

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Felicita Elementary School
737 West 13th Avenue
Escondido, California 92025

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BV PROJECT #:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Eleven
Main Address	737 West 13th Avenue, Escondido, California 92025
Site Developed	1951 Renovated 2000
Site Area	11.93 acres (estimated)
Parking Spaces	71 total spaces all in open lots; Four of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 1, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kflemming@dlrgroup.com
On-site Point of Contact (POC)	Roy Nakamura 760.432.2194 Phone
Assessment and Report Prepared By	M. Nezar Tibi
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Felicita Elementary School campus was originally constructed in 1951. A major renovation was completed during the addition of Portable buildings in 2000. The facility has been used as an elementary school since it was originally constructed.

Architectural

The buildings consist of wood-framed construction on concrete slabs. The exteriors consist of painted stucco with steel windows and main entry doors and steel service doors. Roofs are primarily flat and finished with built-up. The portables exteriors consist of wood siding with aluminum windows and main entry doors. Portable roofs are primarily flat and finished with standing seam metal; some have newer PVC membranes. The Interior finishes have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical systems and components date to 1998. The equipment consists of rooftop package units and wall-mounted heat pumps for the portables. All HVAC equipment is reportedly operational but has past estimated useful life. The mechanical infrastructure is generally in fair working condition. The electrical infrastructure is original will require an upgrade soon. Plumbing and fire systems and equipment are anticipated for lifecycle replacement. All MEPF equipment is anticipated for lifecycle replacement.

Site

Site improvements and landscaping are generally in fair condition and appear to have been well maintained. The asphalt pavement appears to have been maintained with seal coating and striping with only a few areas of significant cracking in the roadways. Pavement seal and stripe is anticipated.

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
Felicita Elementary School / Building AG	\$800	2,500	\$1,625,000	0.5%	3.5%	4.1%	25.0%
Felicita Elementary School / Building B	\$800	5,600	\$3,640,000	2.4%	5.7%	5.9%	22.8%
Felicita Elementary School / Building C	\$800	5,600	\$3,640,000	2.4%	5.7%	5.7%	26.8%
Felicita Elementary School / Building D	\$800	5,600	\$3,640,000	2.4%	5.7%	6.5%	23.3%
Felicita Elementary School / Building E	\$800	900	\$585,000	4.1%	7.2%	12.4%	39.5%
Felicita Elementary School / Building F	\$800	1,300	\$845,000	3.4%	5.0%	9.5%	31.3%
Felicita Elementary School / Building H	\$800	8,100	\$5,265,000	2.2%	5.5%	6.1%	19.8%
 Felicita Elementary School / Building J	\$800	4,800	\$3,120,000	0.0%	2.8%	4.9%	21.1%
Felicita Elementary School / Building N	\$800	700	\$350,000	5.0%	9.6%	9.6%	40.6%
Felicita Elementary School / Building O	\$800	500	\$225,000	0.0%	2.4%	2.4%	2.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Felicita Elementary School / Site	2	\$4,600
Total	2	\$4,600

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6957815	Felicita Elementary School / Site	Roof-walkway	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,400
6957817	Felicita Elementary School / Site	Walkways	G2010	Roadways, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$2,200
Total (2 items)							\$4,600

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	-	\$3,800	\$251,000	\$796,800	\$396,700	\$1,448,300
Roofing	\$3,500	-	-	\$1,154,800	-	\$1,158,300
Interiors	-	\$250,900	\$194,400	\$430,100	\$789,400	\$1,664,800
Plumbing	\$8,200	-	\$3,700	\$480,200	\$607,700	\$1,099,800
HVAC	\$444,500	-	\$2,200	\$265,500	\$1,061,600	\$1,773,800
Electrical	-	-	\$10,700	\$485,100	\$239,300	\$735,000
Fire Alarm & Electronic Systems	-	-	\$140,100	\$324,900	\$220,500	\$685,500
Equipment & Furnishings	-	-	\$81,500	\$277,200	\$139,300	\$498,000
Special Construction & Demo	-	-	-	\$1,645,500	-	\$1,645,500
Site Pavement	\$3,200	\$27,100	-	\$291,000	\$531,600	\$852,800
Site Development	\$15,100	\$30,800	\$16,500	\$950,600	\$159,900	\$1,172,800
TOTALS (3% inflation)	\$474,500	\$312,600	\$700,100	\$7,101,600	\$4,146,100	\$12,734,900

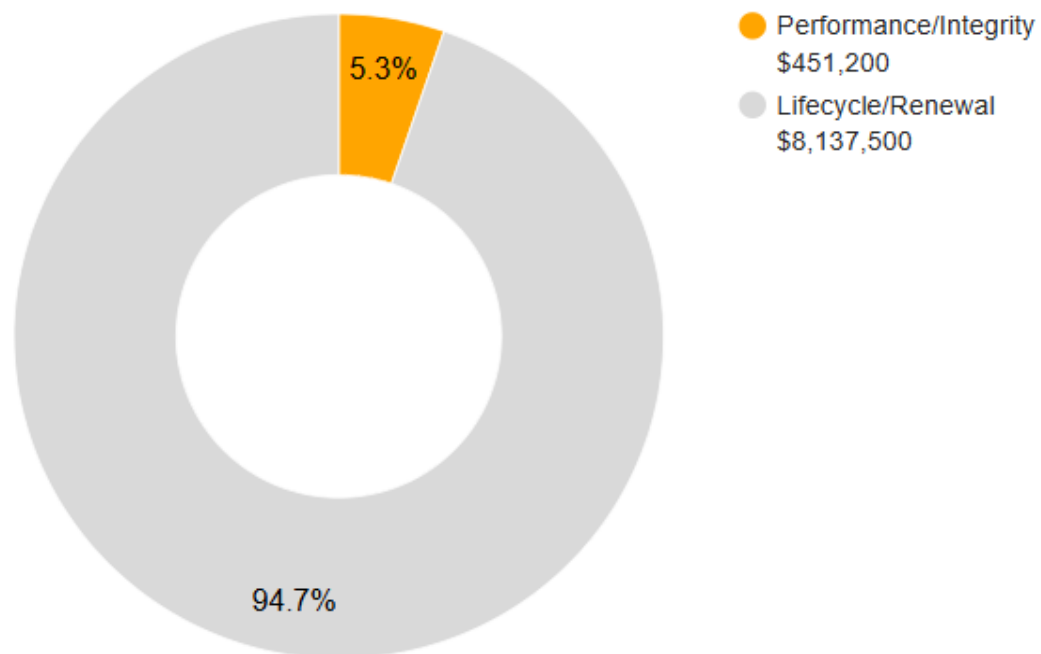
Plan Types

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: \$8,588,700

2. Building AG



Building AG: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	2,500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, Vinyl sheeting, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair

Building AG: Systems Summary

Electrical	Source & Distribution: Main panel with copper Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No key findings at this time	

3. Building B



Building B: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	5,600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Poor

Building B: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

4. Building C



Building C: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	5,600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks only	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Poor
Fire Suppression	Fire extinguishers only	Fair

Building C: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

5. Building D



Building D: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951 / 2000	
Building Size	5,600 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, Vinyl sheeting, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Poor
Fire Suppression	Fire extinguishers only	Fair

Building D: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

6. Building E



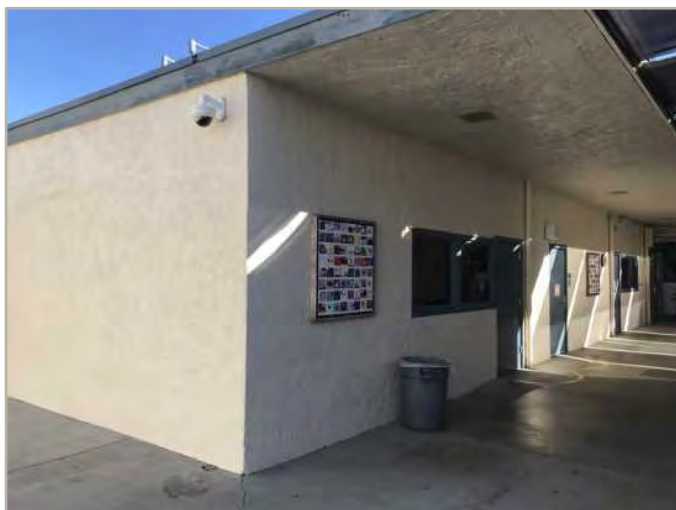
Building E: Systems Summary

Address	737 West 13th Avenue, Escondido, California	
Constructed/Renovated	1951/2000	
Building Size	900 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Poor
Fire Suppression	Fire extinguishers only	Fair

Building E: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

7. Building F



Building F: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	1,300 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Exhaust fans	Poor
Fire Suppression	Fire extinguishers only	Fair

Building F: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

8. Building H



Building H: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	8,100 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Poor
Fire Suppression	Fire extinguishers only	Fair

Building H: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

9. Building J



Building J: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	4,800 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Good
Fire Suppression	Fire extinguishers only	Fair

Building J: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, 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	No key findings at this time	

10. Building N



Building N: Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	1951/2000	
Building Size	700 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, and VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged unit Supplemental components: None	Poor
Fire Suppression	Fire extinguishers only	Fair

Building N: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Packaged units have exceeded their useful life	

11. Building O



Building O Systems Summary

Address	737 West 13th Avenue, Escondido, California 92025	
Constructed/Renovated	2017	
Building Size	500 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Portable building	Good
Façade	Primary Wall Finish: Wood siding Windows: None	Good
Roof	Primary: Flat construction with metal finish	Good
Interiors	Walls: Ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	No heating or cooling systems.	--
Fire Suppression	Fire extinguishers only	Fair

Building O Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring	Good
	Interior Lighting: Linear fluorescent	
	Emergency Power: None	
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No key findings at this time	

12. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; chain link fencing; Playgrounds and sports fields and courts Limited picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters. Irrigation present No retaining walls. Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roadway pavement, and roof walkway	

13. Property Space Use and Observed Areas

Areas Observed

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

Building J

- Water heater closet locked

14. ADA Accessibility

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

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

However, this does not:

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

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

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this 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 1951. Limited renovation was completed during the addition of the portable buildings in 2000 and 2017.

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

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

15. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

16. Opinions of Probable Costs

Cost estimates are 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.

17. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Felicita Elementary School, 737 West 13th 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: M. Nezar Tibi,
Project Manager

Reviewed by:



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Program Manager
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18. 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

164076.23R000-007.017

Source

Google

Project Name

Felicita Elementary School

On-Site Date

September 1, 2023



Appendix B:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Felicita Elementary School
Name of person completing form:	Michael Ybarra
Title / Association w/ property:	Custodian
Length of time associated w/ property:	6 years
Date Completed:	8/30/2023
Phone Number:	623.698.5681
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.



Signature of Assessor

Signature of POC

Appendix C: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Felicita Elementary School

BV Project Number: 164076.23R000-007.017

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

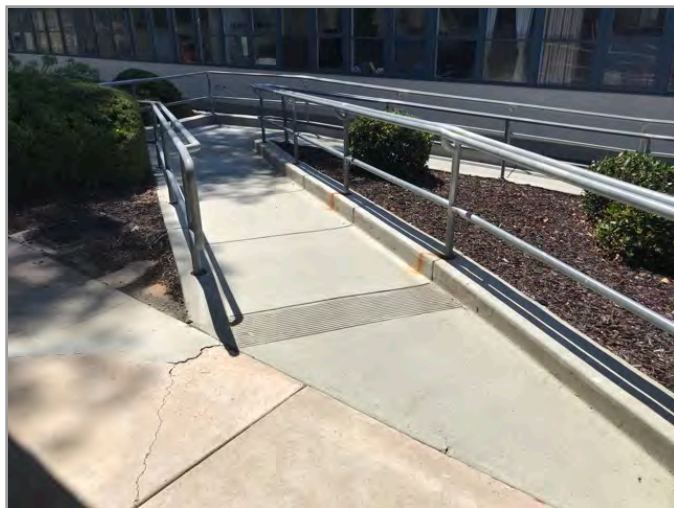


2ND AREA OF ACCESSIBLE PARKING

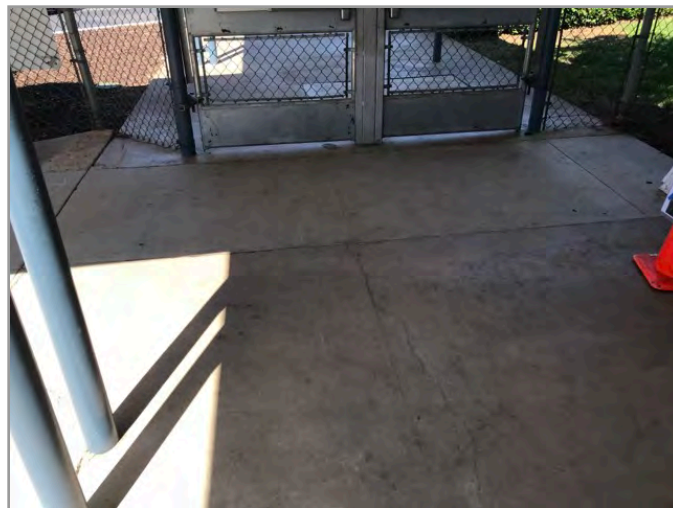
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



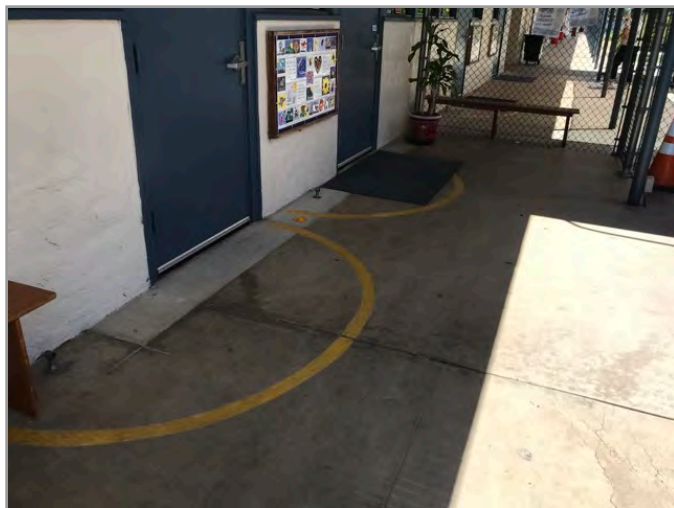
ACCESSIBLE PATH

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

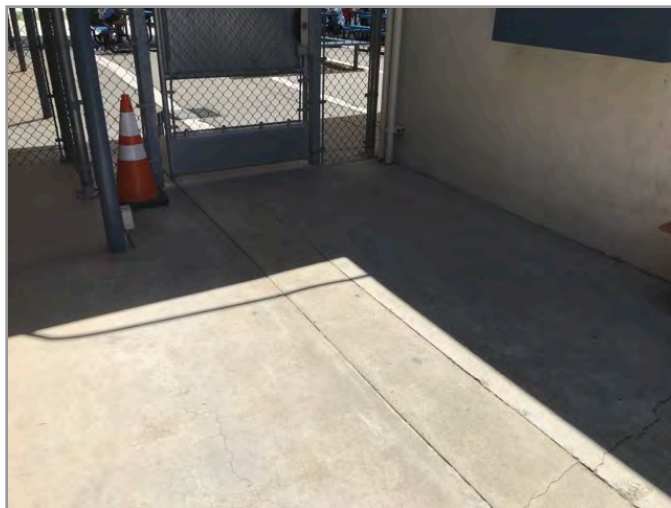
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



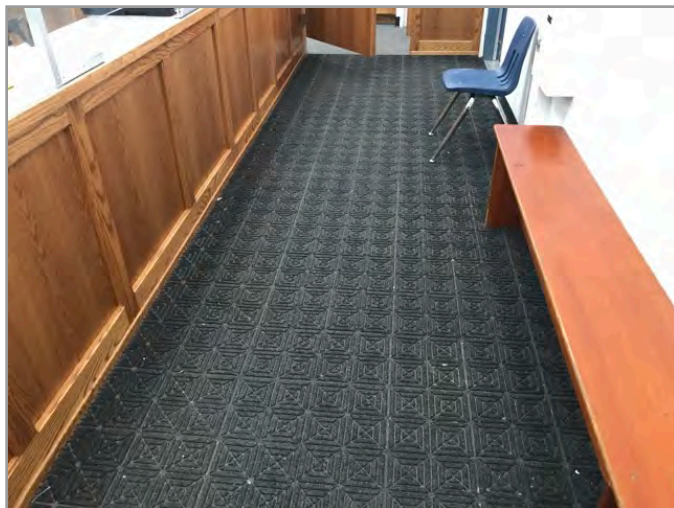
ADDITIONAL ENTRANCE

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

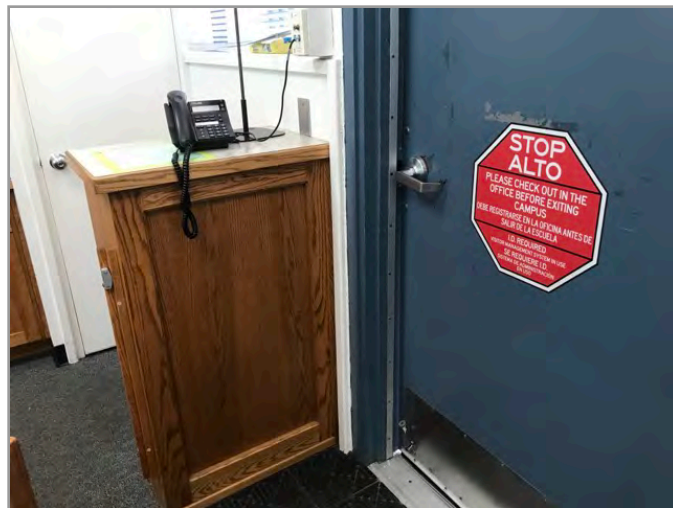
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



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

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



BREAKROOM OVERVIEW

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			✗	
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?			✗	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
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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 ?			✗	Unknown
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	Lunch shelter	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	1,400 SF	25	6957816
Roofing						
B3010	Roof-walkway	Fair	Roofing, Built-Up	7,500 SF	8	6957822
B3010	Roof-walkway	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	6957815
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	12	6957812
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	6957824
Electrical						
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	3	26	6957826
D5020	Site	Fair	Switchboard, 120/208 V	1	13	6957814
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	12,900 SF	10	6957831
Pedestrian Plazas & Walkways						

Component Condition Report | Felicita Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	Walkways	Poor	Roadways, Pavement, Asphalt, Repair	260 SF	0	6957817
G2010	Walkways	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	6,500 SF	14	6957827
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,000 SF	1	6957813
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,000 SF	8	6957830
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	18,500 SF	14	6957828
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Play Structure, Multipurpose, Small	4	10	6957810
G2050	Playground	Fair	Play Structure, Multipurpose, Very Small	1	8	6957823
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	6957829
G2050	Playground	Fair	Playfield Surfaces, Chips Wood, 6" Depth	2,000 SF	0	6957820
G2050	Playground	Fair	Play Structure, Swing Set, 4 Seats	2	8	6957811
G2050	Basketball court	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	42,000 SF	21	6957819
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	42,000 SF	1	6957821
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,400 LF	10	6957809
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	10	10	6957825

Component Condition Report | Felicita Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	210,000 SF	8	6957818

Component Condition Report | Felicita Elementary School / Building AG

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,400 SF	3	6957501
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	16	8	6957489
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	10	6957490
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,500 SF	10	6957491
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	16	10	6957483
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	11	6957494

Component Condition Report | Felicita Elementary School / Building AG

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,100 SF	10	6957499
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	200 SF	13	6957502
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,100 SF	3	6957509
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	2	6957498
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	350 SF	6	6957481
C2030	Restrooms	Fair	Flooring, Ceramic Tile	110 SF	13	6957507
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	3	6957492
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	12	6957493
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	0	6957503
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,500 SF	10	6957504
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	6957500
HVAC						

Component Condition Report | Felicita Elementary School / Building AG

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	11	6957508
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,500 SF	10	6957484
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	1	7	6957482
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,500 SF	10	6957505
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6957497
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,500 SF	8	6957506
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	2,500 SF	8	6957495
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,500 SF	5	6957485
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,500 SF	6	6957496
Equipment & Furnishings						

Component Condition Report | Felicita Elementary School / Building AG

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	32 LF	10	6957486
E2010	Throughout building	Fair	Casework, Cabinetry Economy	32 LF	6	6957487

Component Condition Report | Felicita Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	3	6956517
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	42	9	6956513
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	13	13	6956499
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,600 SF	6	6956529
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	13	10	6956514

Component Condition Report | Felicita Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,100 SF	8	6956509
C1090	Throughout building	Fair	Toilet Partitions, Plastic/Laminate	6	6	6956521
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	550 SF	10	6956500
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	3	6956523
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	4	6956515
C2030	Restrooms	Fair	Flooring, Ceramic Tile	350 SF	13	6956508
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	3	6956501
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6956522
Plumbing						
D2010	Restrooms	Fair	Urinal, Waterless	5	10	6956519
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	6956525
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	12	6956527
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	6956504

Component Condition Report | Felicita Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,600 SF	16	6956502
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	6956511
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	5	0	6956528
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,600 SF	10	6956512
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	10	6956507
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	8	6956503
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	8	6956524
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,600 SF	13	6956505
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	6	6956498
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	7	6	6956506

Component Condition Report | Felicita Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,600 SF	6	6956520
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,600 SF	8	6956518
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	6	6956510
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	6	6956516

Component Condition Report | Felicita Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	3	6956535
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	6	6956533

Component Condition Report | Felicita Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	10	6956538
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,600 SF	8	6956542
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	10	6956546
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,300 SF	10	6956554
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	3	6956555
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	2	6956537
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	550 SF	6	6956550
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	6	6956544
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6956534

Component Condition Report | Felicita Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,600 SF	10	6956551
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	8	6956549
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,600 SF	10	6956536
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	5	0	6956541
Electrical						
D5020	Custodian room	Fair	Distribution Panel, 120/240 V, Residential Style	1	12	6956552
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,600 SF	10	6956553
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	6	6956531
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	8	6956539
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,600 SF	6	6956543

Component Condition Report | Felicita Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,600 SF	6	6956548
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,600 SF	6	6956532
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	8	6956540
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	6	6956547

Component Condition Report | Felicita Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,500 SF	3	6956622
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	48	8	6956635
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	10	6956611

Component Condition Report | Felicita Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	5,600 SF	10	6956607
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	12	6956625
C1030	Throughout building	Fair	Door Hardware, School, per Door	20	10	6956612
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,100 SF	10	6956633
C1090	Throughout building	Fair	Toilet Partitions, Plastic/Laminate	6	6	6956621
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	3	6956632
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	550 SF	13	6956631
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	2	6956628
C2030	Restrooms	Fair	Flooring, Ceramic Tile	550 SF	13	6956616
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	80 SF	7	6956634
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	3	6956604

Component Condition Report | Felicita Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	12	6956618
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6956623
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,600 SF	12	6956620
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	11	6956619
D2010	Restrooms	Fair	Urinal, Waterless	2	12	6956605
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	6956629
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	5	0	6956603
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,600 SF	10	6956617
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6956627
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	4	6956614

Component Condition Report | Felicita Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,600 SF	12	6956613
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,600 SF	8	6956609
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	6	6956606
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,600 SF	6	6956624
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,600 SF	5	6956610
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,600 SF	6	6956615
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	60 LF	10	6956608
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	6	6956630

Component Condition Report | Felicita Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,300 SF	3	6956815
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	18	10	6956809
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	13	6956799
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	900 SF	8	6956795
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	10	6956814
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	11	6956811
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	700 SF	8	6956819
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,300 SF	3	6956802
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	180 SF	13	6956805
C2030	Restrooms	Fair	Flooring, Ceramic Tile	90 SF	13	6956801

Component Condition Report | Felicita Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	180 SF	6	6956810
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	600 SF	2	6956817
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	150 SF	3	6956807
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	6956813
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	6956821
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	6956818
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	900 SF	10	6956808
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6956803
Electrical						
D5020	Office	Fair	Distribution Panel, 120/240 V, Residential Style	1	7	6956797
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	900 SF	10	6956812

Component Condition Report | Felicita Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	900 SF	6	6956794
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	900 SF	6	6956798
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	900 SF	5	6956816
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	900 SF	6	6956820
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	6956804
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	36 LF	6	6956796
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	36 LF	10	6956806

Component Condition Report | Felicita Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Component Condition Report | Felicita Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,600 SF	3	6957301
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	6	10	6957274
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	13	6957312
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	1,300 SF	8	6957267
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	3	10	6957287
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	9	6957269
C1090	Throughout building	Fair	Toilet Partitions, Plastic/Laminate	3	6	6957283
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	450 SF	13	6957318
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	350 SF	3	6957320
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	400 SF	4	6957303

Component Condition Report | Felicita Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	360 SF	13	6957279
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	3	6957307
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	10	6957270
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	6957322
D2010	Restrooms	Fair	Urinal, Waterless	1	10	6957296
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,300 SF	10	6957294
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	6957310
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	3	6957292
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6957272
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	1,300 SF	10	6957285
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	6957305
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	8	6957281

Component Condition Report | Felicita Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Hallway	Fair	Distribution Panel, 120/240 V, Residential Style	1	7	6957273
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,300 SF	10	6957315
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	6	6957299
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,300 SF	8	6957265
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	1,300 SF	8	6957276
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,300 SF	5	6957308
D7050	IT room	Fair	Fire Alarm Panel, Fully Addressable	1	5	6957317
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,300 SF	8	6957314
Equipment & Furnishings						
E1040	Lounge	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6957288

Component Condition Report | Felicita Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	28 LF	10	6957290
E2010	Throughout building	Fair	Casework, Cabinetry Economy	28 LF	6	6957278

Component Condition Report | Felicita Elementary School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	11,500 SF	3	6957658
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	28	10	6957649
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	13	6957666
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	8,100 SF	8	6957659
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	10	6957652

Component Condition Report | Felicita Elementary School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,700 SF	9	6957661
C1090	Throughout building	Fair	Toilet Partitions, Plastic/Laminate	4	6	6957656
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	3	6957641
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	13	6957651
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,200 SF	2	6957639
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	13	6957663
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	450 SF	5	6957636
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	3	6957664
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	10	6957642
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	10	6957648
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,100 SF	13	6957660
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	10	6957653

Component Condition Report | Felicita Elementary School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Waterless	2	10	6957643
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Floor	1	13	6957657
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6957665
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	8	0	6957647
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,100 SF	10	6957635
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	7	6957655
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,100 SF	12	6957644
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	8	6957638
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,100 SF	8	6957654
Fire Alarm & Electronic Systems						

Component Condition Report | Felicita Elementary School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	8,100 SF	8	6957650
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,100 SF	5	6957640
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,100 SF	6	6957646

Equipment & Furnishings

E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	90 LF	6	6957645
E2010	Throughout building	Fair	Casework, Cabinetry Economy	90 LF	6	6957637

Component Condition Report | Felicita Elementary School / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,000 SF	3	6957703
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	13	6957695

Component Condition Report | Felicita Elementary School / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,800 SF	6	6957701
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	10	6957702
C1030	Throughout building	Fair	Door Hardware, School, per Door	14	10	6957693
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,900 SF	8	6957669
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,200 SF	3	6957673
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,600 SF	6	6957681
Plumbing						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	6	6957685
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	10	6957674
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	6957672
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	6957704

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,800 SF	10	6957680
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	6957697
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,800 SF	12	6957694
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	16	6957670
D3060	Hallway	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	8	6957700
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	7	6957676
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,800 SF	10	6957677
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,800 SF	8	6957687
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	6957696
Fire Alarm & Electronic Systems						

Component Condition Report | Felicita Elementary School / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,800 SF	8	6957688
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,800 SF	5	6957684
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,800 SF	6	6957689
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	6957682
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	3	7	6957668
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	3	5	6957698
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	3	6	6957683
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	6957705
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	6957699
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	6957686

Component Condition Report | Felicita Elementary School / Building J

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	7	6957675
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	17	6957679
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	6957671
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	14	6957678
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	550 SF	5	6957691
Sitework						
G2060	Building exterior	Fair	Signage, Property, Pylon Standard, Replace/Install	1	8	6957692

Component Condition Report | Felicita Elementary School / Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,100 SF	3	6957722

Component Condition Report | Felicita Elementary School / Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	12	10	6957723
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	13	6957711
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	700 SF	6	6957724
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	2	10	6957720
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	700 SF	9	6957718
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,100 SF	3	6957715
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	600 SF	2	6957706
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	100 SF	6	6957719
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6957714

Component Condition Report | Felicita Elementary School / Building N

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	700 SF	10	6957707
Electrical						
D5020	Building interior	Fair	Distribution Panel, 120/240 V, Residential Style	1	10	6957710
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	700 SF	10	6957713
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	700 SF	8	6957716
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	700 SF	8	6957709
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	700 SF	6	6957717
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	24 LF	10	6957708
E2010	Throughout building	Fair	Casework, Cabinetry Economy	24 LF	10	6957712

Component Condition Report | Felicita Elementary School / Building O

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	750 SF	2	6957798
B2050	Building exterior	Good	Exterior Door, Steel, Standard	4	32	6957795
Roofing						
B3010	Roof	Good	Roofing, Metal	500 SF	32	6957793
Interiors						
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	12	6957802
C2010	Throughout building	Good	Wall Finishes, Ceramic Tile	700 SF	32	6957804
C2030	Throughout building	Good	Flooring, Ceramic Tile	500 SF	32	6957808
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	2	6957800
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	2	22	6957801
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	22	6957794

Component Condition Report | Felicita Elementary School / Building O

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	500 SF	32	6957807
D2010	Restrooms	Good	Toilet, Child-Sized	8	22	6957792
Electrical						
D5020	Restrooms	Good	Distribution Panel, 120/240 V, Residential Style	1	22	6957799
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	32	6957805
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	500 SF	12	6957803
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	12	6957806
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	500 SF	12	6957797

Appendix E:

Replacement Reserves

Replacement Reserves Report

8/21/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Felicita Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Felicita Elementary School / Building AG	\$8,226	\$0	\$22,657	\$26,362	\$0	\$9,170	\$29,373	\$2,140	\$87,774	\$0
Felicita Elementary School / Building B	\$87,007	\$0	\$0	\$121,610	\$2,671	\$2,751	\$257,650	\$0	\$79,457	\$147,376
Felicita Elementary School / Building C	\$87,007	\$0	\$60,418	\$58,342	\$0	\$0	\$266,623	\$0	\$226,448	\$0
Felicita Elementary School / Building D	\$87,007	\$0	\$60,418	\$59,724	\$10,683	\$20,540	\$83,302	\$1,090	\$214,024	\$0
Felicita Elementary School / Building E	\$23,729	\$0	\$7,552	\$10,631	\$0	\$30,810	\$28,901	\$2,140	\$30,160	\$0
Felicita Elementary School / Building F	\$28,475	\$0	\$0	\$13,440	\$3,561	\$34,478	\$15,773	\$2,140	\$64,728	\$6,502
Felicita Elementary School / Building H	\$113,900	\$0	\$90,628	\$84,963	\$0	\$33,836	\$102,852	\$4,864	\$333,460	\$55,627
Felicita Elementary School / Building J	\$0	\$0	\$0	\$87,435	\$0	\$64,095	\$178,315	\$49,418	\$111,922	\$0
Felicita Elementary School / Building N	\$17,401	\$0	\$7,552	\$8,557	\$0	\$0	\$23,423	\$0	\$8,417	\$5,057
Felicita Elementary School / Building O	\$0	\$0	\$5,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Felicita Elementary School / Site	\$21,703	\$57,925	\$0	\$16,452	\$0	\$0	\$85,129	\$7,004	\$943,212	\$19,644
Grand Total	\$474,457	\$57,925	\$254,681	\$487,515	\$16,915	\$195,679	\$1,071,340	\$68,796	\$2,099,601	\$234,206

Felicita Elementary School

Felicita Elementary School / Building AG

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6957501	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3400	SF	\$3.00	\$4.75	\$16,136	
B2020	6957489	Window, Steel, 16-25 SF, Replace	30	22	8	16	EA	\$1,700.00	\$2,689.32	\$43,029	
B2050	6957490	Exterior Door, Steel, Standard, Replace	40	30	10	10	EA	\$600.00	\$949.17	\$9,492	
B3010	6957491	Roofing, Built-Up, Replace	25	15	10	2500	SF	\$14.00	\$22.15	\$55,368	
C1030	6957494	Interior Door, Wood, Solid-Core, Replace	40	29	11	6	EA	\$700.00	\$1,107.37	\$6,644	
C1030	6957483	Door Hardware, School, per Door, Replace	30	20	10	16	EA	\$400.00	\$632.78	\$10,124	
C1070	6957499	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2100	SF	\$3.50	\$5.54	\$11,627	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2010	6957502	Wall Finishes, Ceramic Tile, Replace	40	27	13	200	SF	\$18.00	\$28.48	\$5,695	
C2010	6957509	Wall Finishes, any surface, Prep & Paint	10	7	3	3100	SF	\$1.50	\$2.37	\$7,356	
C2030	6957507	Flooring, Ceramic Tile, Replace	40	27	13	110	SF	\$18.00	\$28.48	\$3,132	
C2030	6957481	Flooring, Vinyl Sheeting, Replace	15	9	6	350	SF	\$7.00	\$11.07	\$3,876	
C2030	6957498	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1800	SF	\$7.50	\$11.86	\$21,356	
C2050	6957492	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	200	SF	\$2.00	\$3.16	\$633	
D2010	6957504	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	2500	SF	\$11.00	\$17.40	\$43,504	
D2010	6957503	Toilet, Commercial Water Closet, Replace	30	30	0	4	EA	\$1,300.00	\$2,056.54	\$8,226	\$8,226
D2010	6957500	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D2010	6957493	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	6	EA	\$1,200.00	\$1,898.34	\$11,390	
D3050	6957484	HVAC System, Ductwork, Medium Density, Replace	30	20	10	2500	SF	\$4.00	\$6.33	\$15,820	
D3050	6957508	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	2	EA	\$15,000.00	\$23,729.25	\$47,459	
D5020	6957482	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	\$1,100.00	\$1,740.15	\$1,740	
D5030	6957505	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	2500	SF	\$2.50	\$3.95	\$9,887	
D5040	6957497	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$400.00	\$632.78	\$2,531	
D5040	6957506	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2500	SF	\$4.50	\$7.12	\$17,797	
D6060	6957495	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	2500	SF	\$1.50	\$2.37	\$5,932	
D7030	6957485	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	2500	SF	\$2.00	\$3.16	\$7,910	
D7050	6957496	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	2500	SF	\$3.00	\$4.75	\$11,865	
E2010	6957487	Casework, Cabinetry Economy, Replace	20	14	6	32	LF	\$175.00	\$276.84	\$8,859	
E2010	6957486	Casework, Countertop, Solid Surface, Replace	40	30	10	32	LF	\$110.00	\$174.01	\$5,568	
Totals, Unescalated										\$8,226	
Totals, Escalated (3.0% inflation, compounded annually)										\$8,226	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
B2010	6956517	Exterior Walls, any painted surface, Prep & Paint	10	7	3	7500	SF	\$3.00	\$4.75	\$35,594		
B2020	6956513	Window, Steel, 16-25 SF, Replace	30	21	9	42	EA	\$1,700.00	\$2,689.32	\$112,951		
B2050	6956499	Exterior Door, Steel, Standard, Replace	40	27	13	13	EA	\$600.00	\$949.17	\$12,339		
B3010	6956529	Roofing, Built-Up, Replace	25	19	6	5600	SF	\$14.00	\$22.15	\$124,025		
C1030	6956514	Door Hardware, School, per Door, Replace	30	20	10	13	EA	\$400.00	\$632.78	\$8,226		
C1070	6956509	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	5100	SF	\$3.50	\$5.54	\$28,238		
C1090	6956521	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	6	EA	\$750.00	\$1,186.46	\$7,119		
C2010	6956500	Wall Finishes, Ceramic Tile, Replace	40	30	10	550	SF	\$18.00	\$28.48	\$15,661		
C2010	6956523	Wall Finishes, any surface, Prep & Paint	10	7	3	7500	SF	\$1.50	\$2.37	\$17,797		
C2030	6956508	Flooring, Ceramic Tile, Replace	40	27	13	350	SF	\$18.00	\$28.48	\$9,966		
C2030	6956515	Flooring, Vinyl Tile (VCT), Replace	15	11	4	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6956501	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4800	SF	\$7.50	\$11.86	\$56,950		
C2050	6956522	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.00	\$3.16	\$949		
D2010	6956502	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	5600	SF	\$11.00	\$17.40	\$97,448		
D2010	6956525	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6956519	Urinal, Waterless, Replace	30	20	10	5	EA	\$600.00	\$949.17	\$4,746		
D2010	6956504	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,300.00	\$2,056.54	\$12,339		
D2010	6956511	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	5	EA	\$1,500.00	\$2,372.93	\$11,865		
D2010	6956527	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	5	EA	\$1,200.00	\$1,898.34	\$9,492		
D3050	6956528	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	5	EA	\$11,000.00	\$17,401.45	\$87,007	\$87,007	
D3050	6956512	HVAC System, Ductwork, Medium Density, Replace	30	20	10	5600	SF	\$4.00	\$6.33	\$35,436		
D5020	6956503	Distribution Panel, 120/240 V, Replace	30	22	8	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5020	6956524	Distribution Panel, 120/240 V, Replace	30	22	8	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5020	6956507	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5030	6956505	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	5600	SF	\$2.50	\$3.95	\$22,147		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
D5040	6956498	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	5600	SF	\$4.50	\$7.12	\$39,865		
D5040	6956506	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	7	EA	\$400.00	\$632.78	\$4,429		
D6060	6956520	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	5600	SF	\$1.50	\$2.37	\$13,288		
D7050	6956518	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	5600	SF	\$3.00	\$4.75	\$26,577		
E2010	6956510	Casework, Cabinetry Economy, Replace	20	14	6	60	LF	\$175.00	\$276.84	\$16,610		
E2010	6956516	Casework, Countertop, Solid Surface, Replace	40	34	6	60	LF	\$110.00	\$174.01	\$10,441		
Totals, Unescalated											\$87,007	\$
Totals, Escalated (3.0% inflation, compounded annually)											\$87,007	\$

Felicita Elementary School / Building C

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6956535	Exterior Walls, any painted surface, Prep & Paint	10	7	3	7500	SF	\$3.00	\$4.75	\$35,594		
B2020	6956533	Window, Steel, 16-25 SF, Replace	30	24	6	48	EA	\$1,700.00	\$2,689.32	\$129,087		
B2050	6956538	Exterior Door, Steel, Standard, Replace	40	30	10	14	EA	\$600.00	\$949.17	\$13,288		
B3010	6956542	Roofing, Built-Up, Replace	25	17	8	5600	SF	\$14.00	\$22.15	\$124,025		
C1030	6956546	Door Hardware, School, per Door, Replace	30	20	10	14	EA	\$400.00	\$632.78	\$8,859		
C1070	6956554	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5300	SF	\$3.50	\$5.54	\$29,345		
C2010	6956555	Wall Finishes, any surface, Prep & Paint	10	7	3	7500	SF	\$1.50	\$2.37	\$17,797		
C2030	6956550	Flooring, Vinyl Tile (VCT), Replace	15	9	6	550	SF	\$5.00	\$7.91	\$4,350		
C2030	6956537	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4800	SF	\$7.50	\$11.86	\$56,950		
D2010	6956551	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	5600	SF	\$11.00	\$17.40	\$97,448		
D2010	6956544	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	5	EA	\$1,200.00	\$1,898.34	\$9,492		
D2010	6956534	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6956549	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	2	EA	\$1,400.00	\$2,214.73	\$4,429		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
D3050	6956541	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	5	EA	\$11,000.00	\$17,401.45	\$87,007	\$87,007	
D3050	6956536	HVAC System, Ductwork, Medium Density, Replace	30	20	10	5600	SF	\$4.00	\$6.33	\$35,436		
D5020	6956552	Distribution Panel, 120/240 V, Residential Style, Replace	30	18	12	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D5030	6956553	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5600	SF	\$2.50	\$3.95	\$22,147		
D5040	6956531	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	6	EA	\$400.00	\$632.78	\$3,797		
D5040	6956539	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5600	SF	\$4.50	\$7.12	\$39,865		
D6060	6956543	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	5600	SF	\$1.50	\$2.37	\$13,288		
D7030	6956548	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	5600	SF	\$2.00	\$3.16	\$17,718		
D7050	6956532	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	5600	SF	\$3.00	\$4.75	\$26,577		
E2010	6956547	Casework, Cabinetry Economy, Replace	20	14	6	60	LF	\$175.00	\$276.84	\$16,610		
E2010	6956540	Casework, Countertop, Solid Surface, Replace	40	32	8	60	LF	\$110.00	\$174.01	\$10,441		
Totals, Unescalated											\$87,007	
Totals, Escalated (3.0% inflation, compounded annually)											\$87,007	

Felicita Elementary School / Building D

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
B2010	6956622	Exterior Walls, any painted surface, Prep & Paint	10	7	3	7500	SF	\$3.00	\$4.75	\$35,594		
B2020	6956635	Window, Steel, 16-25 SF, Replace	30	22	8	48	EA	\$1,700.00	\$2,689.32	\$129,087		
B2050	6956611	Exterior Door, Steel, Standard, Replace	40	30	10	12	EA	\$600.00	\$949.17	\$11,390		
B3010	6956607	Roofing, Built-Up, Replace	25	15	10	5600	SF	\$14.00	\$22.15	\$124,025		
C1030	6956625	Interior Door, Wood, Solid-Core, Replace	40	28	12	8	EA	\$700.00	\$1,107.37	\$8,859		
C1030	6956612	Door Hardware, School, per Door, Replace	30	20	10	20	EA	\$400.00	\$632.78	\$12,656		
C1070	6956633	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5100	SF	\$3.50	\$5.54	\$28,238		
C1090	6956621	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	6	EA	\$750.00	\$1,186.46	\$7,119		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
C2010	6956631	Wall Finishes, Ceramic Tile, Replace	40	27	13	550	SF	\$18.00	\$28.48	\$15,661		
C2010	6956632	Wall Finishes, any surface, Prep & Paint	10	7	3	7500	SF	\$1.50	\$2.37	\$17,797		
C2030	6956616	Flooring, Ceramic Tile, Replace	40	27	13	550	SF	\$18.00	\$28.48	\$15,661		
C2030	6956634	Flooring, Vinyl Sheetting, Replace	15	8	7	80	SF	\$7.00	\$11.07	\$886		
C2030	6956628	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4800	SF	\$7.50	\$11.86	\$56,950		
C2050	6956604	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	400	SF	\$2.00	\$3.16	\$1,266		
D2010	6956620	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	28	12	5600	SF	\$11.00	\$17.40	\$97,448		
D2010	6956623	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6956619	Toilet, Commercial Water Closet, Replace	30	19	11	6	EA	\$1,300.00	\$2,056.54	\$12,339		
D2010	6956618	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	5	EA	\$1,200.00	\$1,898.34	\$9,492		
D2010	6956605	Urinal, Waterless, Replace	30	18	12	2	EA	\$600.00	\$949.17	\$1,898		
D2010	6956629	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D3050	6956603	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	5	EA	\$11,000.00	\$17,401.45	\$87,007	\$87,007	
D3050	6956617	HVAC System, Ductwork, Medium Density, Replace	30	20	10	5600	SF	\$4.00	\$6.33	\$35,436		
D5020	6956627	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$6,700.00	\$10,599.07	\$10,599		
D5020	6956614	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$6,000.00	\$9,491.70	\$9,492		
D5030	6956613	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	5600	SF	\$2.50	\$3.95	\$22,147		
D5040	6956606	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	6	EA	\$400.00	\$632.78	\$3,797		
D5040	6956609	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	5600	SF	\$4.50	\$7.12	\$39,865		
D6060	6956624	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	5600	SF	\$1.50	\$2.37	\$13,288		
D7030	6956610	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	5600	SF	\$2.00	\$3.16	\$17,718		
D7050	6956615	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	5600	SF	\$3.00	\$4.75	\$26,577		
E2010	6956630	Casework, Cabinetry Economy, Replace	20	14	6	60	LF	\$175.00	\$276.84	\$16,610		
E2010	6956608	Casework, Countertop, Solid Surface, Replace	40	30	10	60	LF	\$110.00	\$174.01	\$10,441		
Totals, Unescalated											\$87,007	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2
Totals, Escalated (3.0% inflation, compounded annually)										\$87,007		

Felicita Elementary School / Building E

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6956815	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1300	SF	\$3.00	\$4.75	\$6,170		
B2020	6956809	Window, Steel, 16-25 SF, Replace	30	20	10	18	EA	\$1,700.00	\$2,689.32	\$48,408		
B2050	6956799	Exterior Door, Steel, Standard, Replace	40	27	13	3	EA	\$600.00	\$949.17	\$2,848		
B3010	6956795	Roofing, Built-Up, Replace	25	17	8	900	SF	\$14.00	\$22.15	\$19,933		
C1030	6956811	Interior Door, Wood, Solid-Core, Replace	40	29	11	3	EA	\$700.00	\$1,107.37	\$3,322		
C1030	6956814	Door Hardware, School, per Door, Replace	30	20	10	6	EA	\$400.00	\$632.78	\$3,797		
C1070	6956819	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	700	SF	\$3.50	\$5.54	\$3,876		
C2010	6956805	Wall Finishes, Ceramic Tile, Replace	40	27	13	180	SF	\$18.00	\$28.48	\$5,126		
C2010	6956802	Wall Finishes, any surface, Prep & Paint	10	7	3	1300	SF	\$1.50	\$2.37	\$3,085		
C2030	6956801	Flooring, Ceramic Tile, Replace	40	27	13	90	SF	\$18.00	\$28.48	\$2,563		
C2030	6956810	Flooring, Vinyl Tile (VCT), Replace	15	9	6	180	SF	\$5.00	\$7.91	\$1,424		
C2030	6956817	Flooring, Carpet, Commercial Standard, Replace	10	8	2	600	SF	\$7.50	\$11.86	\$7,119		
C2050	6956807	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	150	SF	\$2.00	\$3.16	\$475		
D2010	6956813	Toilet, Commercial Water Closet, Replace	30	20	10	1	EA	\$1,300.00	\$2,056.54	\$2,057		
D2010	6956818	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6956821	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D3050	6956803	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$7,500.00	\$11,864.63	\$23,729	\$23,729	
D3050	6956808	HVAC System, Ductwork, Medium Density, Replace	30	20	10	900	SF	\$4.00	\$6.33	\$5,695		
D5020	6956797	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D5030	6956812	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	900	SF	\$2.50	\$3.95	\$3,559		
D5040	6956794	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	900	SF	\$4.50	\$7.12	\$6,407		

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
D6060	6956798	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	900	SF	\$1.50	\$2.37	\$2,136			
D7030	6956816	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	900	SF	\$2.00	\$3.16	\$2,848			
D7050	6956804	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729			
D7050	6956820	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	900	SF	\$3.00	\$4.75	\$4,271			
E2010	6956796	Casework, Cabinetry Economy, Replace	20	14	6	36	LF	\$175.00	\$276.84	\$9,966			
E2010	6956806	Casework, Countertop, Solid Surface, Replace	40	30	10	36	LF	\$110.00	\$174.01	\$6,265			
Totals, Unescalated											\$23,729		
Totals, Escalated (3.0% inflation, compounded annually)											\$23,729		

Felicita Elementary School / Building F

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6957301	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1600	SF	\$3.00	\$4.75	\$7,593			
B2020	6957274	Window, Steel, 16-25 SF, Replace	30	20	10	6	EA	\$1,700.00	\$2,689.32	\$16,136			
B2050	6957312	Exterior Door, Steel, Standard, Replace	40	27	13	3	EA	\$600.00	\$949.17	\$2,848			
B3010	6957267	Roofing, Built-Up, Replace	25	17	8	1300	SF	\$14.00	\$22.15	\$28,791			
C1030	6957287	Door Hardware, School, per Door, Replace	30	20	10	3	EA	\$400.00	\$632.78	\$1,898			
C1070	6957269	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	900	SF	\$3.50	\$5.54	\$4,983			
C1090	6957283	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	3	EA	\$750.00	\$1,186.46	\$3,559			
C2010	6957318	Wall Finishes, Ceramic Tile, Replace	40	27	13	450	SF	\$18.00	\$28.48	\$12,814			
C2010	6957320	Wall Finishes, any surface, Prep & Paint	10	7	3	350	SF	\$1.50	\$2.37	\$831			
C2030	6957279	Flooring, Ceramic Tile, Replace	40	27	13	360	SF	\$18.00	\$28.48	\$10,251			
C2030	6957303	Flooring, Vinyl Tile (VCT), Replace	15	11	4	400	SF	\$5.00	\$7.91	\$3,164			
C2050	6957307	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	200	SF	\$2.00	\$3.16	\$633			
D2010	6957292	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$550.00	\$870.07	\$870			
D2010	6957294	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	1300	SF	\$11.00	\$17.40	\$22,622			

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6957270	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D2010	6957296	Urinal, Waterless, Replace	30	20	10	1	EA	\$600.00	\$949.17	\$949		
D2010	6957310	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,300.00	\$2,056.54	\$6,170		
D2010	6957322	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D3050	6957272	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$9,000.00	\$14,237.55	\$28,475	\$28,475	
D3050	6957285	HVAC System, Ductwork, Medium Density, Replace	30	20	10	1300	SF	\$4.00	\$6.33	\$8,226		
D3060	6957305	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,898.34	\$1,898		
D3060	6957281	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D5020	6957273	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D5030	6957315	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	1300	SF	\$2.50	\$3.95	\$5,141		
D5040	6957299	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	3	EA	\$400.00	\$632.78	\$1,898		
D5040	6957265	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	1300	SF	\$4.50	\$7.12	\$9,254		
D6060	6957276	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	1300	SF	\$1.50	\$2.37	\$3,085		
D7030	6957308	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	1300	SF	\$2.00	\$3.16	\$4,113		
D7050	6957317	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6957314	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	1300	SF	\$3.00	\$4.75	\$6,170		
E1040	6957288	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,500.00	\$2,372.93	\$2,373		
E2010	6957278	Casework, Cabinetry Economy, Replace	20	14	6	28	LF	\$175.00	\$276.84	\$7,752		
E2010	6957290	Casework, Countertop, Solid Surface, Replace	40	30	10	28	LF	\$110.00	\$174.01	\$4,872		
Totals, Unescalated											\$28,475	
Totals, Escalated (3.0% inflation, compounded annually)											\$28,475	

Felicita Elementary School / Building H

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6957658	Exterior Walls, any painted surface, Prep & Paint	10	7	3	11500	SF	\$3.00	\$4.75	\$54,577		
B2020	6957649	Window, Steel, 16-25 SF, Replace	30	20	10	28	EA	\$1,700.00	\$2,689.32	\$75,301		
B2050	6957666	Exterior Door, Steel, Standard, Replace	40	27	13	12	EA	\$600.00	\$949.17	\$11,390		
B3010	6957659	Roofing, Built-Up, Replace	25	17	8	8100	SF	\$14.00	\$22.15	\$179,393		
C1030	6957652	Door Hardware, School, per Door, Replace	30	20	10	12	EA	\$400.00	\$632.78	\$7,593		
C1070	6957661	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	7700	SF	\$3.50	\$5.54	\$42,634		
C1090	6957656	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	4	EA	\$750.00	\$1,186.46	\$4,746		
C2010	6957651	Wall Finishes, Ceramic Tile, Replace	40	27	13	500	SF	\$18.00	\$28.48	\$14,238		
C2010	6957641	Wall Finishes, any surface, Prep & Paint	10	7	3	9500	SF	\$1.50	\$2.37	\$22,543		
C2030	6957663	Flooring, Ceramic Tile, Replace	40	27	13	300	SF	\$18.00	\$28.48	\$8,543		
C2030	6957636	Flooring, Vinyl Tile (VCT), Replace	15	10	5	450	SF	\$5.00	\$7.91	\$3,559		
C2030	6957639	Flooring, Carpet, Commercial Standard, Replace	10	8	2	7200	SF	\$7.50	\$11.86	\$85,425		
C2050	6957664	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	200	SF	\$2.00	\$3.16	\$633		
D2010	6957660	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	27	13	8100	SF	\$11.00	\$17.40	\$140,952		
D2010	6957665	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6957642	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	7	EA	\$1,200.00	\$1,898.34	\$13,288		
D2010	6957648	Toilet, Commercial Water Closet, Replace	30	20	10	4	EA	\$1,300.00	\$2,056.54	\$8,226		
D2010	6957653	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D2010	6957643	Urinal, Waterless, Replace	30	20	10	2	EA	\$600.00	\$949.17	\$1,898		
D2010	6957657	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	1	EA	\$800.00	\$1,265.56	\$1,266		
D3050	6957647	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	8	EA	\$9,000.00	\$14,237.55	\$113,900	\$113,900	
D3050	6957635	HVAC System, Ductwork, Medium Density, Replace	30	20	10	8100	SF	\$4.00	\$6.33	\$51,255		
D5020	6957655	Distribution Panel, 120/240 V, Replace	30	23	7	1	EA	\$2,500.00	\$3,954.88	\$3,955		
D5030	6957644	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	8100	SF	\$2.50	\$3.95	\$32,034		
D5040	6957638	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	11	EA	\$400.00	\$632.78	\$6,961		

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D5040	6957654	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	8100	SF	\$4.50	\$7.12	\$57,662		
D6060	6957650	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	8100	SF	\$1.50	\$2.37	\$19,221		
D7030	6957640	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	8100	SF	\$2.00	\$3.16	\$25,628		
D7050	6957646	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	8100	SF	\$3.00	\$4.75	\$38,441		
E2010	6957645	Casework, Countertop, Solid Surface, Replace	40	34	6	90	LF	\$110.00	\$174.01	\$15,661		
E2010	6957637	Casework, Cabinetry Economy, Replace	20	14	6	90	LF	\$175.00	\$276.84	\$24,916		
Totals, Unescalated											\$113,900	
Totals, Escalated (3.0% inflation, compounded annually)											\$113,900	

Felicita Elementary School / Building J

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6957703	Exterior Walls, any painted surface, Prep & Paint	10	7	3	7000	SF	\$3.00	\$4.75	\$33,221		
B2050	6957695	Exterior Door, Steel, Standard, Replace	40	27	13	6	EA	\$600.00	\$949.17	\$5,695		
B3010	6957701	Roofing, Modified Bitumen, Replace	20	14	6	4800	SF	\$10.00	\$15.82	\$75,934		
C1030	6957702	Interior Door, Wood, Solid-Core, Replace	40	30	10	8	EA	\$700.00	\$1,107.37	\$8,859		
C1030	6957693	Door Hardware, School, per Door, Replace	30	20	10	14	EA	\$400.00	\$632.78	\$8,859		
C1070	6957669	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	3900	SF	\$3.50	\$5.54	\$21,594		
C2010	6957673	Wall Finishes, any surface, Prep & Paint	10	7	3	7200	SF	\$1.50	\$2.37	\$17,085		
C2030	6957681	Flooring, Vinyl Tile (VCT), Replace	15	9	6	4600	SF	\$5.00	\$7.91	\$36,385		
D2010	6957685	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$900.00	\$1,423.76	\$1,424		
D2010	6957680	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	4800	SF	\$11.00	\$17.40	\$83,527		
D2010	6957674	Toilet, Commercial Water Closet, Replace	30	20	10	1	EA	\$1,300.00	\$2,056.54	\$2,057		
D2010	6957704	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6957672	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	2	EA	\$1,200.00	\$1,898.34	\$3,797		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
D3050	6957694	HVAC System, Ductwork, Medium Density, Replace	30	18	12	4800	SF	\$4.00	\$6.33	\$30,373		
D3050	6957697	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$14,237.55	\$14,238		
D3050	6957670	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	2	EA	\$25,000.00	\$39,548.75	\$79,098		
D3060	6957700	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	12	8	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D5020	6957676	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6957677	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	4800	SF	\$2.50	\$3.95	\$18,983		
D5040	6957687	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	4800	SF	\$4.50	\$7.12	\$34,170		
D5040	6957696	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	\$400.00	\$632.78	\$3,797		
D6060	6957688	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	4800	SF	\$1.50	\$2.37	\$11,390		
D7030	6957684	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	4800	SF	\$2.00	\$3.16	\$15,187		
D7050	6957689	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	4800	SF	\$3.00	\$4.75	\$22,780		
E1030	6957682	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$13,098.55	\$13,099		
E1030	6957699	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	\$10,500.00	\$16,610.48	\$16,610		
E1030	6957698	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	3	EA	\$4,600.00	\$7,276.97	\$21,831		
E1030	6957705	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,300.00	\$5,220.44	\$5,220		
E1030	6957683	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	3	EA	\$2,700.00	\$4,271.27	\$12,814		
E1030	6957668	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	3	EA	\$5,100.00	\$8,067.95	\$24,204		
E1030	6957686	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	8	7	1	EA	\$4,700.00	\$7,435.17	\$7,435		
E1030	6957675	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	2	EA	\$1,700.00	\$2,689.32	\$5,379		
E1030	6957671	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	\$2,500.00	\$3,954.88	\$3,955		
E1030	6957678	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	16	14	1	EA	\$1,600.00	\$2,531.12	\$2,531		
E1030	6957679	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	-2	17	1	EA	\$3,800.00	\$6,011.41	\$6,011		
E1070	6957691	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	550	SF	\$15.00	\$23.73	\$13,051		
G2060	6957692	Signage, Property, Pylon Standard, Replace/Install	20	12	8	1	EA	\$9,500.00	\$15,028.53	\$15,029		
Totals, Unescalated											\$0	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
Totals, Escalated (3.0% inflation, compounded annually)											\$0	
Felicitia Elementary School / Building N												
Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6957722	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1100	SF	\$3.00	\$4.75	\$5,220		
B2020	6957723	Window, Steel, 16-25 SF, Replace	30	20	10	12	EA	\$1,700.00	\$2,689.32	\$32,272		
B2050	6957711	Exterior Door, Steel, Standard, Replace	40	27	13	2	EA	\$600.00	\$949.17	\$1,898		
B3010	6957724	Roofing, Built-Up, Replace	25	19	6	700	SF	\$14.00	\$22.15	\$15,503		
C1030	6957720	Door Hardware, School, per Door, Replace	30	20	10	2	EA	\$400.00	\$632.78	\$1,266		
C1070	6957718	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	700	SF	\$3.50	\$5.54	\$3,876		
C2010	6957715	Wall Finishes, any surface, Prep & Paint	10	7	3	1100	SF	\$1.50	\$2.37	\$2,610		
C2030	6957719	Flooring, Vinyl Tile (VCT), Replace	15	9	6	100	SF	\$5.00	\$7.91	\$791		
C2030	6957706	Flooring, Carpet, Commercial Standard, Replace	10	8	2	600	SF	\$7.50	\$11.86	\$7,119		
D3050	6957714	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$11,000.00	\$17,401.45	\$17,401	\$17,401	
D3050	6957707	HVAC System, Ductwork, Medium Density, Replace	30	20	10	700	SF	\$4.00	\$6.33	\$4,429		
D5020	6957710	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D5030	6957713	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	700	SF	\$2.50	\$3.95	\$2,768		
D5040	6957716	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	700	SF	\$4.50	\$7.12	\$4,983		
D6060	6957709	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	700	SF	\$1.50	\$2.37	\$1,661		
D7050	6957717	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	700	SF	\$3.00	\$4.75	\$3,322		
E2010	6957708	Casework, Countertop, Solid Surface, Replace	40	30	10	24	LF	\$110.00	\$174.01	\$4,176		
E2010	6957712	Casework, Cabinetry Economy, Replace	20	10	10	24	LF	\$175.00	\$276.84	\$6,644		
Totals, Unescalated											\$17,401	
Totals, Escalated (3.0% inflation, compounded annually)											\$17,401	

Replacement Reserves Report

8/21/2025

Felicita Elementary School / Building O

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6957798	Exterior Walls, any painted surface, Prep & Paint	10	8	2	750	SF	\$3.00	\$4.75	\$3,559		
C1090	6957802	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	6	EA	\$750.00	\$1,186.46	\$7,119		
C2050	6957800	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	500	SF	\$2.00	\$3.16	\$1,582		
D5040	6957803	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	8	12	500	SF	\$2.10	\$3.32	\$1,661		
D5040	6957806	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	4	EA	\$400.00	\$632.78	\$2,531		
D7050	6957797	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	8	12	500	SF	\$2.00	\$3.16	\$1,582		
Totals, Unescalated											\$0	\$
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$

Felicita Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B3010	6957815	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	\$1,100.00	\$1,740.15	\$3,480	\$3,480	
B3010	6957822	Roofing, Built-Up, Replace	25	17	8	7500	SF	\$14.00	\$22.15	\$166,105		
D2010	6957812	Backflow Preventer, Domestic Water, Replace	30	18	12	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6957824	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	8	7	1	EA	\$3,600.00	\$5,695.02	\$5,695		
D5020	6957814	Switchboard, 120/208 V, Replace	40	27	13	1	EA	\$52,100.00	\$82,419.60	\$82,420		
F1020	6957831	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	12900	SF	\$60.00	\$94.92	\$1,224,429		
G2010	6957817	Roadways, Pavement, Asphalt, Repair	0	0	0	260	SF	\$7.70	\$12.18	\$3,167	\$3,167	
G2010	6957827	Roadways, Pavement, Asphalt, Mill & Overlay	25	11	14	6500	SF	\$3.50	\$5.54	\$35,989		
G2020	6957813	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	37000	SF	\$0.45	\$0.71	\$26,339		\$26,33
G2020	6957830	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	37000	SF	\$3.50	\$5.54	\$204,863		
G2030	6957828	Sidewalk, Concrete, Large Areas, Replace	50	36	14	18500	SF	\$9.00	\$14.24	\$263,395		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
G2050	6957821	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	42000	SF	\$0.45	\$0.71	\$29,899		\$29,89
G2050	6957829	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$4,750.00	\$7,514.26	\$45,086		
G2050	6957820	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	2000	SF	\$2.00	\$7.53	\$15,056	\$15,056	
G2050	6957823	Play Structure, Multipurpose, Very Small, Replace	20	12	8	1	EA	\$6,000.00	\$22,583.70	\$22,584		
G2050	6957811	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	2	EA	\$2,500.00	\$9,409.88	\$18,820		
G2050	6957810	Play Structure, Multipurpose, Small, Replace	20	10	10	4	EA	\$10,000.00	\$37,639.50	\$150,558		
G2060	6957809	Fences & Gates, Fence, Chain Link 6', Replace	40	30	10	2400	LF	\$21.00	\$33.22	\$79,730		
G2060	6957825	Picnic Table, Metal Powder-Coated, Replace	20	10	10	10	EA	\$700.00	\$1,107.37	\$11,074		
G2080	6957818	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	210000	SF	\$1.00	\$1.58	\$332,210		
Totals, Unescalated											\$21,703	\$56,23
Totals, Escalated (3.0% inflation, compounded annually)											\$21,703	\$57,92

* Markup has been included in unit costs.