	6957543
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	2	6957568
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	50	3	6957553
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,400 LF	19	6957552
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	6	3	6957548
G2080	Site	NA	Landscaping, Ground Cover, Repair	500 SF	0	6957546
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	16	3	6957551

Component Condition Report | Farr Avenue Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	3	6957570

Component Condition Report | Farr Avenue Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	3	6956568
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	30	9	6956572
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	9	6956559
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	19	6956584
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,400 SF	1	6956573
B3010	Roof	Fair	Roofing, Metal	1,400 SF	19	6956562
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	24 LF	19	6956560

Component Condition Report | Farr Avenue Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Hatch, Metal	2	9	6956564
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	12	19	6956587
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	17	19	6956574
C1030	Throughout building	Fair	Door Hardware, School, per Door	28	9	6956567
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,300 SF	4	6956558
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	2	6956580
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	6956571
C2010	Throughout building	Fair	Wall Finishes, Vinyl	6,900 SF	3	6956581
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,000 SF	19	6956589
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,950 SF	1	6956575
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,450 SF	3	6956577

Component Condition Report | Farr Avenue Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,400 SF	19	6956592
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	2	6956601
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	9	6956594
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,800 SF	19	6956582
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	2	9	6956583
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	9	6956588
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	4	6956557
D2010	Utility closet	Good	Water Heater, Electric, Commercial (12 kW)	1	12	6956602
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	19	6956576
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	1	6956579
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,800 SF	9	6956578
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6956591

Component Condition Report | Farr Avenue Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6956600
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	3	0	6956595
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	6956585
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	2	6956569
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6956565
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6956596
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,800 SF	19	6956563
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,800 SF	4	6956561
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	4	6956593
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	2	6956586
Fire Alarm & Electronic Systems						

Component Condition Report | Farr Avenue Elementary School / Administration Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,800 SF	4	6956598
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,800 SF	4	6956590
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	2	6956566

Equipment & Furnishings

E1040	Utility closet	Fair	Ceramics Equipment, Kiln	1	4	6956597
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	3	6956599
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	45 LF	4	6956570

Component Condition Report | Farr Avenue Elementary School / Classroom Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,400 SF	2	6956786
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	56	9	6956761

Component Condition Report | Farr Avenue Elementary School / Classroom Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	19	6956752
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,000 SF	1	6956768
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	19	6956772
B3060	Roof	Fair	Roof Hatch, Metal	1	9	6956765
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	8	19	6956779
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	9	6956792
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	19	6956781
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,100 SF	4	6956774
C1090	Restrooms	Fair	Toilet Partitions, Metal	12	3	6956757
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	19	6956760
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	2	6956784

Component Condition Report | Farr Avenue Elementary School / Classroom Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Vinyl	13,100 SF	3	6956756
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	900 SF	3	6956788
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,650 SF	2	6956764
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	19	6956753
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	2	6956763
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	2	6956790
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	6956789
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	9	6956776
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	9	9	6956785
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,000 SF	19	6956787
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	9	6956758
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW)	1	4	6956762
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	19	6956775

Component Condition Report | Farr Avenue Elementary School / Classroom Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	0	6956766
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,000 SF	9	6956759
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6956755
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	7	0	6956791
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	2	6956771
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6956782
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6956769
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	19	6956778
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	4	6956773
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,000 SF	4	6956767
Fire Alarm & Electronic Systems						

Component Condition Report | Farr Avenue Elementary School / Classroom Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,000 SF	4	6956770
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	6956754
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,000 SF	4	6956780

Equipment & Furnishings

E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	4	6956783
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	80 LF	5	6956777

Component Condition Report | Farr Avenue Elementary School / Classroom Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,400 SF	2	6956943
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	56	9	6956967

Component Condition Report | Farr Avenue Elementary School / Classroom Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	19	6956971
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,000 SF	1	6956960
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	19	6956972
B3060	Roof	Fair	Roof Hatch, Metal	1	9	6956939
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	8	19	6956950
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	19	6956952
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	9	6956974
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,100 SF	4	6956942
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	4	6956966
C2010	Throughout building	Fair	Wall Finishes, Vinyl	13,100 SF	3	6956964
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	19	6956948

Component Condition Report | Farr Avenue Elementary School / Classroom Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	2	6956941
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,650 SF	2	6956963
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	19	6956975
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	900 SF	3	6956965
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	2	6956969
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	9	6956944
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	9	6956946
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	9	6956973
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	9	6956957
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (12 kW)	1	4	6956962
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	6956954
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,000 SF	19	6956978
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	19	6956976

Component Condition Report | Farr Avenue Elementary School / Classroom Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	0	6956938
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,000 SF	9	6956955
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	8	0	6956961
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	6956949
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	2	6956945
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6956951
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6956958
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	19	6956977
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,000 SF	4	6956940
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	4	6956959

Component Condition Report | Farr Avenue Elementary School / Classroom Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,000 SF	4	6956953
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,000 SF	4	6956956
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	6956947
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	80 LF	5	6956968
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	4	6956970

Component Condition Report | Farr Avenue Elementary School / Classroom Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,400 SF	2	6957253
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	56	9	6957256

Component Condition Report | Farr Avenue Elementary School / Classroom Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	19	6957254
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,000 SF	4	6957249
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	19	6957221
B3060	Roof	Fair	Roof Hatch, Metal	1	9	6957229
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	8	19	6957242
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	9	6957255
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	19	6957239
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,100 SF	4	6957251
C1090	Restrooms	Fair	Toilet Partitions, Metal	7	4	6957225
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	19	6957222
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	2	6957238

Component Condition Report | Farr Avenue Elementary School / Classroom Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, Vinyl	13,100 SF	4	6957232
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,650 SF	2	6957243
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	19	6957219
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	900 SF	4	6957233
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	2	6957227
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,000 SF	19	6957223
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	9	6957235
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	9	6957247
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	6957241
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	9	6957226
D2010	Restrooms	Fair	Urinal, Standard	2	9	6957218
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	19	6957230
HVAC						

Component Condition Report | Farr Avenue Elementary School / Classroom Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	6957250
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	8	0	6957234
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,000 SF	9	6957220
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	4	6957236
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6957240
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6957231
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	19	6957228
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	4	6957237
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,000 SF	4	6957224
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,000 SF	4	6957252

Component Condition Report | Farr Avenue Elementary School / Classroom Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	6957245
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,000 SF	4	6957246

Equipment & Furnishings

E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	80 LF	4	6957248
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	3	6957244

Component Condition Report | Farr Avenue Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,100 SF	2	6957432
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	56	9	6957433
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	19	6957420
Roofing						

Component Condition Report | Farr Avenue Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Modified Bitumen	12,500 SF	1	6957421
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	19	6957434
B3060	Roof	Fair	Roof Hatch, Metal	1	9	6957416
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	28	9	6957415
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	19	6957412
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,500 SF	4	6957428
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	2	6957442
C2010	Throughout building	Fair	Wall Finishes, Vinyl	16,000 SF	4	6957435
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	19	6957413
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	19	6957419
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	4	6957414

Component Condition Report | Farr Avenue Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	11,000 SF	2	6957417
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	2	6957437
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,500 SF	19	6957431
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	3	6957410
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	9	6957425
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	6957411
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	9	6957439
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	4	6957438
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	19	6957436
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	8	0	6957407
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,500 SF	9	6957423

Component Condition Report | Farr Avenue Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	1	6957422
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6957424
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6957427
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,500 SF	19	6957430
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	14	4	6957426
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,500 SF	4	6957429
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	12,500 SF	4	6957409
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,500 SF	4	6957441
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	6957440
Equipment & Furnishings						

Component Condition Report | Farr Avenue Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	3	6957418
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	80 LF	4	6957408

Component Condition Report | Farr Avenue Elementary School / Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,760 SF	2	6957470
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	9	6957455
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13	19	6957472
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,900 SF	1	6957447
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	19	6957450
B3060	Roof	Fair	Roof Hatch, Metal	1	9	6957466

Component Condition Report | Farr Avenue Elementary School / Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	4	6957445
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	19	6957465
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	3,400 SF	9	6957446
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,900 SF	19	6957476
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,900 SF	2	6957461
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	9	6957467
D2010	Utility closet	Good	Water Heater, Gas, Commercial (125 MBH)	1	15	6957473
D2010	Restrooms	Fair	Urinal, Standard	2	9	6957449
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	9	6957454
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,900 SF	19	6957443
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	19	6957462
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	6957448

Component Condition Report | Farr Avenue Elementary School / Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6957479
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,900 SF	9	6957477
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	1	6957452
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	3	1	6957444
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	1	6957460
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,900 SF	4	6957480
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6957453
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6957451
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,900 SF	19	6957456
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,900 SF	4	6957471

Component Condition Report | Farr Avenue Elementary School / Kitchen Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	4	6957458
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	1,900 SF	4	6957464
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,900 SF	4	6957474
Equipment & Furnishings						
E1030	Kitchen	Fair	Dishwashing Line, Commercial Kitchen	2 LS	4	6957468
E1030	Kitchen	Fair	Food Preparation Line, Commercial Kitchen	4 LS	4	6957478
E1030	Kitchen	Fair	Refrigeration Line, Commercial Kitchen	4 LS	4	6957457
E1030	Kitchen	Fair	Cooking Line - Primary, Commercial Kitchen	3 LS	4	6957469
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	4	6957463
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	4	6957475
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	9	6957459

Component Condition Report | Farr Avenue Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,720 SF	2	6957527
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	12	9	6957534
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	9	6957512
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x20' (400 SF)	1	9	6957521
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,100 SF	19	6957522
B3010	Roof	Fair	Roofing, Modified Bitumen	3,700 SF	1	6957510
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	19	6957531
B3060	Roof	Fair	Roof Hatch, Metal	1	9	6957519
Interiors						
C1010	Stage	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	50 SF	4	6957518
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	19	6957529

Component Condition Report | Farr Avenue Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	15	9	6957530
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,800 SF	4	6957517
C2010	Throughout building	Fair	Wall Finishes, Vinyl	9,600 SF	2	6957541
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,800 SF	2	6957513
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	4	6957539
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	14	6957528
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	4	6957526
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,800 SF	19	6957538
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	19	6957524
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,800 SF	9	6957515

Component Condition Report | Farr Avenue Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6957537
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	6957525
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	4	6957532
Fire Protection						
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	19	6957523
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	4,800 SF	4	6957540
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	9	6957511
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,800 SF	19	6957520
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	2	6957535
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	4	6957516
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,800 SF	4	6957533

Component Condition Report | Farr Avenue Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	4,800 SF	4	6957536
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,800 SF	4	6957514

Appendix E:

Replacement Reserves

Replacement Reserves Report

8/21/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033
Farr Avenue Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Farr Avenue Elementary School / Administration Building	\$132,884	\$202,902	\$58,589	\$108,040	\$253,757	\$0	\$0	\$0	\$0
Farr Avenue Elementary School / Classroom Building 1	\$153,133	\$146,647	\$158,724	\$107,954	\$235,560	\$44,014	\$0	\$0	\$0
Farr Avenue Elementary School / Classroom Building 2	\$197,427	\$146,647	\$151,004	\$90,321	\$238,587	\$44,014	\$0	\$0	\$0
Farr Avenue Elementary School / Classroom Building 3	\$189,834	\$0	\$146,641	\$37,684	\$494,801	\$0	\$0	\$0	\$0
Farr Avenue Elementary School / Kindergarten Building	\$189,834	\$210,520	\$212,807	\$39,759	\$414,099	\$0	\$0	\$0	\$0
Farr Avenue Elementary School / Kitchen Building	\$28,475	\$97,602	\$21,868	\$8,297	\$689,975	\$0	\$0	\$0	\$0
Farr Avenue Elementary School / Multi-Purpose Building	\$79,098	\$60,288	\$111,573	\$0	\$159,668	\$0	\$0	\$0	\$0
Farr Avenue Elementary School / Site	\$85,109	\$0	\$6,817	\$332,590	\$1,329,590	\$95,730	\$0	\$0	\$0
Grand Total	\$1,055,793	\$864,605	\$868,024	\$724,646	\$3,816,037	\$183,758	\$0	\$0	\$0

Farr Avenue Elementary School

Farr Avenue Elementary School / Administration Building

Unifor Code	mat ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6956568	Exterior Walls, any painted surface, Prep & Paint	10	7	3	9000	SF	\$3.00	\$4.75	\$42,713	
B2020	6956572	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	30	EA	\$950.00	\$1,502.85	\$45,086	
B2050	6956559	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	21	9	7	EA	\$1,300.00	\$2,056.54	\$14,396	
B2050	6956584	Exterior Door, Steel, Standard, Replace	40	21	19	4	EA	\$600.00	\$949.17	\$3,797	
B3010	6956562	Roofing, Metal, Replace	40	21	19	1400	SF	\$13.00	\$20.57	\$28,791	
B3010	6956573	Roofing, Modified Bitumen, Replace	20	19	1	8400	SF	\$10.00	\$15.82	\$132,884	\$1
B3020	6956560	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	24	LF	\$90.00	\$142.38	\$3,417	
B3060	6956564	Roof Hatch, Metal, Replace	30	21	9	2	EA	\$1,300.00	\$2,056.54	\$4,113	
C1020	6956587	Interior Window, Fixed, 12 SF, Replace	40	21	19	12	EA	\$500.00	\$790.98	\$9,492	
C1030	6956574	Interior Door, Wood, Solid-Core, Replace	40	21	19	17	EA	\$700.00	\$1,107.37	\$18,825	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C1030	6956567	Door Hardware, School, per Door, Replace	30	21	9	28	EA	\$400.00	\$632.78	\$17,718	
C1070	6956558	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	9300	SF	\$3.50	\$5.54	\$51,492	
C1090	6956580	Toilet Partitions, Metal, Replace	20	18	2	3	EA	\$850.00	\$1,344.66	\$4,034	
C2010	6956589	Wall Finishes, Ceramic Tile, Replace	40	21	19	3000	SF	\$18.00	\$28.48	\$85,425	
C2010	6956581	Wall Finishes, Vinyl, Replace	15	12	3	6900	SF	\$2.50	\$3.95	\$27,289	
C2010	6956571	Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	\$1.50	\$2.37	\$18,983	
C2030	6956592	Flooring, Ceramic Tile, Replace	40	21	19	1400	SF	\$18.00	\$28.48	\$39,865	
C2030	6956577	Flooring, Vinyl Tile (VCT), Replace	15	12	3	3450	SF	\$5.00	\$7.91	\$27,289	
C2030	6956575	Flooring, Carpet, Commercial Standard, Replace	10	9	1	4950	SF	\$7.50	\$11.86	\$58,730	\$
C2050	6956601	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	500	SF	\$2.00	\$3.16	\$1,582	
D2010	6956602	Water Heater, Electric, Commercial (12 kW), Replace	20	8	12	1	EA	\$12,400.00	\$19,616.18	\$19,616	
D2010	6956582	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	9800	SF	\$11.00	\$17.40	\$170,534	
D2010	6956557	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D2010	6956594	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	5	EA	\$1,500.00	\$2,372.93	\$11,865	
D2010	6956583	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6956588	Toilet, Commercial Water Closet, Replace	30	21	9	5	EA	\$1,300.00	\$2,056.54	\$10,283	
D2030	6956576	Supplemental Components, Drains, Roof, Replace	40	21	19	12	EA	\$797.00	\$1,260.81	\$15,130	
D3030	6956579	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$3,400.00	\$5,378.63	\$5,379	
D3050	6956591	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729
D3050	6956600	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$9,000.00	\$14,237.55	\$14,238	\$14,238
D3050	6956595	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	3	EA	\$20,000.00	\$31,639.00	\$94,917	\$94,917
D3050	6956578	HVAC System, Ductwork, Medium Density, Replace	30	21	9	9800	SF	\$4.00	\$6.33	\$62,012	
D3060	6956585	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3060	6956569	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	\$1,200.00	\$1,898.34	\$1,898	
D5020	6956565	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$15,819.50	\$15,820	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D5020	6956596	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D5030	6956563	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	9800	SF	\$2.50	\$3.95	\$38,758	
D5040	6956586	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	8	EA	\$220.00	\$348.03	\$2,784	
D5040	6956561	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	9800	SF	\$4.50	\$7.12	\$69,764	
D5040	6956593	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	1	EA	\$600.00	\$949.17	\$949	
D6060	6956598	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	9800	SF	\$1.65	\$2.61	\$25,580	
D7050	6956566	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6956590	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	9800	SF	\$3.00	\$4.75	\$46,509	
E1040	6956597	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$5,062.24	\$5,062	
E2010	6956599	Casework, Countertop, Plastic Laminate, Replace	15	12	3	20	LF	\$50.00	\$79.10	\$1,582	
E2010	6956570	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	45	LF	\$300.00	\$474.59	\$21,356	
Totals, Unescalated										\$132,884	\$1
Totals, Escalated (3.0% inflation, compounded annually)										\$132,884	\$2

Farr Avenue Elementary School / Classroom Building 1

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6956786	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7400	SF	\$3.00	\$4.75	\$35,119	
B2020	6956761	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	21	9	56	EA	\$1,250.00	\$1,977.44	\$110,737	
B2050	6956752	Exterior Door, Steel, Standard, Replace	40	21	19	14	EA	\$600.00	\$949.17	\$13,288	
B3010	6956768	Roofing, Modified Bitumen, Replace	20	19	1	9000	SF	\$10.00	\$15.82	\$142,376	\$14
B3020	6956772	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	12	LF	\$90.00	\$142.38	\$1,709	
B3060	6956765	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1020	6956779	Interior Window, Fixed, 12 SF, Replace	40	21	19	8	EA	\$500.00	\$790.98	\$6,328	
C1030	6956781	Interior Door, Wood, Solid-Core, Replace	40	21	19	8	EA	\$700.00	\$1,107.37	\$8,859	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C1030	6956792	Door Hardware, School, per Door, Replace	30	21	9	22	EA	\$400.00	\$632.78	\$13,921		
C1070	6956774	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	8100	SF	\$3.50	\$5.54	\$44,848		
C1090	6956757	Toilet Partitions, Metal, Replace	20	17	3	12	EA	\$850.00	\$1,344.66	\$16,136		
C2010	6956760	Wall Finishes, Ceramic Tile, Replace	40	21	19	900	SF	\$18.00	\$28.48	\$25,628		
C2010	6956756	Wall Finishes, Vinyl, Replace	15	12	3	13100	SF	\$2.50	\$3.95	\$51,809		
C2010	6956784	Wall Finishes, any surface, Prep & Paint	10	8	2	4000	SF	\$1.50	\$2.37	\$9,492		
C2030	6956753	Flooring, Ceramic Tile, Replace	40	21	19	450	SF	\$18.00	\$28.48	\$12,814		
C2030	6956788	Flooring, Vinyl Tile (VCT), Replace	15	12	3	900	SF	\$5.00	\$7.91	\$7,119		
C2030	6956764	Flooring, Carpet, Commercial Standard, Replace	10	8	2	7650	SF	\$7.50	\$11.86	\$90,764		
C2050	6956763	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	900	SF	\$2.00	\$3.16	\$2,848		
D2010	6956762	Water Heater, Electric, Commercial (12 kW), Replace	20	16	4	1	EA	\$12,400.00	\$19,616.18	\$19,616		
D2010	6956787	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	9000	SF	\$11.00	\$17.40	\$156,613		
D2010	6956790	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D2010	6956776	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	8	EA	\$1,100.00	\$1,740.15	\$13,921		
D2010	6956785	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	9	EA	\$1,500.00	\$2,372.93	\$21,356		
D2010	6956758	Toilet, Commercial Water Closet, Replace	30	21	9	13	EA	\$1,300.00	\$2,056.54	\$26,735		
D2010	6956789	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$800.00	\$1,265.56	\$1,266		
D2030	6956775	Supplemental Components, Drains, Roof, Replace	40	21	19	8	EA	\$797.00	\$1,260.81	\$10,087		
D3030	6956766	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593	
D3050	6956755	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729	
D3050	6956791	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	7	EA	\$11,000.00	\$17,401.45	\$121,810	\$121,810	
D3050	6956759	HVAC System, Ductwork, Medium Density, Replace	30	21	9	9000	SF	\$4.00	\$6.33	\$56,950		
D3060	6956771	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	3	EA	\$1,400.00	\$2,214.73	\$6,644		
D5020	6956782	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6956769	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
D5030	6956778	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	9000	SF	\$2.50	\$3.95	\$35,594			
D5040	6956773	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	12	EA	\$600.00	\$949.17	\$11,390			
D5040	6956767	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	9000	SF	\$4.50	\$7.12	\$64,069			
D6060	6956770	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	9000	SF	\$1.65	\$2.61	\$23,492			
D7050	6956754	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$23,729.25	\$23,729			
D7050	6956780	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	9000	SF	\$3.00	\$4.75	\$42,713			
E2010	6956783	Casework, Countertop, Plastic Laminate, Replace	15	11	4	40	LF	\$50.00	\$79.10	\$3,164			
E2010	6956777	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	80	LF	\$300.00	\$474.59	\$37,967			
Totals, Unescalated											\$153,133	\$14	
Totals, Escalated (3.0% inflation, compounded annually)											\$153,133	\$14	

Farr Avenue Elementary School / Classroom Building 2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6956943	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7400	SF	\$3.00	\$4.75	\$35,119			
B2020	6956967	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	56	EA	\$950.00	\$1,502.85	\$84,160			
B2050	6956971	Exterior Door, Steel, Standard, Replace	40	21	19	14	EA	\$600.00	\$949.17	\$13,288			
B3010	6956960	Roofing, Modified Bitumen, Replace	20	19	1	9000	SF	\$10.00	\$15.82	\$142,376			\$14
B3020	6956972	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	12	LF	\$90.00	\$142.38	\$1,709			
B3060	6956939	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057			
C1020	6956950	Interior Window, Fixed, 12 SF, Replace	40	21	19	8	EA	\$500.00	\$790.98	\$6,328			
C1030	6956952	Interior Door, Wood, Solid-Core, Replace	40	21	19	8	EA	\$700.00	\$1,107.37	\$8,859			
C1030	6956974	Door Hardware, School, per Door, Replace	30	21	9	22	EA	\$400.00	\$632.78	\$13,921			
C1070	6956942	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	8100	SF	\$3.50	\$5.54	\$44,848			
C1090	6956966	Toilet Partitions, Metal, Replace	20	16	4	2	EA	\$850.00	\$1,344.66	\$2,689			

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
C2010	6956948	Wall Finishes, Ceramic Tile, Replace	40	21	19	900	SF	\$18.00	\$28.48	\$25,628			
C2010	6956964	Wall Finishes, Vinyl, Replace	15	12	3	13100	SF	\$2.50	\$3.95	\$51,809			
C2010	6956941	Wall Finishes, any surface, Prep & Paint	10	8	2	4000	SF	\$1.50	\$2.37	\$9,492			
C2030	6956975	Flooring, Ceramic Tile, Replace	40	21	19	450	SF	\$18.00	\$28.48	\$12,814			
C2030	6956965	Flooring, Vinyl Tile (VCT), Replace	15	12	3	900	SF	\$5.00	\$7.91	\$7,119			
C2030	6956963	Flooring, Carpet, Commercial Standard, Replace	10	8	2	7650	SF	\$7.50	\$11.86	\$90,764			
C2050	6956969	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	900	SF	\$2.00	\$3.16	\$2,848			
D2010	6956962	Water Heater, Electric, Commercial (12 kW), Replace	20	16	4	1	EA	\$12,400.00	\$19,616.18	\$19,616			
D2010	6956978	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	9000	SF	\$11.00	\$17.40	\$156,613			
D2010	6956944	Urinal, Standard, Replace	30	21	9	2	EA	\$1,100.00	\$1,740.15	\$3,480			
D2010	6956946	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	8	EA	\$1,100.00	\$1,740.15	\$13,921			
D2010	6956973	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	4	EA	\$1,500.00	\$2,372.93	\$9,492			
D2010	6956957	Toilet, Commercial Water Closet, Replace	30	21	9	3	EA	\$1,300.00	\$2,056.54	\$6,170			
D2010	6956954	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$800.00	\$1,265.56	\$1,266			
D2030	6956976	Supplemental Components, Drains, Roof, Replace	40	21	19	8	EA	\$797.00	\$1,260.81	\$10,087			
D3030	6956938	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593		
D3050	6956961	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	8	EA	\$15,000.00	\$23,729.25	\$189,834	\$189,834		
D3050	6956955	HVAC System, Ductwork, Medium Density, Replace	30	21	9	9000	SF	\$4.00	\$6.33	\$56,950			
D3060	6956949	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$2,214.73	\$2,215			
D3060	6956945	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	\$1,200.00	\$1,898.34	\$1,898			
D5020	6956951	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$15,819.50	\$15,820			
D5020	6956958	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164			
D5030	6956977	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	9000	SF	\$2.50	\$3.95	\$35,594			
D5040	6956940	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	9000	SF	\$4.50	\$7.12	\$64,069			
D5040	6956959	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	12	EA	\$600.00	\$949.17	\$11,390			

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D6060	6956953	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	9000	SF	\$1.65	\$2.61	\$23,492		
D7050	6956947	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6956956	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	9000	SF	\$3.00	\$4.75	\$42,713		
E2010	6956970	Casework, Countertop, Plastic Laminate, Replace	15	11	4	40	LF	\$50.00	\$79.10	\$3,164		
E2010	6956968	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	80	LF	\$300.00	\$474.59	\$37,967		
Totals, Unescalated											\$197,427	\$14
Totals, Escalated (3.0% inflation, compounded annually)											\$197,427	\$14

Farr Avenue Elementary School / Classroom Building 3

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6957253	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7400	SF	\$3.00	\$4.75	\$35,119		
B2020	6957256	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	56	EA	\$950.00	\$1,502.85	\$84,160		
B2050	6957254	Exterior Door, Steel, Standard, Replace	40	21	19	14	EA	\$600.00	\$949.17	\$13,288		
B3010	6957249	Roofing, Modified Bitumen, Replace	20	16	4	9000	SF	\$10.00	\$15.82	\$142,376		
B3020	6957221	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	12	LF	\$90.00	\$142.38	\$1,709		
B3060	6957229	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057		
C1020	6957242	Interior Window, Fixed, 12 SF, Replace	40	21	19	8	EA	\$500.00	\$790.98	\$6,328		
C1030	6957239	Interior Door, Wood, Solid-Core, Replace	40	21	19	8	EA	\$700.00	\$1,107.37	\$8,859		
C1030	6957255	Door Hardware, School, per Door, Replace	30	21	9	22	EA	\$400.00	\$632.78	\$13,921		
C1070	6957251	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	8100	SF	\$3.50	\$5.54	\$44,848		
C1090	6957225	Toilet Partitions, Metal, Replace	20	16	4	7	EA	\$850.00	\$1,344.66	\$9,413		
C2010	6957222	Wall Finishes, Ceramic Tile, Replace	40	21	19	900	SF	\$18.00	\$28.48	\$25,628		
C2010	6957232	Wall Finishes, Vinyl, Replace	15	11	4	13100	SF	\$2.50	\$3.95	\$51,809		
C2010	6957238	Wall Finishes, any surface, Prep & Paint	10	8	2	4000	SF	\$1.50	\$2.37	\$9,492		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2030	6957219	Flooring, Ceramic Tile, Replace	40	21	19	450	SF	\$18.00	\$28.48	\$12,814	
C2030	6957233	Flooring, Vinyl Tile (VCT), Replace	15	11	4	900	SF	\$5.00	\$7.91	\$7,119	
C2030	6957243	Flooring, Carpet, Commercial Standard, Replace	10	8	2	7650	SF	\$7.50	\$11.86	\$90,764	
C2050	6957227	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	900	SF	\$2.00	\$3.16	\$2,848	
D2010	6957223	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	9000	SF	\$11.00	\$17.40	\$156,613	
D2010	6957235	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	7	EA	\$1,500.00	\$2,372.93	\$16,610	
D2010	6957247	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	8	EA	\$1,100.00	\$1,740.15	\$13,921	
D2010	6957226	Toilet, Commercial Water Closet, Replace	30	21	9	8	EA	\$1,300.00	\$2,056.54	\$16,452	
D2010	6957218	Urinal, Standard, Replace	30	21	9	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6957241	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$800.00	\$1,265.56	\$1,266	
D2030	6957230	Supplemental Components, Drains, Roof, Replace	40	21	19	8	EA	\$797.00	\$1,260.81	\$10,087	
D3030	6957250	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$7,593.36	\$7,593	
D3050	6957234	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	8	EA	\$15,000.00	\$23,729.25	\$189,834	\$189,834
D3050	6957220	HVAC System, Ductwork, Medium Density, Replace	30	21	9	9000	SF	\$4.00	\$6.33	\$56,950	
D3060	6957236	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	2	EA	\$1,400.00	\$2,214.73	\$4,429	
D5020	6957240	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$15,819.50	\$15,820	
D5020	6957231	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D5030	6957228	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	9000	SF	\$2.50	\$3.95	\$35,594	
D5040	6957237	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	12	EA	\$600.00	\$949.17	\$11,390	
D5040	6957224	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	9000	SF	\$4.50	\$7.12	\$64,069	
D6060	6957252	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	9000	SF	\$1.65	\$2.61	\$23,492	
D7050	6957245	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6957246	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	9000	SF	\$3.00	\$4.75	\$42,713	
E2010	6957244	Casework, Countertop, Plastic Laminate, Replace	15	12	3	40	LF	\$50.00	\$79.10	\$3,164	
E2010	6957248	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	80	LF	\$300.00	\$474.59	\$37,967	

Replacement Reserves Report

8/21/2025

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
Totals, Unescalated										\$189,834	
Totals, Escalated (3.0% inflation, compounded annually)										\$189,834	

Farr Avenue Elementary School / Kindergarten Building

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6957432	Exterior Walls, any painted surface, Prep & Paint	10	8	2	12100	SF	\$3.00	\$4.75	\$57,425	
B2020	6957433	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	56	EA	\$950.00	\$1,502.85	\$84,160	
B2050	6957420	Exterior Door, Steel, Standard, Replace	40	21	19	20	EA	\$600.00	\$949.17	\$18,983	
B3010	6957421	Roofing, Modified Bitumen, Replace	20	19	1	12500	SF	\$10.00	\$15.82	\$197,744	\$197,744
B3020	6957434	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	12	LF	\$90.00	\$142.38	\$1,709	
B3060	6957416	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1030	6957412	Interior Door, Wood, Solid-Core, Replace	40	21	19	8	EA	\$700.00	\$1,107.37	\$8,859	
C1030	6957415	Door Hardware, School, per Door, Replace	30	21	9	28	EA	\$400.00	\$632.78	\$17,718	
C1070	6957428	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	11500	SF	\$3.50	\$5.54	\$63,673	
C2010	6957413	Wall Finishes, Ceramic Tile, Replace	40	21	19	1000	SF	\$18.00	\$28.48	\$28,475	
C2010	6957435	Wall Finishes, Vinyl, Replace	15	11	4	16000	SF	\$2.50	\$3.95	\$63,278	
C2010	6957442	Wall Finishes, any surface, Prep & Paint	10	8	2	4000	SF	\$1.50	\$2.37	\$9,492	
C2030	6957419	Flooring, Ceramic Tile, Replace	40	21	19	500	SF	\$18.00	\$28.48	\$14,238	
C2030	6957414	Flooring, Vinyl Tile (VCT), Replace	15	11	4	1000	SF	\$5.00	\$7.91	\$7,910	
C2030	6957417	Flooring, Carpet, Commercial Standard, Replace	10	8	2	11000	SF	\$7.50	\$11.86	\$130,511	
C2050	6957437	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1000	SF	\$2.00	\$3.16	\$3,164	
D2010	6957438	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$550.00	\$870.07	\$870	
D2010	6957431	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	12500	SF	\$11.00	\$17.40	\$217,518	
D2010	6957410	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	4	EA	\$1,500.00	\$2,372.93	\$9,492	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6957425	Toilet, Commercial Water Closet, Replace	30	21	9	8	EA	\$1,300.00	\$2,056.54	\$16,452		
D2010	6957439	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	21	9	8	EA	\$1,200.00	\$1,898.34	\$15,187		
D2010	6957411	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$800.00	\$1,265.56	\$1,266		
D2030	6957436	Supplemental Components, Drains, Roof, Replace	40	21	19	12	EA	\$797.00	\$1,260.81	\$15,130		
D3050	6957407	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	8	EA	\$15,000.00	\$23,729.25	\$189,834	\$189,834	
D3050	6957423	HVAC System, Ductwork, Medium Density, Replace	30	21	9	12500	SF	\$4.00	\$6.33	\$79,098		
D3060	6957422	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1	3	EA	\$1,400.00	\$2,214.73	\$6,644		
D5020	6957427	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6957424	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6957430	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	12500	SF	\$2.50	\$3.95	\$49,436		
D5040	6957426	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	14	EA	\$600.00	\$949.17	\$13,288		
D5040	6957429	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	12500	SF	\$4.50	\$7.12	\$88,985		
D6060	6957409	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	12500	SF	\$1.65	\$2.61	\$32,628		
D7050	6957440	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6957441	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	12500	SF	\$3.00	\$4.75	\$59,323		
E2010	6957418	Casework, Countertop, Plastic Laminate, Replace	15	12	3	40	LF	\$50.00	\$79.10	\$3,164		
E2010	6957408	Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	80	LF	\$300.00	\$474.59	\$37,967		
Totals, Unescalated											\$189,834	\$21
Totals, Escalated (3.0% inflation, compounded annually)											\$189,834	\$21

Farr Avenue Elementary School / Kitchen Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6957470	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2760	SF	\$3.00	\$4.75	\$13,099		
B2020	6957455	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	8	EA	\$950.00	\$1,502.85	\$12,023		
B2050	6957472	Exterior Door, Steel, Standard, Replace	40	21	19	13	EA	\$600.00	\$949.17	\$12,339		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B3010	6957447	Roofing, Modified Bitumen, Replace	20	19	1	1900	SF	\$10.00	\$15.82	\$30,057		\$3
B3020	6957450	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	12	LF	\$90.00	\$142.38	\$1,709		
B3060	6957466	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057		
C1090	6957445	Toilet Partitions, Metal, Replace	20	16	4	6	EA	\$850.00	\$1,344.66	\$8,068		
C2010	6957465	Wall Finishes, Ceramic Tile, Replace	40	21	19	600	SF	\$18.00	\$28.48	\$17,085		
C2010	6957446	Wall Finishes, Laminated Paneling (FRP), Replace	30	21	9	3400	SF	\$16.00	\$25.31	\$86,058		
C2030	6957476	Flooring, Ceramic Tile, Replace	40	21	19	1900	SF	\$18.00	\$28.48	\$54,103		
C2050	6957461	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	1900	SF	\$2.50	\$3.95	\$7,514		
D2010	6957473	Water Heater, Gas, Commercial (125 MBH), Replace	20	5	15	1	EA	\$12,400.00	\$19,616.18	\$19,616		
D2010	6957443	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	1900	SF	\$11.00	\$17.40	\$33,063		
D2010	6957467	Toilet, Commercial Water Closet, Replace	30	21	9	7	EA	\$1,300.00	\$2,056.54	\$14,396		
D2010	6957449	Urinal, Standard, Replace	30	21	9	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6957454	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	7	EA	\$1,500.00	\$2,372.93	\$16,610		
D2030	6957462	Supplemental Components, Drains, Roof, Replace	40	21	19	6	EA	\$797.00	\$1,260.81	\$7,565		
D3030	6957448	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$7,593.36	\$7,593		
D3050	6957479	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$9,000.00	\$14,237.55	\$28,475	\$28,475	
D3050	6957452	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	\$35,000.00	\$55,368.25	\$55,368		\$5
D3050	6957477	HVAC System, Ductwork, Medium Density, Replace	30	21	9	1900	SF	\$4.00	\$6.33	\$12,023		
D3060	6957460	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1	1	EA	\$1,400.00	\$2,214.73	\$2,215		\$
D3060	6957444	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	19	1	3	EA	\$1,500.00	\$2,372.93	\$7,119		\$
D4010	6957480	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	1900	SF	\$1.07	\$1.69	\$3,216		
D5020	6957451	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$20,000.00	\$31,639.00	\$31,639		
D5020	6957453	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6957456	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	1900	SF	\$2.50	\$3.95	\$7,514		
D5040	6957471	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	1900	SF	\$4.50	\$7.12	\$13,526		
D5040	6957458	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	2	EA	\$600.00	\$949.17	\$1,898		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
D6060	6957464	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	1900	SF	\$1.65	\$2.61	\$4,959			
D7050	6957474	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	1900	SF	\$3.00	\$4.75	\$9,017			
E1030	6957468	Dishwashing Line, Commercial Kitchen, Replace	15	11	4	2	LS	\$25,000.00	\$39,548.75	\$79,098			
E1030	6957478	Food Preparation Line, Commercial Kitchen, Replace	15	11	4	4	LS	\$20,000.00	\$31,639.00	\$126,556			
E1030	6957457	Refrigeration Line, Commercial Kitchen, Replace	15	11	4	4	LS	\$15,000.00	\$23,729.25	\$94,917			
E1030	6957469	Cooking Line - Primary, Commercial Kitchen, Replace	15	11	4	3	LS	\$50,000.00	\$79,097.50	\$237,293			
E1030	6957463	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$4,600.00	\$7,276.97	\$14,554			
E1030	6957475	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$6,300.00	\$9,966.29	\$19,933			
E1030	6957459	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	11	9	1	EA	\$35,000.00	\$55,368.25	\$55,368			
Totals, Unescalated											\$28,475	\$9	
Totals, Escalated (3.0% inflation, compounded annually)											\$28,475	\$9	

Farr Avenue Elementary School / Multi-Purpose Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6957527	Exterior Walls, any painted surface, Prep & Paint	10	8	2	5720	SF	\$3.00	\$4.75	\$27,146			
B2020	6957534	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	12	EA	\$950.00	\$1,502.85	\$18,034			
B2050	6957512	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	21	9	10	EA	\$1,300.00	\$2,056.54	\$20,565			
B2050	6957521	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	21	9	1	EA	\$9,000.00	\$14,237.55	\$14,238			
B3010	6957522	Roofing, Metal, Replace	40	21	19	1100	SF	\$13.00	\$20.57	\$22,622			
B3010	6957510	Roofing, Modified Bitumen, Replace	20	19	1	3700	SF	\$10.00	\$15.82	\$58,532			\$58
B3020	6957531	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	21	19	12	LF	\$90.00	\$142.38	\$1,709			
B3060	6957519	Roof Hatch, Metal, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057			
C1010	6957518	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	21	4	50	SF	\$29.40	\$46.51	\$2,325			
C1030	6957529	Interior Door, Wood, Solid-Core, Replace	40	21	19	5	EA	\$700.00	\$1,107.37	\$5,537			
C1030	6957530	Door Hardware, School, per Door, Replace	30	21	9	15	EA	\$400.00	\$632.78	\$9,492			

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C1070	6957517	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	4800	SF	\$3.50	\$5.54	\$26,577		
C2010	6957541	Wall Finishes, Vinyl, Replace	15	13	2	9600	SF	\$2.50	\$3.95	\$37,967		
C2030	6957513	Flooring, Vinyl Tile (VCT), Replace	15	13	2	4800	SF	\$5.00	\$7.91	\$37,967		
D1010	6957539	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	21	4	1	EA	\$17,000.00	\$26,893.15	\$26,893		
D2010	6957526	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$550.00	\$870.07	\$870		
D2010	6957538	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	4800	SF	\$11.00	\$17.40	\$83,527		
D2010	6957528	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	1	EA	\$800.00	\$1,265.56	\$1,266		
D2030	6957524	Supplemental Components, Drains, Roof, Replace	40	21	19	8	EA	\$797.00	\$1,260.81	\$10,087		
D3050	6957537	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$25,000.00	\$39,548.75	\$79,098	\$79,098	
D3050	6957515	HVAC System, Ductwork, Medium Density, Replace	30	21	9	4800	SF	\$4.00	\$6.33	\$30,373		
D3060	6957525	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3060	6957532	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	2	EA	\$1,400.00	\$2,214.73	\$4,429		
D4010	6957540	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	4800	SF	\$1.07	\$1.69	\$8,125		
D4010	6957523	Supplemental Components, Fire Riser, Wet, Replace	40	21	19	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6957511	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6957520	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	4800	SF	\$2.50	\$3.95	\$18,983		
D5040	6957535	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	6	EA	\$220.00	\$348.03	\$2,088		
D5040	6957516	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	1	EA	\$600.00	\$949.17	\$949		
D5040	6957533	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	4800	SF	\$4.50	\$7.12	\$34,170		
D6060	6957536	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	4800	SF	\$1.65	\$2.61	\$12,529		
D7050	6957514	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4800	SF	\$3.00	\$4.75	\$22,780		
Totals, Unescalated											\$79,098	\$58
Totals, Escalated (3.0% inflation, compounded annually)											\$79,098	\$60

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B3010	6957562	Roofing, Metal, Replace	40	21	19	6000	SF	\$13.00	\$20.57	\$123,392		
D2010	6957559	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	\$6,600.00	\$10,440.87	\$10,441		
D4010	6957569	Backflow Preventer, Fire Suppression, Replace	30	21	9	1	EA	\$6,600.00	\$10,440.87	\$10,441		
D5010	6957561	Solar Power, Inverter, Replace	15	6	9	3	EA	\$6,000.00	\$9,491.70	\$28,475		
D5010	6957565	Solar Power, Carport, Solar Cover at Grade, Replace	15	6	9	3	EA	\$9,700.00	\$15,344.92	\$46,035		
D5020	6957573	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D7030	6957574	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	60800	SF	\$2.00	\$3.16	\$192,365		
F1020	6957557	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	21	14	1200	SF	\$200.00	\$316.39	\$379,668		
F1020	6957547	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	21	14	1200	SF	\$200.00	\$316.39	\$379,668		
F1020	6957566	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	21	14	200	SF	\$60.00	\$94.92	\$18,983		
F1020	6957556	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	21	14	1200	SF	\$200.00	\$316.39	\$379,668		
F1020	6957563	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	21	14	1200	SF	\$200.00	\$316.39	\$379,668		
G2020	6957558	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	53000	SF	\$0.45	\$0.71	\$37,730	\$37,730	
G2020	6957575	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	53000	SF	\$3.50	\$5.54	\$293,452		
G2050	6957564	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	63000	SF	\$0.45	\$0.71	\$44,848	\$44,848	
G2050	6957550	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,000.00	\$7,909.75	\$7,910		
G2050	6957560	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	10	EA	\$4,750.00	\$7,514.26	\$75,143		
G2050	6957567	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	21	4	63000	SF	\$3.50	\$5.54	\$348,820		
G2050	6957544	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	1	EA	\$2,500.00	\$5,318.63	\$5,319		
G2050	6957549	Play Structure, Multipurpose, Large, Replace	20	16	4	2	EA	\$35,000.00	\$131,738.25	\$263,477		
G2060	6957568	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	18	2	1	EA	\$700.00	\$1,107.37	\$1,107		
G2060	6957553	Picnic Table, Metal Powder-Coated, Replace	20	17	3	50	EA	\$700.00	\$1,107.37	\$55,368		
G2060	6957548	Bike Rack, Fixed 1-5 Bikes, Replace	20	17	3	6	EA	\$600.00	\$949.17	\$5,695		
G2060	6957572	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	21	4	3	EA	\$1,700.00	\$2,689.32	\$8,068		
G2060	6957554	Fences & Gates, Fence, Metal Tube 4', Replace	40	21	19	350	LF	\$34.00	\$53.79	\$18,825		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
G2060	6957552	Fences & Gates, Fence, Chain Link 8', Replace	40	21	19	1400	LF	\$25.00	\$39.55	\$55,368		
G2060	6957545	Flagpole, Metal, Replace	30	21	9	1	EA	\$2,500.00	\$3,954.88	\$3,955		
G2060	6957555	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	6	14	1	EA	\$25,000.00	\$39,548.75	\$39,549		
G2080	6957546	Landscaping, Ground Cover, Repair	10	10	0	500	SF	\$3.20	\$5.06	\$2,531	\$2,531	
G4050	6957551	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	16	EA	\$6,800.00	\$10,757.26	\$172,116		
G4050	6957570	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	17	3	10	EA	\$4,000.00	\$6,327.80	\$63,278		
Totals, Unescalated										\$85,109		
Totals, Escalated (3.0% inflation, compounded annually)										\$85,109		

* Markup has been included in unit costs.