

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Kevin Fleming



L.R. Green Elementary School  
3115 Las Palmas Avenue  
Escondido, California 92025

## **PREPARED BY:**

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September 13, 2023

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Four permanent buildings and 43 relocatable classrooms
Main Address	3115 Las Palmas Avenue, Escondido, California 92025
Site Developed	1989
Site Area	19.36 acres (estimated)
Parking Spaces	94 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 13, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 <a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a> email
On-site Point of Contact (POC)	Sterling Watson
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	Gregg Young Program Manager <a href="mailto:Gregg.young@bureauveritas.com">Gregg.young@bureauveritas.com</a> 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

L.R. Green Elementary School was originally constructed in 1989 and is currently occupied by the Escondido School District. It was originally used as a middle school before Bear Valley Middle School was built next door in 2005. Now it is used primarily as an elementary school. There have been no significant renovations since the construction date. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library.

### Architectural

All the buildings were constructed in 1989 and have very similar features throughout. No reported structural or façade issues reported. The exteriors consist of concrete, aluminum framed windows, and built-up roofing. The administration building replaced the TPO roofing in 2023. The POC reported no issues with roof leaks across campus, however the roofing shows significant signs of wear and reaching its EUL. Typical interior and exterior finish replacements are anticipated. The relocatable buildings are wood framed with metal flat roofing. Typical lifecycle interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems include roof top packaged units and split systems for heating and cooling, all packaged units were replaced in 2018. The electrical system is in fair condition and consists of distribution panels in various buildings and switchboards. The plumbing system is in fair condition and no issues were reported. Only the MPR building is protected with a fire sprinkler system, but all are equipped with a fire alarm system.

### Site

The site consists of concrete and asphalt pavement, playgrounds and sports courts, and large areas of grass and other landscaping features. There are significant slopes throughout with reports of erosion from rains. There has been ongoing maintenance to correct the issue. Asphalt parking lots serve the facility with a solar carport that were installed in 2020. Good lighting observed surrounding the building in the form of building mounted and pole mounted.

### 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

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

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

### FCI Analysis | L.R. Green Elementary(1989)

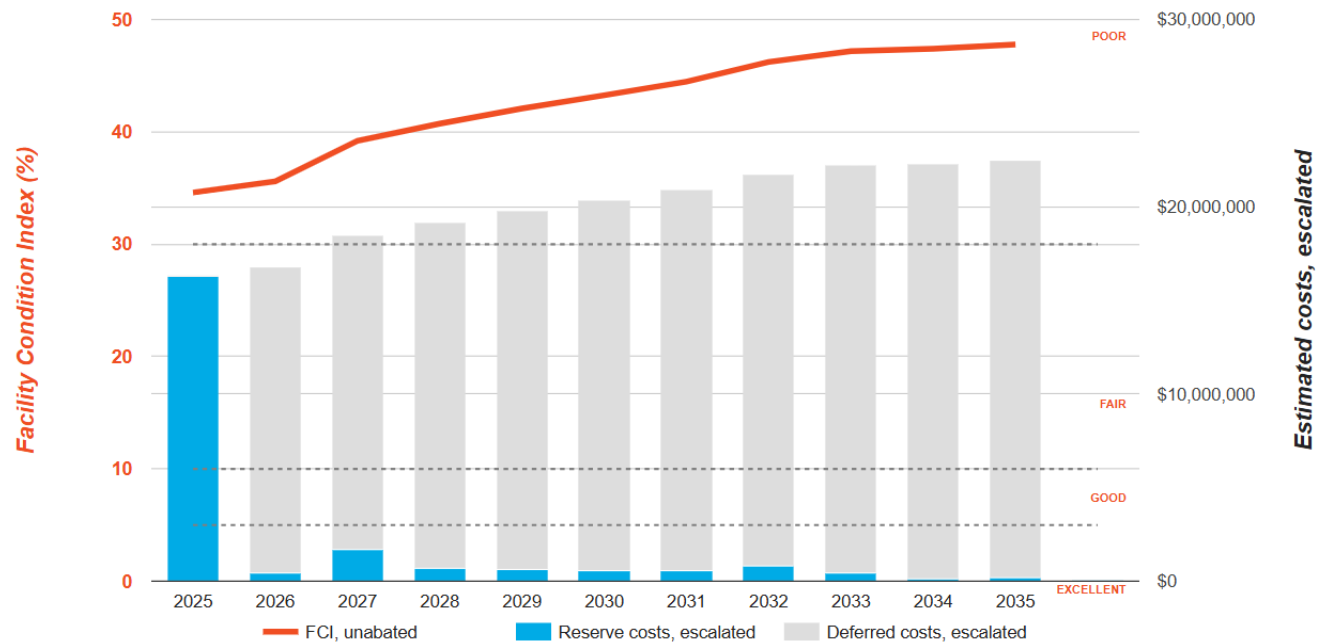
<i>Replacement Value</i> \$ 47,082,100	<i>Total SF</i> 24,600	<i>Cost/SF</i> \$ 800	
	<b>Est Reserve Cost</b>		<b>FCI</b>
<b>Current</b>	\$ 16,289,500		<b>34.6 %</b>
3-Year	\$ 19,176,600		40.7 %
5-Year	\$ 20,365,700		43.3 %
10-Year	\$ 22,490,400		47.8 %

## FCI Analysis: L.R. Green Elementary

Replacement Value: \$47,082,100

Inflation Rate: 3.0%

Average Needs per Year: \$2,044,600



## Immediate Needs

Facility/Building	Total Items	Total Cost
L.R. Green Elementary / Building 3 - MPR/Classrooms	1	\$16,400
<b>Total</b>	<b>1</b>	<b>\$16,400</b>

### Building 3 - MPR/Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6967254	L.R. Green Elementary / Building 3 - MPR/Classrooms	Stage	E1070	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	Poor	Performance/Integrity	\$16,400
<b>Total (1 items)</b>							<b>\$16,400</b>

**System Expenditure Forecast**

<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	\$535,100	\$55,700	-	\$318,100	\$908,900
Roofing	-	\$337,800	\$29,100	\$17,900	\$454,100	\$839,000
Interiors	-	\$271,300	\$319,100	\$58,800	\$612,000	\$1,261,200
Conveying	-	\$28,500	-	-	-	\$28,500
Plumbing	-	\$26,200	\$212,900	\$248,000	\$445,400	\$932,500
HVAC	-	\$35,100	\$23,700	\$179,100	\$333,300	\$571,200
Fire Protection	-	\$71,700	-	\$42,100	-	\$113,800
Electrical	\$27,400	\$73,400	\$632,800	\$266,800	\$106,000	\$1,106,300
Fire Alarm & Electronic Systems	-	-	\$290,900	\$299,500	\$167,700	\$758,100
Equipment & Furnishings	\$23,700	\$788,900	\$42,300	-	\$1,256,900	\$2,112,000
Special Construction & Demo	\$16,215,000	-	-	-	-	\$16,215,000
Site Development	-	-	\$149,600	\$666,300	\$134,000	\$950,000
Site Pavement	\$23,400	-	\$27,200	\$255,500	\$78,800	\$384,900
Site Utilities	-	-	\$124,700	\$90,700	-	\$215,400
<b>TOTALS (3% inflation)</b>	<b>\$16,289,500</b>	<b>\$2,168,100</b>	<b>\$1,908,100</b>	<b>\$2,124,700</b>	<b>\$3,906,300</b>	<b>\$26,396,700</b>

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

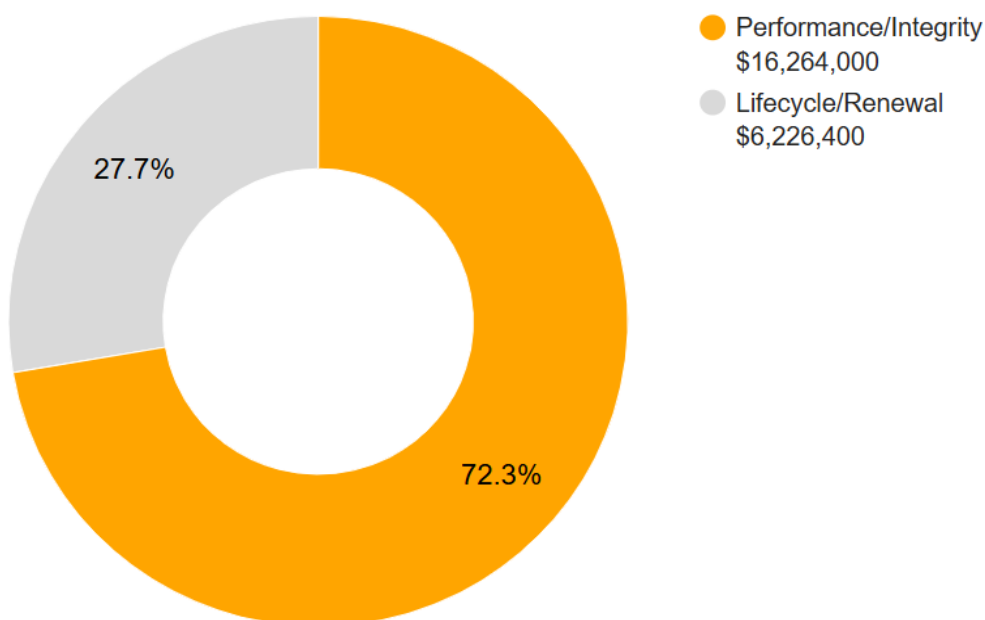
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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: \$22,490,400**

## 2. Building 1 - Administration



### Building 1 - Administration: Systems Summary

<b>Address</b>	3115 Las Palmas Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1989	
<b>Building Size</b>	9,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up bearing walls and wood-framed roof	Fair
<b>Façade</b>	Wall Finish: Concrete Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with TPO finish Secondary: Metal finish	Excellent
<b>Interiors</b>	Walls: Painted gypsum board, ceramic Floors: Carpet, LVT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair

**Building 1 - Administration: Systems Summary**

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

### 3. Building 2 - Library



#### Building 2 - Library: Systems Summary

<b>Address</b>	3115 Las Palmas Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1989	
<b>Building Size</b>	5,700 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up bearing walls and wood-framed roof	Fair
<b>Façade</b>	Wall Finish: Concrete Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, LVT Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Sink and drinking fountain	Fair
<b>HVAC</b>	Individual package units Supplemental components: ductless split-systems	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair

## Building 2 - Library: Systems Summary

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



## 4. Building 3 - MPR/Classrooms



### Building 3 - MPR/Classrooms: Systems Summary

<b>Address</b>	3115 Las Palmas Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1989	
<b>Building Size</b>	8,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up bearing walls and wood-framed roof	Fair
<b>Façade</b>	Wall Finish: Concrete Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic, wood Floors: Carpet, VCT, ceramic tile, wood Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	Wheelchair lift	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: exhaust fans	Good
<b>Fire Suppression</b>	Fire sprinkler system and extinguishers	Fair

### Building 3 - MPR/Classrooms: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Theatre curtain is failing and beyond its useful life.	

## 5. Building 4 - Food Services/Kitchen



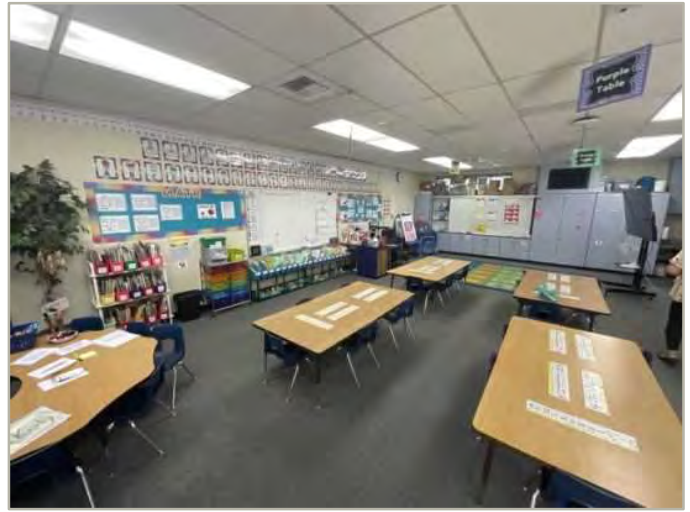
### Building 4 - Food Services/Kitchen: Systems Summary

<b>Address</b>	3115 Las Palmas Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1989	
<b>Building Size</b>	2,600 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete tilt-up bearing walls and wood-framed roof	Fair
<b>Façade</b>	Wall Finish: Concrete Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Metal finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic Floors: Ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair

**Building 4 - Food Services/Kitchen: Systems Summary**

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	No key findings at this time	

## 6. Relocatable Buildings



### Relocatable Buildings: Systems Summary

<b>Address</b>	3115 Las Palmas Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1989	
<b>Building Size</b>	41,280 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with metal decks	Fair
<b>Façade</b>	Wall Finish: Stucco and wood Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with metal finish Secondary: TPO finish	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, ceramic Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Copper supply, cast iron waste and vent Electric domestic water heaters Toilets, urinals, and sinks in all restrooms	--
<b>HVAC</b>	Wall mounted heat pumps	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

Relocatable Buildings: Systems Summary		
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	No key findings at this time	



## 7. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link and wrought iron fencing Sports fields and basketball court with fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Heavy landscaping features including lawns, trees, bushes, and planters. Irrigation present Severe site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED, CFL	Fair
<b>Ancillary Structures</b>	Storage sheds	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	Step down transformer is beyond its useful life	

## 8. Property Space Use and Observed Areas

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### Areas Observed

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



## 9. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1989.

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

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

## 10. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 11. 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.

## 12. Certification

The DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of L.R. Green Elementary, 3115 Las Palmas 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.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

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**Reviewed by:**

  
\_\_\_\_\_  
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## 13. Appendices

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- 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 F: Equipment Inventory List

## Appendix A:

### Site Plan

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## Site Plan



**BUREAU  
VERITAS**

**Project Number**

164076.23R000-009.017

**Source**

Google

**Project Name**

L.R. Green Elementary

**On-Site Date**

September 13, 2023



## **Appendix B:**

### **Pre-Survey Questionnaire**

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** L.R. Green Elementary

**Name of person completing form:** Sterling Watson

**Title / Association w/ property:** Maintenance

**Length of time associated w/ property:**

**Date Completed:** 9/13/2023

**Phone Number:**

**Method of Completion:** DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1989	Renovated 0	
2	Building size in SF	72,434 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2023	Admin roof replacement
		Interiors		
		HVAC	2016	All packaged units replaced
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

## **Appendix C:**

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: L.R. Green Elementary

BV Project Number: 164076.23R000-009.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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



## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

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 ?	✗			



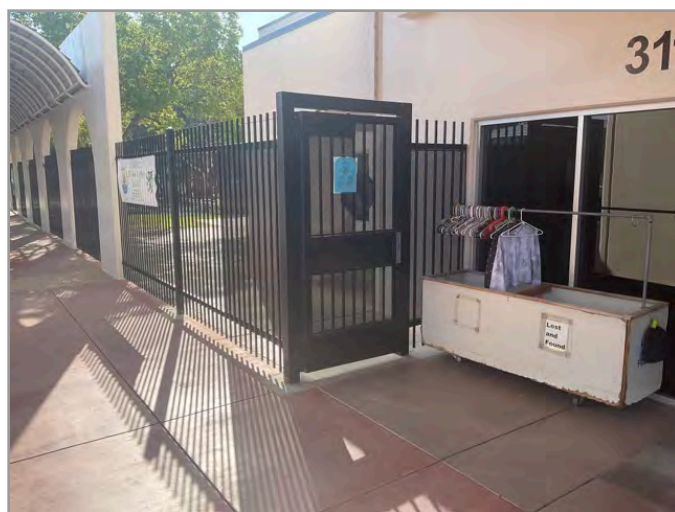
<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
<b>9</b>	For stairways that are open underneath, are permanent barriers present that prevent or discourage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

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



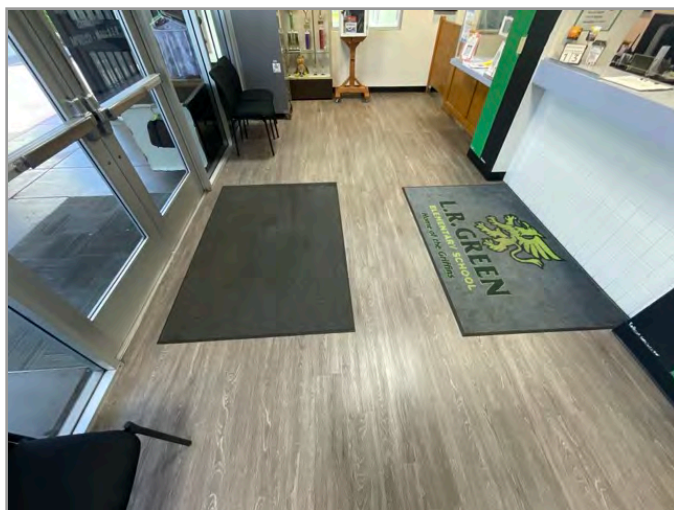
ADDITIONAL ENTRANCE

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 ?	✗			

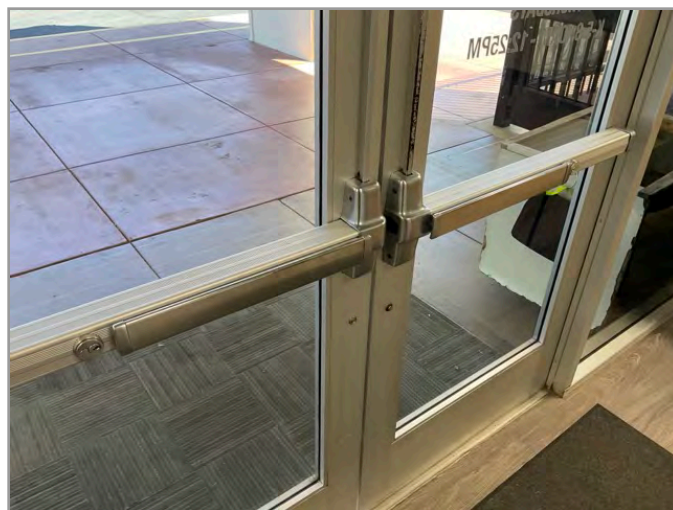
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

## Abbreviated Accessibility Checklist

### Elevators



WHEELCHAIR LIFT



WHEELCHAIR LIFT CONTROLS

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

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



## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## **Appendix D:**

### **Component Condition Report**

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Component Condition Report | L.R. Green Elementary / Building 1 - Administration

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,000 SF	2	6967178
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	2	6967189
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	1	6967163
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	2	6967161
Roofing						
B3010	Roof	Fair	Roofing, Metal	865 SF	4	6967181
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC	7,700 SF	18	6967158
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	4	6967164
B3060	Roof	Excellent	Roof Hatch, Metal	1	28	6967155
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	10	14	6967174
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	20	4	6967175
C1030	Throughout building	Fair	Door Hardware, School, per Door	32	3	6967187
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	4	6967173
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	1	6967165
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	512 SF	14	6967176
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	14,000 SF	2	6967171
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	3,500 SF	10	6967182
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,720 SF	2	6967160
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	14	6967185
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	700 SF	2	6967180
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	14	6967167
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,700 SF	14	6967154
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	2	6967184
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	14	6967157
D2010	Utility closet	Fair	Water Heater, Electric, Residential	2	5	6967169
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	14	6967172
D2030	Roof	Excellent	Supplemental Components, Drains, Roof	9	38	6967153
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	13	6967162
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,700 SF	10	6967183
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	1	6967170
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	2	6967191
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,700 SF	14	6967188
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	6967190
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,700 SF	5	6967159

Component Condition Report   L.R. Green Elementary / Building 1 - Administration						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	2	6967179
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,700 SF	5	6967156
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	3	6967186
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,700 SF	5	6967168
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	3	6967166
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	30 LF	2	6967177
Component Condition Report   L.R. Green Elementary / Building 2 - Library						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,000 SF	2	6967199
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	106	2	6967196
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	4	6967197
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,640 SF	1	6967213
B3010	Roof	Fair	Roofing, Metal	2,500 SF	12	6967209
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	4	6967203
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	4	6967223
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	4	6967208
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	2	6967222
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	1,200 SF	11	6967198
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	2	6967211
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,500 SF	2	6967216
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	6967212
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	3	6967214
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,700 SF	4	6967217
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	3	6967207
HVAC						
D3030	Utility closet	Fair	Split System, Fan Coil Unit, DX	1	3	6967215
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,700 SF	6	6967204
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	13	6967200
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	6967224
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	8	6967220
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,700 SF	12	6967195
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,700 SF	5	6967221
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	2	6967205

Component Condition Report   L.R. Green Elementary / Building 2 - Library						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	5	6967206
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,700 SF	6	6967202
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	6967201
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,700 SF	4	6967219
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	2	6967210
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	3	6967218
Component Condition Report   L.R. Green Elementary / Building 3 - MPR/Classrooms						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,125 SF	2	6967245
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	32	2	6967242
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	1	3	6967230
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	4	6967244
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	8,800 SF	1	6967243
B3010	Roof	Fair	Roofing, Metal	965 SF	12	6967257
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	4	6967265
B3060	Roof	Fair	Roof Hatch, Metal	1	2	6967266
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	3	6967258
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	4	6967259
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,000 SF	4	6967229
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	4	6967241
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,000 SF	2	6967251
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Refinish	660 SF	1	6967231
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	512 SF	4	6967253
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	4	6967262
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	800 SF	2	6967238
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,320 SF	3	6967256
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,200 SF	2	6967270
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	2	6967239
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	2	6967250
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,800 SF	8	6967268
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	4	6967228
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	14	6967234
D2010	Restrooms	Fair	Urinal, Standard	3	14	6967247



Component Condition Report   L.R. Green Elementary / Building 3 - MPR/Classrooms						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	4	6967248
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	13	6967255
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	6967236
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,800 SF	8	6967240
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	2	6967269
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,800 SF	1	6967263
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	5	6967267
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	2	6967261
D5020	Building exterior	Fair	Switchgear, 120/208 V	1	3	6967237
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,800 SF	8	6967235
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	5	6967252
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,800 SF	5	6967246
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	0	6967232
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,800 SF	4	6967233
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,800 SF	4	6967264
Equipment & Furnishings						
E1070	Stage	Poor	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	0	6967254
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	20 LF	2	6967249
E2010	Throughout building	Fair	Casework, Cabinetry Economy	40 LF	3	6967260
Component Condition Report   L.R. Green Elementary / Building 4 - Food Services/Kitchen						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,484 SF	2	6967338
B2020	Throughout building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	4	6967354
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	4	6967337
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	2,600 SF	1	6967315
B3010	Roof	Fair	Roofing, Metal	600 SF	8	6967352
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	10	6967318
B3060	Roof	Fair	Roof Hatch, Metal	1	5	6967333
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	3	8	6967348
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	3	6967319
C1030	Throughout building	Fair	Door Hardware, School, per Door	10	2	6967336
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,440 SF	4	6967345
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	4	6967325

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,900 SF	2	6967344
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	224 SF	14	6967326
C2030	Throughout building	Fair	Flooring, Ceramic Tile	2,600 SF	14	6967347
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	160 SF	2	6967334
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	14	6967343
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,600 SF	6	6967329
D2010	Utility closet	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	1	6967346
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	2	6967355
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	14	6967341
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	5	6967357
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	3	6967314
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	6967331
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,600 SF	4	6967317
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	2	6967356
D3060	Throughout building	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	3	1	6967316
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	10	6967330
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,600 SF	14	6967328
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,600 SF	6	6967335
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	2	6967332
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	6	6967342
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,600 SF	6	6967339
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	6967320
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,600 SF	5	6967353
Equipment & Furnishings						
E1030	Kitchen	Fair	Cooking Line - Primary, Commercial Kitchen	2 LS	2	6967340
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	2	6967351
E1030	Kitchen	Fair	Food Preparation Line, Commercial Kitchen	3 LS	2	6967327
E1030	Kitchen	Fair	Service Line, Commercial Kitchen	3 LS	2	6967350
E1030	Kitchen	Fair	Refrigeration Line, Commercial Kitchen	5 LS	2	6967321
E1030	Kitchen	Fair	Cooking Line - Secondary, Commercial Kitchen	3 LS	2	6967323
E1030	Kitchen	Fair	Dishwashing Line, Commercial Kitchen	2 LS	2	6967324
E2010	Throughout building	Fair	Casework, Cabinetry Economy	20 LF	2	6967349
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	10 LF	1	6967322

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

Component Condition Report   L.R. Green Elementary / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2080	Site	Fair	Awning, Fabric, per SF of awning	8,400 SF	2	6967130
Plumbing						
D2010	Site	Good	Backflow Preventer, Domestic Water	2	20	6967136
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	8	5	6967138
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	2	8	6967108
Electrical						
D5010	Site	Good	Solar Power, Inverter	3	9	6967091
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	3	9	6967099
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	8	6967083
D5020	Site	Poor	Secondary Transformer, Dry, Stepdown	1	0	6967118
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	8	6967095
Fire Alarm & Electronic Systems						
D7030	Site	Fair	Security/Surveillance System, Full System Upgrade, Average Density	72,434 SF	6	6967128
D7050	Site	Fair	Fire Alarm Panel, Fully Addressable	1	4	6967092
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,900 SF	0	6967078
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,900 SF	7	6967098
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	4	7	6967104
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	12	3	6967112
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	4	6967113
G2050	Site	Fair	Play Structure, Multipurpose, Large	3	7	6967102
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	4	6967107
Sitework						
G2060	Site	Fair	Flagpole, Metal	2	9	6967079
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	40	6	6967140
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	350 LF	14	6967096
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	7	6967076
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,000 LF	14	6967137
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	4	4	6967111
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	10	5	6967120
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	6	6967085

Component Condition Report | L.R. Green Elementary / Modular

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	500 SF	0	6967131
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967116
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967122
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	500 SF	0	6967134

Component Condition Report | L.R. Green Elementary / Modular

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967148
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967135
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967080
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967093
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967139
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967121
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967142
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967144
F1020	Site	Poor	Ancillary Building, Wood-Framed or CMU, Standard	500	SF	0	6967089
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967073
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967106
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967141
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967088
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	500	SF	0	6967087
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967119
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	500	SF	0	6967125
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967132
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967146
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967077
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967115
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967075
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967105
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967145
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	500	SF	0	6967090
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967074
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967072
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967101
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967109
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967117
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967094
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,500	SF	0	6967097
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967129
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967143
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967084
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,500	SF	0	6967103
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967082
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967081
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967123
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967100
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967147
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000	SF	0	6967114

Component Condition Report | L.R. Green Elementary / Modular


UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967124
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967133
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967126
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967110
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,500 SF	0	6967086
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,000 SF	0	6967127

## Appendix E:

### Replacement Reserves

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Replacement Reserves Report



7/10/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
L.R. Green Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
L.R. Green Elementary / Building 1 - Administration	\$0	\$27,537	\$189,496	\$74,504	\$90,494	\$131,226	\$0	\$0	\$0	\$0	\$121,289	\$0	\$158,809	\$102,218	\$344,823	\$0	\$0	\$3,922	\$392,933	\$0	\$3,143	\$1,640,393
L.R. Green Elementary / Building 2 - Library	\$0	\$75,605	\$308,671	\$30,168	\$196,923	\$81,151	\$60,833	\$0	\$12,024	\$0	\$0	\$19,708	\$287,732	\$102,218	\$0	\$0	\$0	\$2,615	\$11,311	\$0	\$42,858	\$1,231,817
L.R. Green Elementary / Building 3 - MPR/Classrooms	\$25,817	\$276,739	\$258,583	\$505,454	\$219,318	\$92,429	\$0	\$0	\$308,611	\$0	\$2,806	\$5,781	\$168,530	\$85,956	\$29,432	\$36,969	\$0	\$2,615	\$71,638	\$0	\$3,771	\$2,094,451
L.R. Green Elementary / Building 4 - Food Services/Kitchen	\$0	\$87,662	\$831,059	\$10,310	\$49,480	\$45,664	\$89,894	\$0	\$18,637	\$0	\$15,052	\$0	\$32,213	\$34,847	\$157,286	\$0	\$1,269	\$1,212,708	\$0	\$0	\$42,858	\$2,628,940
L.R. Green Elementary / Modular	\$16,214,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,214,988
L.R. Green Elementary / Site	\$48,732	\$0	\$112,781	\$98,532	\$77,802	\$204,674	\$417,204	\$827,171	\$112,222	\$107,539	\$31,476	\$0	\$151,568	\$0	\$133,999	\$36,489	\$0	\$0	\$0	\$41,609	\$184,588	\$2,586,387
Grand Total	\$16,289,537	\$467,542	\$1,700,590	\$718,969	\$634,017	\$555,144	\$567,932	\$827,171	\$451,494	\$107,539	\$170,623	\$25,489	\$798,851	\$325,241	\$665,540	\$73,458	\$1,269	\$1,221,860	\$475,882	\$41,609	\$277,218	\$26,396,975

L.R. Green Elementary

L.R. Green Elementary / Building 1 - Administration

Unif	format	Code	ID	Cost Description	Lifespan (EUL)	E	A	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010		6967178		Exterior Walls, any painted surface, Prep & Paint	10	8	2		6000	SF	\$3.00	\$4.75	\$28,475				\$28,475									\$28,475									\$56,950
B2020		6967189		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2		36	EA	\$950.00	\$1,502.85	\$54,103				\$54,103																		\$54,103
B2050		6967163		Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	29	1		8	EA	\$1,300.00	\$2,056.54	\$16,452		\$16,452																				\$16,452
B2050		6967161		Exterior Door, Steel, Standard, Replace	40	38	2		4	EA	\$600.00	\$949.17	\$3,797				\$3,797																		\$3,797
B3010		6967181		Roofing, Metal, Replace	40	36	4		865	SF	\$13.00	\$20.57	\$17,789				\$17,789																		\$17,789
B3010		6967158		Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	2	18		7700	SF	\$17.00	\$26.89	\$207,077																		\$207,077				\$207,077
B3020		6967164		Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	36	4		12	LF	\$90.00	\$142.38	\$1,709				\$1,709																		\$1,709
C1020		6967174		Interior Window, Fixed, 12 SF, Replace	40	26	14		10	EA	\$500.00	\$790.98	\$7,910															\$7,910							\$7,910
C1030		6967175		Interior Door, Wood, Solid-Core, Replace	40	36	4		20	EA	\$700.00	\$1,107.37	\$22,147				\$22,147																		\$22,147
C1030		6967187		Door Hardware, School, per Door, Replace	30	27	3		32	EA	\$400.00	\$632.78	\$20,249				\$20,249																		\$20,249
C1070		6967173		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4		7000	SF	\$3.50	\$5.54	\$38,758				\$38,758																		\$38,758
C1090		6967165		Toilet Partitions, Metal, Replace	20	19	1		6	EA	\$850.00	\$1,344.66	\$8,068		\$8,068																				\$8,068
C2010		6967176		Wall Finishes, Ceramic Tile, Replace	40	26	14		512	SF	\$18.00	\$28.48	\$14,579																\$14,579						\$14,579
C2010		6967171		Wall Finishes, any surface, Prep & Paint	10	8	2		14000	SF	\$1.50	\$2.37	\$33,221			\$33,221									\$33,221										\$66,442
C2030		6967185		Flooring, Ceramic Tile, Replace	40	26	14		480	SF	\$18.00	\$28.48	\$13,668																\$13,668						\$13,668
C2030		6967182		Flooring, Luxury Vinyl Tile (LVT), Replace	15	5	10		3500	SF	\$7.50	\$11.86	\$41,526										\$41,526												\$41,526
C2030		6967160		Flooring, Carpet, Commercial Standard, Replace	10	8	2		3720	SF	\$7.50	\$11.86	\$44,136			\$44,136									\$44,136										\$88,273
C2050		6967180		Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2		700	SF	\$2.50	\$3.95	\$2,768				\$2,768								\$2,768										\$5,537
D2010		6967169		Water Heater, Electric, Residential, Replace	15	10	5		2	EA	\$550.00	\$870.07	\$1,740					\$1,740														\$1,740			\$3,480
D2010		6967154		Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	26	14		7700	SF	\$11.00	\$17.40	\$133,991														\$133,991								\$133,991
D2010		6967184		Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2		2	EA	\$1,200.00	\$1,898.34	\$3,797			\$3,797																			\$3,797
D2010		6967167		Urinal, Standard, Replace	30	16	14		2	EA	\$1,100.00	\$1,740.15	\$3,480															\$3,480							\$3,480
D2010		6967157		Toilet, Commercial Water Closet, Replace	30	16	14		7	EA	\$1,300.00	\$2,056.54	\$14,396															\$14,396							\$14,396
D2010		6967172		Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14		4	EA	\$1,500.00	\$2,372.93	\$9,492															\$9,492							\$9,492
D3050		6967183		HVAC System, Ductwork, Medium Density, Replace	30	20	10		7700	SF	\$4.00	\$6.33	\$48,724										\$48,724												\$48,724
D3050		6967162		Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13		4	EA	\$11,000.00	\$17,401.45	\$69,606													\$69,606									\$69,606
D3060		6967170		Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1		1	EA	\$1,400.00	\$2,214.73	\$2,215		\$2,215																				\$2,215
D5020		6967191		Distribution Panel, 120/208 V, Replace	30	28	2		1	EA	\$2,000.00	\$3,163.90	\$3,164			\$3,164																			\$3,164
D5030		6967188		Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14		7700	SF	\$2.50	\$3.95	\$30,453																\$30,453						\$30,453
D5040		6967179		Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2		8	EA	\$220.00	\$348.03	\$2,784			\$2,784									\$2,784										\$5,568
D5040		6967190		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3		8	EA	\$600.00	\$949.17	\$7,593				\$7,593																		\$7,593
D5040		6967159		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5		7700	SF	\$4.50	\$7.12	\$54,815					\$54,815																	\$54,815
D6060		6967156		Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5		7700	SF	\$1.65	\$2.61	\$20,099						\$20,099																\$20,099
D7050		6967186		Fire Alarm Panel, Fully Addressable, Replace	15	12	3		1	EA	\$15,000.00	\$23,729.25	\$23,729				\$23,729													\$23,729					\$47,459
D7050		6967168		Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5		7700	SF	\$3.00	\$4.75	\$36,543					\$36,543																	\$36,543
E2010		6967177		Casework, Countertop, Plastic Laminate, Replace	15	13	2		30	LF	\$50.00	\$79.10	\$2,373			\$2,373															\$2,373				\$4,746
E2010		6967166		Casework, Cabinetry Economy, Replace	20	17	3		60	LF	\$175.00	\$276.84	\$16,610				\$16,610																		\$16,610
Totals, Unescalated														\$0	\$26,735	\$178,618	\$68,182	\$80,403	\$113,196	\$0	\$0	\$0	\$0	\$90,250	\$0	\$111,385	\$69,606	\$227,968	\$0	\$0	\$2,373	\$230,807	\$0	\$1,740	\$1,201,263
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$27,537	\$189,496	\$74,504	\$90,494	\$131,226	\$0	\$0	\$0	\$0	\$121,289	\$0	\$158,809	\$102,218	\$344,823	\$0	\$0	\$3,922	\$392,933	\$0	\$3,143	\$1,640,393

L.R. Green Elementary / Building 2 - Library

Unif	format	Code	ID	Cost Description	Lifespan (EUL)	E	A	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010		6967199		Exterior Walls, any painted surface, Prep & Paint	10	8	2		9000	SF	\$3.00	\$4.75	\$42,713			\$42,713										\$42,713									\$85,425
B2020		6967196		Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2		106	EA	\$950.00	\$1,502.85	\$159,302			\$159,302																			\$159,302
B2050		6967197		Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4		6	EA	\$1,300.00	\$2,056.54	\$12,339					\$12,339																	\$12,339
B3010		6967209		Roofing, Metal, Replace	40	28	12		2500	SF	\$13.00	\$20.57	\$51,413													\$51,413									\$51,413





7/10/2025

Format Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B3010	6967213	Roofing, Modified Bitumen, Replace	20	19	1	4640	SF	\$10.00	\$15.82	\$73,402		\$73,402																				\$73,402	
C1030	6967203	Interior Door, Wood, Solid-Core, Replace	40	36	4	6	EA	\$700.00	\$1,107.37	\$6,644					\$6,644																		\$6,644
C1030	6967223	Door Hardware, School, per Door, Replace	30	26	4	12	EA	\$400.00	\$632.78	\$7,593					\$7,593																		\$7,593
C1070	6967208	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	4000	SF	\$3.50	\$5.54	\$22,147					\$22,147																		\$22,147
C2010	6967222	Wall Finishes, any surface, Prep & Paint	10	8	2	10000	SF	\$1.50	\$2.37	\$23,729			\$23,729										\$23,729										\$47,459
C2030	6967198	Flooring, Luxury Vinyl Tile (LVT), Replace	15	4	11	1200	SF	\$7.50	\$11.86	\$14,238											\$14,238												\$14,238
C2030	6967211	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4500	SF	\$7.50	\$11.86	\$53,391			\$53,391										\$53,391										\$106,782
C2050	6967216	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	1500	SF	\$2.50	\$3.95	\$5,932			\$5,932										\$5,932										\$11,865
D2010	6967217	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	5700	SF	\$11.00	\$17.40	\$99,188					\$99,188																		\$99,188
D2010	6967212	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$1,898.34	\$1,898				\$1,898																\$1,898			\$3,797
D2010	6967214	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	27	3	1	EA	\$1,100.00	\$1,740.15	\$1,740				\$1,740																			\$1,740
D2030	6967207	Supplemental Components, Drains, Roof, Replace	40	37	3	8	EA	\$644.00	\$1,018.78	\$8,150				\$8,150																			\$8,150
D3030	6967215	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	\$3,000.00	\$4,745.85	\$4,746				\$4,746																\$4,746			\$9,492
D3050	6967204	HVAC System, Ductwork, Medium Density, Replace	30	24	6	5700	SF	\$4.00	\$6.33	\$36,068							\$36,068																\$36,068
D3050	6967200	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	4	EA	\$11,000.00	\$17,401.45	\$69,606														\$69,606									\$69,606
D3060	6967224	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$2,214.73	\$2,215			\$2,215																				\$2,215
D5020	6967220	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$9,491.70	\$9,492									\$9,492														\$9,492
D5030	6967195	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	28	12	5700	SF	\$2.50	\$3.95	\$22,543													\$22,543										\$22,543
D5040	6967205	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	6	EA	\$220.00	\$348.03	\$2,088			\$2,088										\$2,088										\$4,176
D5040	6967221	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5700	SF	\$4.50	\$7.12	\$40,577						\$40,577																	\$40,577
D5040	6967206	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	6	EA	\$600.00	\$949.17	\$5,695						\$5,695																	\$5,695
D6060	6967202	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	5700	SF	\$1.65	\$2.61	\$14,878							\$14,878																\$14,878
D7050	6967219	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	5700	SF	\$3.00	\$4.75	\$27,051					\$27,051																		\$27,051
D7050	6967201	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729						\$23,729															\$23,729		\$47,459
E2010	6967210	Casework, Countertop, Plastic Laminate, Replace	15	13	2	20	LF	\$50.00	\$79.10	\$1,582			\$1,582																\$1,582				\$3,164
E2010	6967218	Casework, Cabinetry Economy, Replace	20	17	3	40	LF	\$175.00	\$276.84	\$11,074				\$11,074																			\$11,074
Totals, Unescalated											\$0	\$73,402	\$290,952	\$27,608	\$174,964	\$70,001	\$50,947	\$0	\$9,492	\$0	\$0	\$14,238	\$201,809	\$69,606	\$0	\$0	\$0	\$1,582	\$6,644	\$0	\$23,729		\$1,014,974
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$75,605	\$308,671	\$30,168	\$196,923	\$81,151	\$60,833	\$0	\$12,024	\$0	\$0	\$19,708	\$287,732	\$102,218	\$0	\$0	\$0	\$2,615	\$11,311	\$0	\$42,858		\$1,231,817

L.R. Green Elementary / Building 3 - MPR/Classrooms

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	6967245	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7125	SF	\$3.00	\$4.75	\$33,814				\$33,814										\$33,814										\$67,628	
B2020	6967242	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	28	2	32	EA	\$950.00	\$1,502.85	\$48,091				\$48,091																					\$48,091
B2050	6967244	Exterior Door, Steel, Standard, Replace	40	36	4	12	EA	\$600.00	\$949.17	\$11,390						\$11,390																			\$11,390
B2050	6967230	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	27	3	1	EA	\$10,000.00	\$15,819.50	\$15,820					\$15,820																				\$15,820
B3010	6967257	Roofing, Metal, Replace	40	28	12	965	SF	\$13.00	\$20.57	\$19,846														\$19,846											\$19,846
B3010	6967243	Roofing, Built-Up, Replace	25	24	1	8800	SF	\$14.00	\$22.15	\$194,896			\$194,896																						\$194,896
B3020	6967265	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	36	4	30	LF	\$90.00	\$142.38	\$4,271						\$4,271																			\$4,271
B3060	6967266	Roof Hatch, Metal, Replace	30	28	2	1	EA	\$1,300.00	\$2,056.54	\$2,057				\$2,057																					\$2,057
C1030	6967259	Interior Door, Wood, Solid-Core, Replace	40	36	4	10	EA	\$700.00	\$1,107.37	\$11,074						\$11,074																			\$11,074
C1030	6967258	Door Hardware, School, per Door, Replace	30	27	3	22	EA	\$400.00	\$632.78	\$13,921					\$13,921																				\$13,921
C1070	6967229	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	8000	SF	\$3.50	\$5.54	\$44,295						\$44,295																			\$44,295
C1090	6967241	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	7	EA	\$750.00	\$1,186.46	\$8,305						\$8,305																			\$8,305
C2010	6967253	Wall Finishes, Ceramic Tile, Replace	40	36	4	512	SF	\$18.00	\$28.48	\$14,579						\$14,579																			\$14,579
C2010	6967231	Wall Finishes, Wood Paneling, Refinish	10	9	1	660	SF	\$4.00	\$6.33	\$4,176			\$4,176											\$4,176											\$8,353
C2010	6967251	Wall Finishes, any surface, Prep & Paint	10	8	2	13000	SF	\$1.50	\$2.37	\$30,848				\$30,848											\$30,848										\$61,696
C2030	6967262	Flooring, Ceramic Tile, Replace	40	36	4	480	SF	\$18.00	\$28.48	\$13,668						\$13,668																			\$13,668
C2030	6967238	Flooring, Wood, Strip, Refinish	10	8	2	800	SF	\$4.00	\$6.33	\$5,062				\$5,062											\$5,062										\$10,124
C2030	6967256	Flooring, Vinyl Tile (VCT), Replace	15	12	3	5320	SF	\$5.00	\$7.91	\$42,080					\$42,080																\$42,080				\$84,160
C2030	6967270	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2200	SF	\$7.50	\$11.86	\$26,102				\$26,102											\$26,102										\$52,204
C2050	6967239	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	800	SF	\$2.00	\$3.16	\$2,531				\$2,531											\$2,531										\$5,062
D1010	6967250	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	23	2	1	EA	\$17,000.00	\$26,893.15	\$26,893				\$26,893																					\$26,893
D2010	6967268	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	8800	SF	\$11.00	\$17.40	\$153,133											\$153,133														\$153,133
D2010	6967228	Toilet, Commercial Water Closet, Replace	30	26	4	7	EA	\$1,300.00	\$2,056.54	\$14,396						\$14,396																			\$14,396
D2010	6967234	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	6	EA	\$1,500.00	\$2,372.93	\$14,238																				\$14,238					\$14,238
D2010	6967247	Urinal, Standard, Replace	30	16	14	3	EA	\$1,100.00	\$1,740.15	\$5,220																			\$5,220						\$5,220
D2030	6967248	Supplemental Components, Drains, Roof, Replace	40	36	4	8	EA	\$644.00	\$1,018.78	\$8,150						\$8,150																			\$8,150
D3050	6967240	HVAC System, Ductwork, Medium Density, Replace	30	22	8	8800	SF	\$4.00	\$6.33	\$55,685											\$55,685														\$55,685
D3050	6967255	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$11,000.00	\$17,401.45	\$34,803															\$34,803										\$34,803



7/10/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	6967236	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$15,000.00	\$23,729.25	\$23,729														\$23,729								\$23,729
D3060	6967269	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	3	EA	\$1,400.00	\$2,214.73	\$6,644			\$6,644																			\$6,644
D4010	6967263	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	39	1	8800	SF	\$5.00	\$7.91	\$69,606		\$69,606																				\$69,606
D5020	6967261	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$38,000.00	\$60,114.10	\$60,114			\$60,114																			\$60,114
D5020	6967237	Switchgear, 120/208 V, Replace	40	37	3	1	EA	\$240,000.00	\$379,668.00	\$379,668			\$379,668																			\$379,668
D5020	6967267	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$9,491.70	\$9,492					\$9,492																	\$9,492
D5030	6967235	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	8800	SF	\$2.50	\$3.95	\$34,803									\$34,803													\$34,803
D5040	6967232	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	10	0	6	EA	\$220.00	\$348.03	\$2,088	\$2,088									\$2,088										\$2,088		\$6,265
D5040	6967252	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	\$600.00	\$949.17	\$7,593						\$7,593																\$7,593
D5040	6967246	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	8800	SF	\$4.50	\$7.12	\$62,645						\$62,645																\$62,645
D6060	6967233	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	8800	SF	\$1.65	\$2.61	\$22,970					\$22,970																	\$22,970
D7050	6967264	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	8800	SF	\$3.00	\$4.75	\$41,763					\$41,763																	\$41,763
E1070	6967254	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	15	0	1000	SF	\$15.00	\$23.73	\$23,729	\$23,729															\$23,729						\$47,459
E2010	6967249	Casework, Countertop, Plastic Laminate, Replace	15	13	2	20	LF	\$50.00	\$79.10	\$1,582			\$1,582															\$1,582				\$3,164
E2010	6967260	Casework, Cabinetry Economy, Replace	20	17	3	40	LF	\$175.00	\$276.84	\$11,074				\$11,074																		\$11,074
Totals, Unescalated											\$25,817	\$268,678	\$243,739	\$462,562	\$194,861	\$79,730	\$0	\$0	\$243,620	\$0	\$2,088	\$4,176	\$118,203	\$58,532	\$19,458	\$23,729	\$0	\$1,582	\$42,080	\$0	\$2,088	\$1,790,946
Totals, Escalated (3.0% inflation, compounded annually)											\$25,817	\$276,739	\$258,583	\$505,454	\$219,318	\$92,429	\$0	\$0	\$308,611	\$0	\$2,806	\$5,781	\$168,530	\$85,956	\$29,432	\$36,969	\$0	\$2,615	\$71,638	\$0	\$3,771	\$2,094,451

L.R. Green Elementary / Building 4 - Food Services/Kitchen

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	6967338	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2484	SF	\$3.00	\$4.75	\$11,789			\$11,789										\$11,789									\$23,577
B2020	6967354	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	16	4	2	EA	\$1,200.00	\$1,898.34	\$3,797					\$3,797																	\$3,797
B2050	6967337	Exterior Door, Steel, Standard, Replace	40	36	4	7	EA	\$600.00	\$949.17	\$6,644					\$6,644																	\$6,644
B3010	6967352	Roofing, Metal, Replace	40	32	8	600	SF	\$13.00	\$20.57	\$12,339									\$12,339													\$12,339
B3010	6967315	Roofing, Built-Up, Replace	25	24	1	2600	SF	\$14.00	\$22.15	\$57,583		\$57,583																				\$57,583
B3020	6967318	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	30	10	12	LF	\$90.00	\$142.38	\$1,709											\$1,709											\$1,709
B3060	6967333	Roof Hatch, Metal, Replace	30	25	5	1	EA	\$1,300.00	\$2,056.54	\$2,057						\$2,057																\$2,057
C1020	6967348	Interior Window, Fixed, 12 SF, Replace	40	32	8	3	EA	\$500.00	\$790.98	\$2,373									\$2,373													\$2,373
C1030	6967319	Interior Door, Wood, Solid-Core, Replace	40	37	3	3	EA	\$700.00	\$1,107.37	\$3,322				\$3,322																		\$3,322
C1030	6967336	Door Hardware, School, per Door, Replace	30	28	2	10	EA	\$400.00	\$632.78	\$6,328			\$6,328																			\$6,328
C1070	6967345	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	2440	SF	\$3.50	\$5.54	\$13,510					\$13,510																	\$13,510
C1090	6967325	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	3	EA	\$750.00	\$1,186.46	\$3,559					\$3,559																	\$3,559
C2010	6967326	Wall Finishes, Ceramic Tile, Replace	40	26	14	224	SF	\$18.00	\$28.48	\$6,378															\$6,378							\$6,378
C2010	6967344	Wall Finishes, any surface, Prep & Paint	10	8	2	3900	SF	\$1.50	\$2.37	\$9,254			\$9,254									\$9,254										\$18,509
C2030	6967347	Flooring, Ceramic Tile, Replace	40	26	14	2600	SF	\$18.00	\$28.48	\$74,035															\$74,035							\$74,035
C2050	6967334	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	160	SF	\$2.00	\$3.16	\$506			\$506										\$506									\$1,012
D2010	6967346	Water Heater, Electric, Commercial ( 12 kW), Replace	20	19	1	1	EA	\$12,400.00	\$19,616.18	\$19,616		\$19,616																				\$19,616
D2010	6967329	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	34	6	2600	SF	\$11.00	\$17.40	\$45,244							\$45,244															\$45,244
D2010	6967355	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,200.00	\$1,898.34	\$1,898			\$1,898															\$1,898				\$3,797
D2010	6967357	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	\$800.00	\$1,265.56	\$1,266						\$1,266																\$1,266
D2010	6967343	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	3	EA	\$1,500.00	\$2,372.93	\$7,119															\$7,119							\$7,119
D2010	6967341	Toilet, Commercial Water Closet, Replace	30	16	14	3	EA	\$1,300.00	\$2,056.54	\$6,170															\$6,170							\$6,170
D2030	6967314	Supplemental Components, Drains, Roof, Replace	40	37	3	6	EA	\$644.00	\$1,018.78	\$6,113				\$6,113																		\$6,113
D3050	6967317	HVAC System, Ductwork, Medium Density, Replace	30	26	4	2600	SF	\$4.00	\$6.33	\$16,452					\$16,452																	\$16,452
D3050	6967331	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$15,000.00	\$23,729.25	\$23,729														\$23,729								\$23,729
D3060	6967356	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	4	EA	\$2,400.00	\$3,796.68	\$15,187			\$15,187																			\$15,187
D3060	6967316	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	19	1	3	EA	\$1,500.00	\$2,372.93	\$7,119		\$7,119																				\$7,119
D5020	6967330	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$6,000.00	\$9,491.70	\$9,492											\$9,492											\$9,492
D5030	6967328	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	2600	SF	\$2.50	\$3.95	\$10,283															\$10,283							\$10,283
D5040	6967332	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	3	EA	\$220.00	\$348.03	\$1,044			\$1,044										\$1,044									\$2,088
D5040	6967335	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	2600	SF	\$4.50	\$7.12	\$18,509							\$18,509															\$18,509
D5040	6967342	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	5	EA	\$600.00	\$949.17	\$4,746							\$4,746															\$4,746
D6060	6967339	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	2600	SF	\$1.65	\$2.61	\$6,787							\$6,787															\$6,787
D7050	6967320	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729						\$23,729														\$23,729		\$47,459
D7050	6967353	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	2600	SF	\$3.00	\$4.75	\$12,339						\$12,339																\$12,339
E1030	6967340	Cooking Line - Primary, Commercial Kitchen, Replace	15	13	2	2	LS	\$50,000.00	\$79,097.50	\$158,195			\$158,195															\$158,195				\$316,390
E1030	6967351	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	2	EA	\$6,300.00	\$9,966.29	\$19,933			\$19,933															\$19,933				\$39,865
E1030	6967327	Food Preparation Line, Commercial Kitchen, Replace	15	13	2	3	LS	\$20,000.00	\$31,639.00	\$94,917			\$94,917															\$94,917				\$189,834
E1030	6967350	Service Line, Commercial Kitchen, Replace	15	13	2	3	LS	\$25,000.00	\$39,548.75	\$118,646			\$118,646															\$118,646				\$237,293





7/10/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	6967086	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	35	0	1500	SF	\$200.00	\$316.39	\$474,585	\$474,585																					\$474,585
F1020	6967127	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	35	0	1000	SF	\$200.00	\$316.39	\$316,390	\$316,390																					\$316,390
Totals, Unescalated											\$16,214,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,214,988
Totals, Escalated (3.0% inflation, compounded annually)											\$16,214,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,214,988

L.R. Green Elementary / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2080	6967130	Awning, Fabric, per SF of awning, Replace	10	8	2	8400	SF	\$8.00	\$12.66	\$106,307			\$106,307									\$106,307										\$212,614
D2010	6967136	Backflow Preventer, Domestic Water, Replace	30	10	20	2	EA	\$10,500.00	\$16,610.48	\$33,221																					\$33,221	\$33,221
D2010	6967138	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	10	5	8	EA	\$3,600.00	\$5,695.02	\$45,560						\$45,560															\$45,560	\$91,120
D4010	6967108	Backflow Preventer, Fire Suppression, Replace	30	22	8	2	EA	\$10,500.00	\$16,610.48	\$33,221								\$33,221														\$33,221
D5010	6967091	Solar Power, Inverter, Replace	15	6	9	3	EA	\$6,000.00	\$9,491.70	\$28,475										\$28,475												\$28,475
D5010	6967099	Solar Power, Carport, Solar Cover at Grade, Replace	15	6	9	3	EA	\$9,700.00	\$15,344.92	\$46,035										\$46,035												\$46,035
D5020	6967118	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	\$16,000.00	\$25,311.20	\$25,311	\$25,311																					\$25,311
D5020	6967083	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$25,000.00	\$39,548.75	\$39,549									\$39,549													\$39,549
D5020	6967095	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$10,000.00	\$15,819.50	\$15,820									\$15,820													\$15,820
D7030	6967128	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	72434	SF	\$2.00	\$3.16	\$229,174							\$229,174															\$229,174
D7050	6967092	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$23,729.25	\$23,729					\$23,729															\$23,729		\$47,459
G2020	6967078	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	32900	SF	\$0.45	\$0.71	\$23,421	\$23,421					\$23,421					\$23,421					\$23,421					\$23,421	\$117,104
G2020	6967098	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	32900	SF	\$3.50	\$5.54	\$182,162								\$182,162														\$182,162
G2050	6967112	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	12	EA	\$4,750.00	\$7,514.26	\$90,171				\$90,171																		\$90,171
G2050	6967113	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	2	EA	\$5,000.00	\$7,909.75	\$15,820					\$15,820																	\$15,820
G2050	6967107	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	2	EA	\$2,500.00	\$9,409.88	\$18,820					\$18,820																	\$18,820
G2050	6967104	Play Structure, Multipurpose, Medium, Replace	20	13	7	4	EA	\$20,000.00	\$42,549.00	\$170,196								\$170,196														\$170,196
G2050	6967102	Play Structure, Multipurpose, Large, Replace	20	13	7	3	EA	\$35,000.00	\$93,553.25	\$280,660								\$280,660														\$280,660
G2060	6967111	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	21	4	4	EA	\$1,700.00	\$2,689.32	\$10,757					\$10,757																	\$10,757
G2060	6967140	Picnic Table, Metal Powder-Coated, Replace	20	14	6	40	EA	\$700.00	\$1,107.37	\$44,295							\$44,295															\$44,295
G2060	6967096	Fences & Gates, Fence, Metal Tube 6', Replace	40	26	14	350	LF	\$40.00	\$63.28	\$22,147															\$22,147							\$22,147
G2060	6967137	Fences & Gates, Fence, Chain Link 6', Replace	40	26	14	2000	LF	\$21.00	\$33.22	\$66,442														\$66,442								\$66,442
G2060	6967076	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	13	7	1	EA	\$25,000.00	\$39,548.75	\$39,549								\$39,549														\$39,549
G2060	6967079	Flagpole, Metal, Replace	30	21	9	2	EA	\$2,500.00	\$3,954.88	\$7,910										\$7,910												\$7,910
G4050	6967120	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	15	5	10	EA	\$6,800.00	\$10,757.26	\$107,573						\$107,573																\$107,573
G4050	6967085	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	12	EA	\$4,000.00	\$6,327.80	\$75,934							\$75,934															\$75,934
Totals, Unescalated											\$48,732	\$0	\$106,307	\$90,171	\$69,126	\$176,554	\$349,402	\$672,566	\$88,589	\$82,420	\$23,421	\$0	\$106,307	\$0	\$88,589	\$23,421	\$0	\$0	\$0	\$23,729	\$102,202	\$2,051,535
Totals, Escalated (3.0% inflation, compounded annually)											\$48,732	\$0	\$112,781	\$98,532	\$77,802	\$204,674	\$417,204	\$827,171	\$112,222	\$107,539	\$31,476	\$0	\$151,568	\$0	\$133,999	\$36,489	\$0	\$0	\$0	\$41,609	\$184,588	\$2,586,387

\* Markup has been included in unit costs.