

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Hidden Valley Middle School
2700 Reed Road
Escondido, California 92025

PREPARED BY:

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

BV CONTACT:

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

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Six
Main Address	2700 Reed Road, Escondido, California 92025
Site Developed	1975 Renovated 2017
Site Area	25.77 acres (estimated)
Parking Spaces	156 total spaces all in open lots; 7 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 28-29, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kfleming@dlrgroup.com
On-site Point of Contact (POC)	Roy Nakamura 760.432.2194
Assessment and Report Prepared By	M. Nezar Tibi
Reviewed By	Gregg Young Program Manager Gregg.Young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The campus buildings were constructed in 1975 and have had limited renovation over the years. A new PE building was constructed in 2017. Portables were added between 1990 and 2014. The facility has been used as a middle school since it was originally constructed.

Architectural

The buildings consist of wood framed construction on concrete slabs. The exteriors consist of painted stucco with steel framed windows, main entry doors, and service doors. Roofs are a combination of flat roofs finished with gravel-ballasted modified bitumen and sloped roofs finished with asphalt shingles. There is a small, flat roof finished with PVC. The portables exteriors consist of wood siding with aluminum-framed windows. The roofs for the portables are flat and finished with metal. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for replacement based on normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most mechanical systems and components were replaced in 2023. The equipment consists of rooftop package units for buildings and wall-mounted heat pumps for the portables. The mechanical infrastructure is generally in fair working condition, some of the equipment is nearing the end of their anticipated lifecycles. The electrical infrastructure is in fair condition. Plumbing and fire systems and equipment are anticipated for lifecycle replacement.

Site

Site improvements and landscaping are generally in fair condition and appear to have been well maintained. Sidewalks are free of cracks and heaving except for some isolated areas throughout the campus. Asphalt pavement appears to have been maintained with seal coating and striping, with only a few areas of significant cracking in the tennis and basketball courts. Pavement seal and stripe is anticipated.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

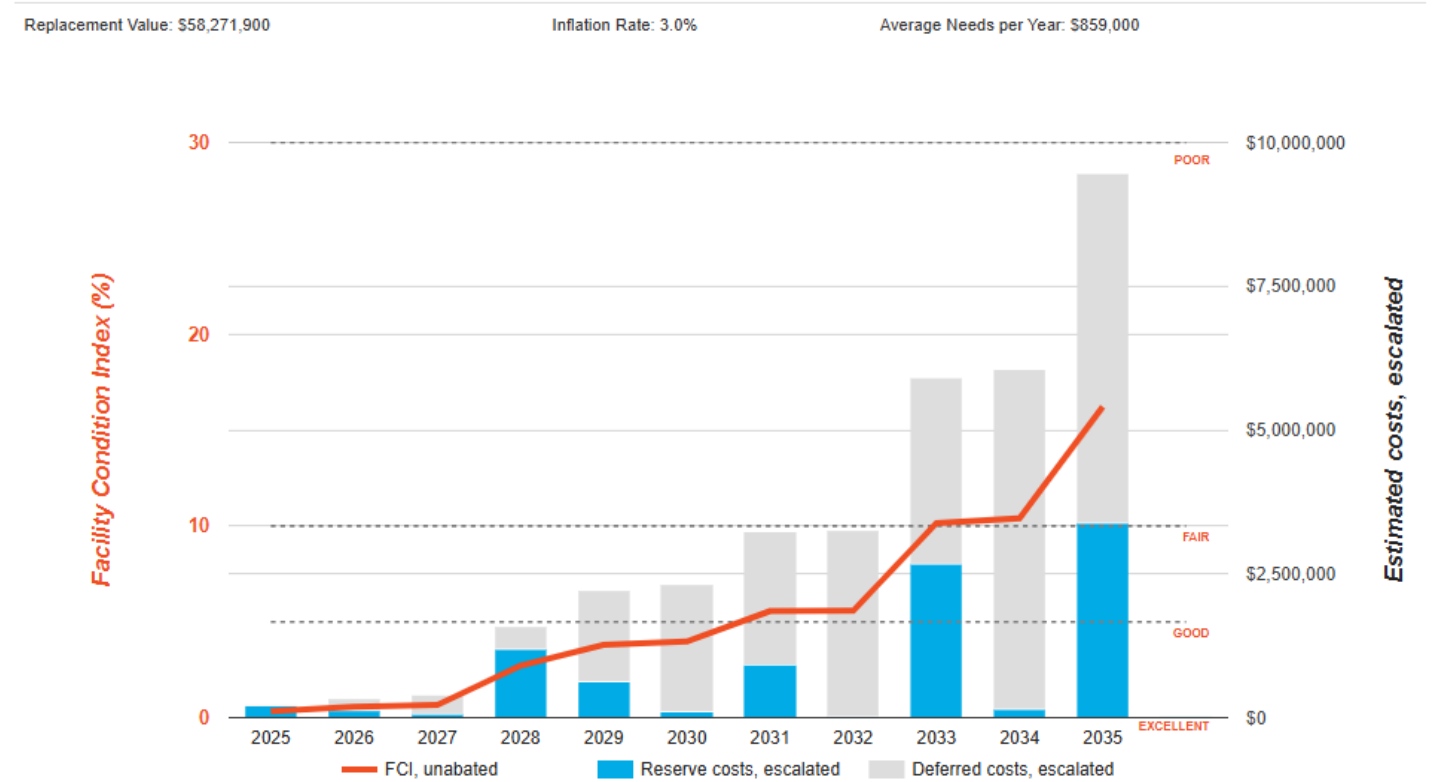
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Hidden Valley Middle School / Building A	\$800	53,000	\$34,450,000	0.5%	3.2%	4.6%	11.9%
Hidden Valley Middle School / Building F	\$800	4,500	\$2,925,000	0.1%	2.6%	3.8%	9.5%
Hidden Valley Middle School / Building FS	\$800	900	\$495,000	0.0%	12.2%	17.1%	58.1%
Hidden Valley Middle School / Building G	\$800	5,000	\$3,250,000	0.0%	3.3%	5.5%	10.0%
Hidden Valley Middle School / Building H	\$800	3,000	\$1,950,000	0.1%	2.6%	3.8%	27.4%
Hidden Valley Middle School / Building PE	\$800	4,500	\$2,925,000	0.0%	0.3%	2.6%	6.5%

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Hidden Valley Middle School



System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$9,600	-	\$332,600	\$3,200	\$762,400	\$1,107,800
Roofing	-	-	\$28,200	\$1,420,400	\$261,100	\$1,709,700
Interiors	-	\$52,900	\$851,200	\$112,600	\$2,485,700	\$3,502,400
Conveying	-	-	-	\$35,100	-	\$35,100
Plumbing	-	\$1,500	-	\$80,800	\$455,700	\$538,000
HVAC	\$169,300	\$8,800	\$46,900	\$85,500	\$2,554,800	\$2,865,300
Fire Protection	-	-	-	\$131,900	\$40,700	\$172,600
Electrical	-	\$7,800	\$4,600	\$737,800	\$3,092,900	\$3,843,100
Fire Alarm & Electronic Systems	-	-	\$558,700	\$286,400	\$90,100	\$935,200
Equipment & Furnishings	-	-	\$48,500	\$719,200	\$183,600	\$951,400
Special Construction & Demo	-	-	-	\$982,200	-	\$982,200
Site Development	-	\$55,700	\$57,300	\$1,863,500	\$1,151,100	\$3,127,700
Site Pavement	\$25,100	\$59,400	-	\$671,600	<u>\$1,033,800</u>	\$1,789,800
TOTALS (3% inflation)	\$204,000	\$186,100	\$1,928,200	\$7,130,300	\$12,111,700	\$21,560,300

Immediate Needs

Facility/Building	Total Items	Total Cost
Hidden Valley Middle School / Building H	1	\$1,300
Hidden Valley Middle School / Site	3	\$17,300
Total	4	\$18,600

Building H

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6948769	Hidden Valley Middle School / Building H	Building exterior	B2010	Exterior Walls, Stucco, Repair	Poor	Performance/Integrity	\$1,300
Total (1 items)							\$1,300

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6948848	Hidden Valley Middle School / Site	Tennis court	G2010	Roadways, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$5,000
6948846	Hidden Valley Middle School / Site	Basketball court	G2010	Roadways, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$10,100
6948856	Hidden Valley Middle School / Site	Sidewalk	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$2,200
Total (3 items)							\$17,300

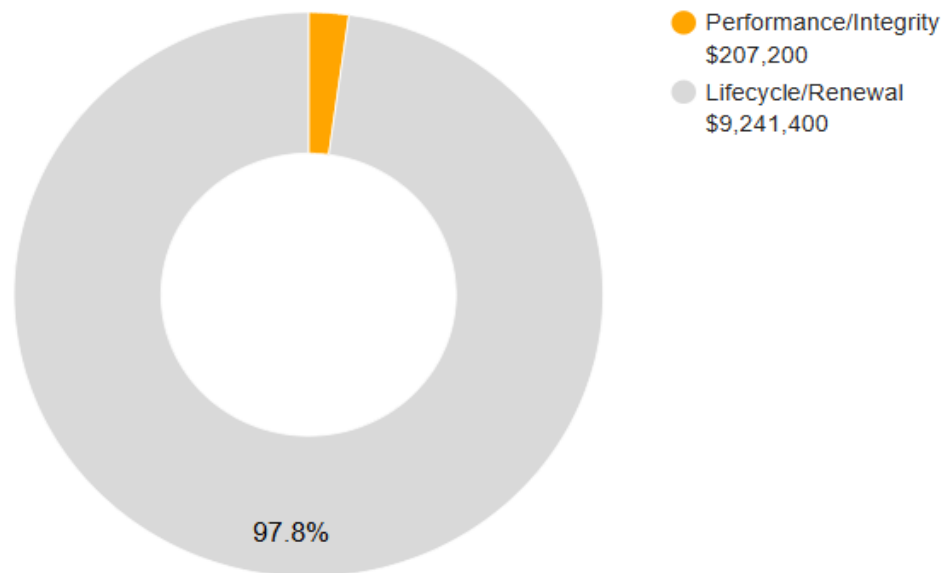
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$9,448,600

2. Building A



Building A: Systems Summary

Address	2700 Reed Road, Escondido, California 92025	
Constructed/Renovated	1975/2017	
Building Size	53,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and fabric Floors: Carpet, VCT, ceramic tile, Vinyl sheeting and unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems and Exhaust fans	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building A: Systems Summary		
Electrical	Source & Distribution: Main panel with copper Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building at this time.	
Key Issues and Findings	Exterior windows, some antiquated HVAC components	

3. Building F



Building F: Systems Summary

Address	2700 Reed Road, Escondido, California 92025	
Constructed/Renovated	1975/2017	
Building Size	4,500 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling, and ceramic tile Floors: Ceramic tile, sealed unfinished concrete and epoxy Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps and exhaust fan	Good

Building F: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building at this time.	
Key Issues and Findings	Exterior walls are in need of painting	

4. Building FS



Building FS: Systems Summary

Address	2700 Reed Road, Escondido, California 92025	
Constructed/Renovated	1975/2017	
Building Size	900 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Laminated paneling (FRP) Floors: Epoxy and unfinished concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Sinks	Good
HVAC	Non-Central System: Heat pump Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair

Building FS: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building at this time.	
Key Issues and Findings	None at this time	

5. Building G



Building G: Systems Summary

Address	2700 Reed Road, Escondido, California 92025	
Constructed/Renovated	1975/2017	
Building Size	5,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT and wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sinks	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building G: Systems Summary

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

6. Building H



Building H: Systems Summary

Address	2700 Reed Road, Escondido, California 92025	
Constructed/Renovated	1975/2017	
Building Size	4,500 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: None	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, and fabric Floors: Carpet, VCT, wood strip, and sealed unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Cast iron waste and venting Hot Water: None Fixtures: None	Fair
HVAC	Non-Central System: Packaged units Supplemental components: None	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Building H: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	Exterior wall is damaged and in need of repair	

7. Building PE



Building PE: Systems Summary

Address	2700 Reed Road, Escondido, California 92025	
Constructed/Renovated	2017	
Building Size	4,500 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Ceramic tile, and sealed unfinished concrete Ceilings: Painted gypsum board Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, showers and sinks in all restrooms	Good
HVAC	Non-Central System: Split-system heat pumps Supplemental components: None	Good
Fire Suppression	Fire extinguishers only	Good

Building PE: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	No key findings at this time	

8. Site Summary



Site Information		
System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and metal tube fencing; Playgrounds and sports fields and courts with fencing, and site lights Heavily furnished with picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: LED, and incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this site. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	Tennis and basketball courts pavements, and sidewalk repair	

9. Property Space Use and Observed Areas

Areas Observed

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

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

10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1975. Limited renovation was completed during the addition of the portable building and the new PE building construction in 2017-2019.

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

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

11. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

12. 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.

13. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hidden Valley Middle School, 2700 Reed Road, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

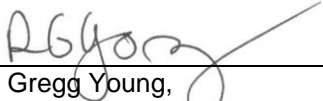
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

Prepared by: M. Nezar Tibi,
Project Manager

Reviewed by: 

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

14. Appendices

- Appendix A: Photographic record
- Appendix B: Site and Floor Plans
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves

Appendix A:

Photographic record

Photographic Overview



1 - BUILDING A



2 - BUILDING F



3 - BUILDING FS



4 - BUILDING G



5 - BUILDING H



6 - BUILDING PE

Photographic Overview



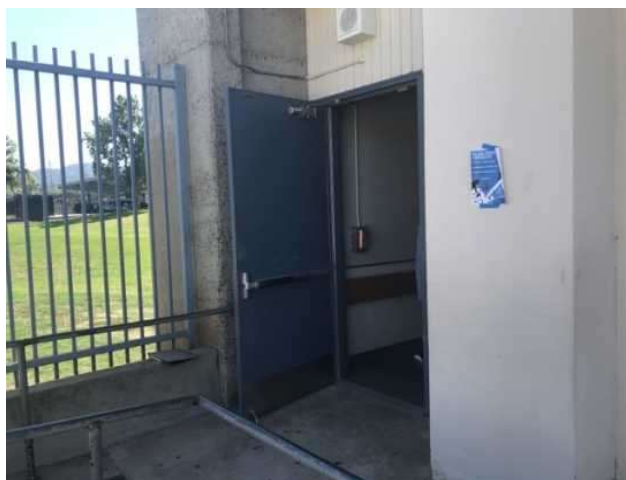
7 - ANCILLARY BUILDING



8 - ANCILLARY BUILDING



9 - EXTERIOR DOORS



10 - EXTERIOR DOOR



11 - WINDOWS



12 - INTERIOR DOOR

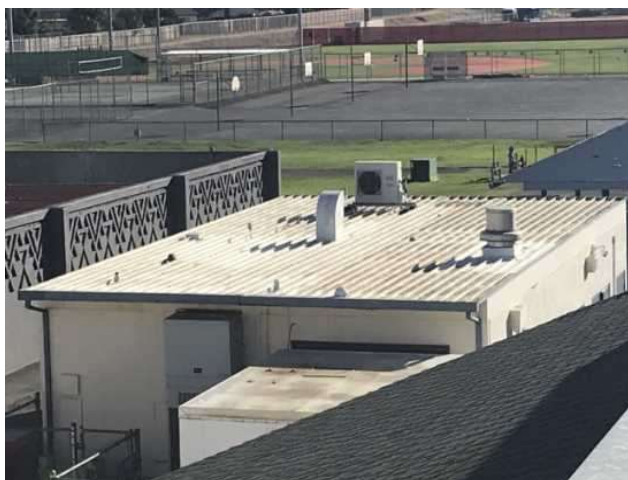
Photographic Overview



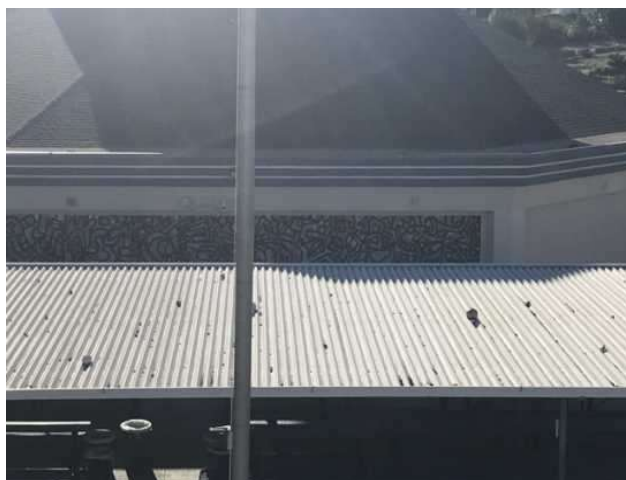
13 - ROOFING



14 - ROOFING



15 - ROOFING



16 - ROOFING



17 - LUNCH SHELTER



18 - SOLAR PANELS

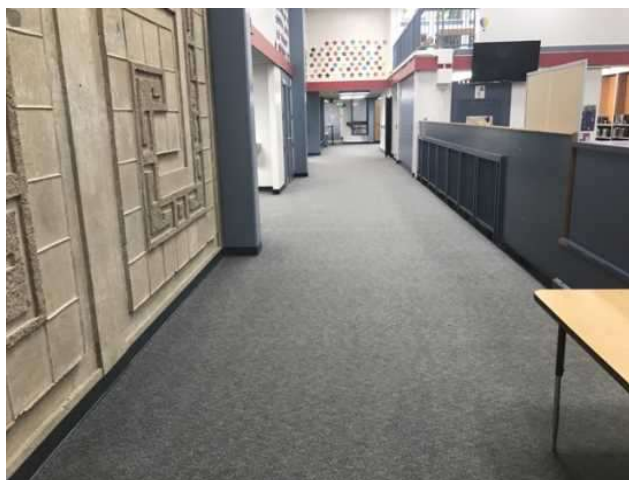
Photographic Overview



19 - LOBBY



20 - OFFICES



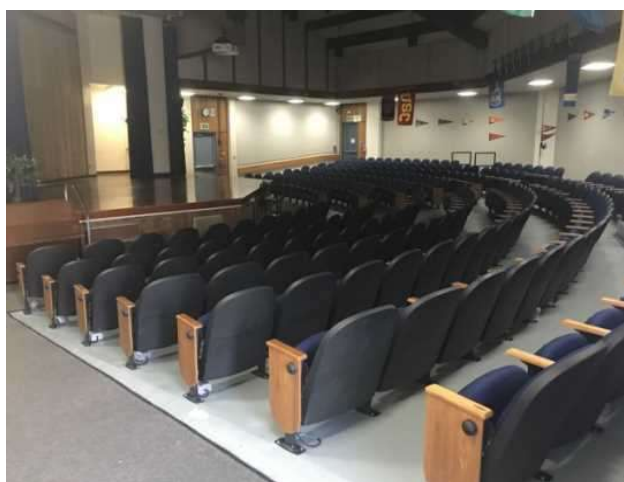
21 - HALLWAY



22 - LOUNGE



23 - LIBRARY

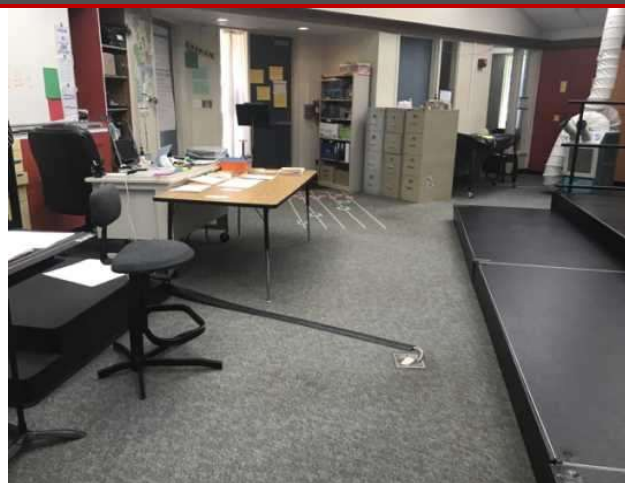


24 - THEATER

Photographic Overview



25 - COMPUTER LAB



26 - CLASSROOM



27 - CLASSROOM



28 - LOCKERS



29 - COMMERCIAL KITCHEN



30 - SINK, FAUCET HANDLES AND ACCESSORIES

Photographic Overview



31 - TOILET



32 - URINALS



33 - PACKAGED UNIT



34 - PACKAGED UNIT



35 - SPLIT SYSTEM DUCTLESS



36 - HEAT PUMP

Photographic Overview



37 - EXHAUST FAN



38 - WATER HEATER



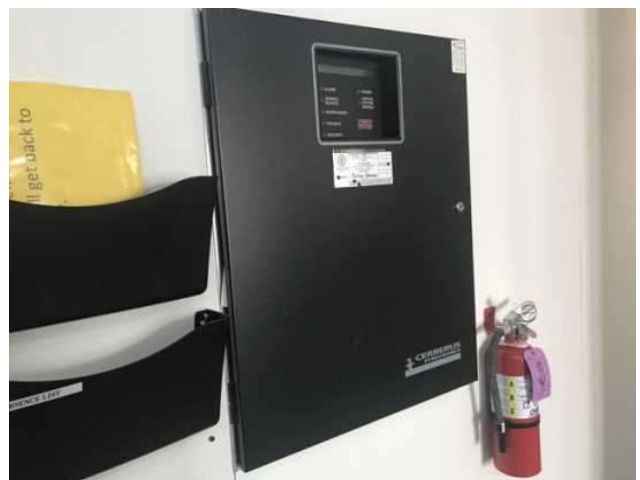
39 - ELECTRICAL SYSTEM



40 - SWITCHBOARD



41 - UNINTERRUPTIBLE POWER SUPPLY



42 - FIRE ALARM PANEL

Photographic Overview



43 - VERTICAL LIFT



44 - FOODSERVICE EQUIPMENT



45 - PARKING LOTS



46 - LANDSCAPING



47 - BASKETBALL COURTS



48 - TENNIS COURTS

Appendix B:

Site and Floor Plans

Site Plan



**BUREAU
VERITAS**

Project Number

164076.23R000-010.017

Source

Google

Project Name

Hidden Valley Middle School

On-Site Date

August 28-29, 2023



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Hidden Valley Middle School
Name of person completing form:	Michael Ybarra
Title / Association w/ property:	Custodian
Length of time associated w/ property:	6 years
Date Completed:	8/28/2023
Phone Number:	623.698.5681
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

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



Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Hidden Valley Middle School

BV Project Number: 164076.23R000-010.017

Abbreviated Accessibility Checklist				
Facility History & Interview				
Question	Yes	No	Unk	Comments

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



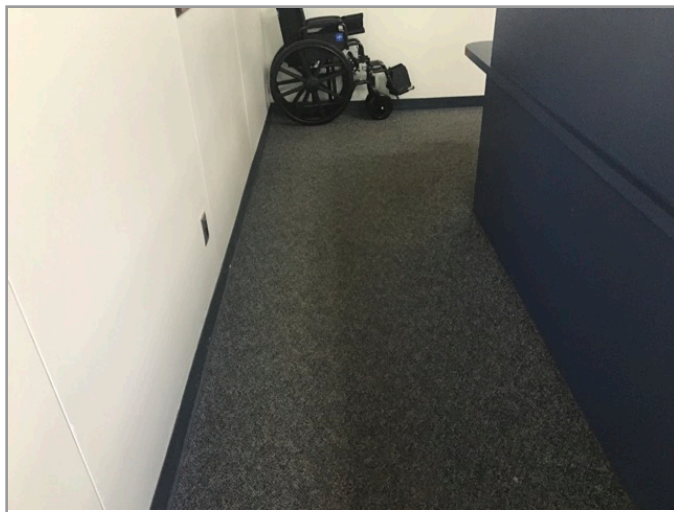
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



OVEN WITH CONTROLS

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Lunch shelter	Fair	Roof Structure, Flat, Metal Deck Over Steel Beams	2,100 SF	23	6948842
Facade						
B2050	Restrooms-portables	Fair	Exterior Door, Steel, Standard	3	16	6948845
Roofing						
B3010	Lunch shelter	Fair	Roofing, Metal	2,100 SF	20	6948837
Interiors						
C1070	Restrooms-portables	Fair	Suspended Ceilings, Acoustical Tile (ACT)	500 SF	12	6948858
C1090	Restrooms-portables	Fair	Toilet Partitions, Plastic/Laminate	6	8	6948844
C2010	Restrooms-portables	Fair	Wall Finishes, Ceramic Tile	750 SF	16	6948841
C2030	Restrooms-portables	Fair	Flooring, Ceramic Tile	500 SF	16	6948852
Plumbing						

Component Condition Report | Hidden Valley Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms-portables	Fair	Urinal, Waterless	2	12	6948840
D2010	Restrooms-portables	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6948843
D2010	Restrooms-portables	Fair	Toilet, Commercial Water Closet	6	12	6948862
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	13	6948853
D2010	Site	Fair	Pump, Circulation/Booster, Domestic Water	1	8	6948868
D2010	Restrooms-portables	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	6948839
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	6948830
D2010	Restrooms-portables	Good	Sink/Lavatory, Service Sink, Floor	1	16	6948878
D2010	Restrooms-portables	Fair	Water Heater, Electric, Residential	1	6	6948835
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	6	6948865
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	13	6948854
Electrical						
D5010	Parking lot	Good	Solar Power, Inverter	4	11	6948847

Component Condition Report | Hidden Valley Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Parking lot	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	400	16	6948869
D5020	Site	Fair	Switchboard, 120/208 V	2	20	6948872
D5020	Site	Good	Secondary Transformer, Dry, Stepdown	3	26	6948850
D5040	Restrooms-portables	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	500 SF	8	6948851
Fire Alarm & Electronic Systems						
D7050	Restrooms-portables	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	500 SF	8	6948855
Equipment & Furnishings						
E1010	Parking lot	Good	Charging Station, Electric Vehicle, Dual Connection	1	11	6948863
Special Construction & Demo						
F1020	Site-portables 40-53	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	12,800 SF	24	6948834
F1020	Site-portables 54-59	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	5,400 SF	10	6948857
F1020	Site-portables 35-36	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	1,800 SF	10	6948861
F1020	Site-STU Storage	Fair	Ancillary Building, Steel, Pre-Engineered	1,000 SF	10	6948867

Component Condition Report | Hidden Valley Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Tennis court	Poor	Roadways, Pavement, Asphalt, Repair	600 SF	0	6948848
G2010	Basketball court	Poor	Roadways, Pavement, Asphalt, Repair	1,200 SF	0	6948846
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	81,000 SF	1	6948860
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	81,000 SF	10	6948833
G2030	Sidewalk	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	6948856
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	33,500 SF	20	6948859
Athletic, Recreational & Playfield Areas						
G2050	Tennis court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	11,500 SF	12	6948832
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	9	6948831
G2050	Tennis court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	6	6	6948836

Component Condition Report | Hidden Valley Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Tennis court	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	11,500 SF	3	6948879
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	76,000 SF	1	6948875
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	76,000 SF	12	6948870
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	12	6948874
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	950 LF	20	6948864
G2060	Lunch shelter	Fair	Picnic Table, Metal Powder-Coated	42	8	6948871
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,200 LF	23	6948838
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	800 LF	23	6948877
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	6948849
G2080	Football field	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	290,000 SF	8	6948876
G2080	Landscaping	Fair	Irrigation System, Control Panel	3	5	6948873

Component Condition Report | Hidden Valley Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	550,000 SF	8	6948866

Component Condition Report | Hidden Valley Middle School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	38,000 SF	3	6948666
B2020	Building Exterior	Poor	Window, Steel, 16-25 SF	2	0	6948624
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	42	11	6948617
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	11	6948639
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	34	11	6948653
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	29,000 SF	10	6948658
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	32,000 SF	10	6948655

Component Condition Report | Hidden Valley Middle School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	156	12	6948620
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	24	13	6948656
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	74	13	6948638
C1030	Throughout building	Fair	Interior Door, Steel, Standard	14	13	6948642
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,200 SF	10	6948664
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	8	6948669
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,200 SF	13	6948643
C2010	Throughout building	Fair	Wall Finishes, Fabric	1,850 SF	5	6948648
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	65,000 SF	3	6948649
C2030	Restrooms	Fair	Flooring, Ceramic Tile	900 SF	16	6948647
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	600 SF	13	6948650

Component Condition Report | Hidden Valley Middle School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	5	6948668
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	42,000 SF	3	6948629
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	3	6948622
Plumbing						
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	13	6948654
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	12	6948644
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	12	6948646
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	6	6948640
D2010	Restrooms	Fair	Urinal, Waterless	12	12	6948631
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	15	12	6948661
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (125 MBH)	1	8	6948615
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	2	3	6948645
D3030	Roof	Fair	Split System Ductless, Single Zone	1	7	6948623

Component Condition Report | Hidden Valley Middle School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	13	18	6948634
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	53,000 SF	12	6948665
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	18	6948660
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	18	6948625
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6948652
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	11	18	6948637
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	7	0	6948635
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	5	6948657
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	6	5	6948636
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	53,000 SF	10	6948627
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	3	12	6948662
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	3	8	6948641

Component Condition Report | Hidden Valley Middle School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	12	6948659
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	53,000 SF	16	6948663
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	53,000 SF	8	6948619
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	53,000 SF	4	6948633
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	53,000 SF	6	6948667
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	53,000 SF	4	6948626
D7050	Front Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	6948628
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	6948630
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	6948616

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	6	6948618
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	6948621
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	320 LF	13	6948632
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	320 LF	10	6948651

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,500 SF	3	6948678
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	500 SF	0	6948670
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	13	6948691
Roofing						

Component Condition Report | Hidden Valley Middle School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Built-Up	500 SF	6	6948692
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	4,200 SF	10	6948702
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	12	6948681
C1030	Throughout building	Fair	Door Hardware, School, per Door	24	12	6948684
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	6	6948673
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,500 SF	3	6948671
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	12	6948675
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Refinish	800 SF	3	6948696
C2030	Workout room	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	800 SF	8	6948688
C2030	Throughout building	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,200 SF	8	6948682
C2030	Restrooms	Fair	Flooring, Ceramic Tile	450 SF	12	6948694
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,500 SF	3	6948700

Component Condition Report | Hidden Valley Middle School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	6	6948686
D2010	Shower area	Fair	Shower, Ceramic Tile	6	12	6948672
D2010	Restrooms	Fair	Urinal, Waterless	5	12	6948699
D2010	Custodian room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	13	6948687
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	8	12	6948697
D2010	Custodian room	Fair	Water Heater, Electric, Residential	1	1	6948674
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	12	6948701
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	1	6948703
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	6948679
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	4,500 SF	12	6948683
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	1	6948698
Electrical						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	6948690
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	10	6948693
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	4,500 SF	13	6948676
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	8	6948685
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	4,500 SF	8	6948689
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,500 SF	4	6948695
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,500 SF	4	6948677

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

Component Condition Report | Hidden Valley Middle School / Building FS

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	3	6948704
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	4	12	6948734
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	16	6948722
Roofing						
B3010	Roof	Fair	Roofing, Metal	900 SF	10	6948708
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	12	6948729
C2010	Throughout building	Fair	Wall Finishes, Laminated Paneling (FRP)	1,400 SF	14	6948732
C2030	Commercial kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	650 SF	3	6948719
Plumbing						
D2010	Commercial kitchen	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	6948706
D2010	Utility closet	Good	Water Heater, Gas, Commercial (125 MBH)	1	12	6948725
HVAC						

Component Condition Report | Hidden Valley Middle School / Building FS

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	1	8	6948710
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	6948711
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	900 SF	12	6948736
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	9	6	6948735
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	8	6948713
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	900 SF	12	6948728
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	8	6948709
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	900 SF	8	6948720
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	900 SF	4	6948705

Component Condition Report | Hidden Valley Middle School / Building FS

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	900 SF	6	6948731
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	900 SF	4	6948727
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	6948730
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	12	6948707
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	6948723
E1030	Rear of building	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	6948715
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	6948716
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	6948721
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	6948733
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	6	6948714

Component Condition Report | Hidden Valley Middle School / Building FS

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	6948717
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	6	6948712
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	5	6948718
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	2	6	6948724
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	2	6	6948726

Component Condition Report | Hidden Valley Middle School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,800 SF	3	6948742
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	8	12	6948746
B2050	Building Exterior	Fair	Overhead/Dock Door, any type, by SF, Refinish	1	3	6948753

Component Condition Report | Hidden Valley Middle School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	12	6948739
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	4,200 SF	10	6948748
B3010	Roof	Fair	Roofing, Built-Up	1,100 SF	5	6948740
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	23	13	6948758
C1030	Throughout building	Fair	Door Hardware, School, per Door	28	12	6948745
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,600 SF	12	6948743
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,800 SF	3	6948741
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,200 SF	2	6948755
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	1,100 SF	14	6948750
Plumbing						

Component Condition Report | Hidden Valley Middle School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	6948751
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	5,000 SF	12	6948757
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	18	6948749
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	6948760
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,000 SF	10	6948761
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	5	6948752
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	5,000 SF	13	6948744
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	5,000 SF	8	6948762
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	5,000 SF	4	6948747

Component Condition Report | Hidden Valley Middle School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,000 SF	6	6948756
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,000 SF	4	6948763
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	27 LF	8	6948754
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	27 LF	13	6948759

Component Condition Report | Hidden Valley Middle School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Poor	Exterior Walls, Stucco, Repair	60 SF	0	6948769
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	3	6948786
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	13	6948780

Component Condition Report | Hidden Valley Middle School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	4,000 SF	10	6948773
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	13	6948767
C1030	Throughout building	Fair	Door Hardware, School, per Door	10	12	6948789
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,700 SF	12	6948771
C2010	Throughout building	Fair	Wall Finishes, Fabric	3,500 SF	6	6948770
C2010	Stage	Fair	Wall Finishes, Wood Paneling, Refinish	600 SF	3	6948792
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	750 SF	3	6948783
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,400 SF	3	6948781
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	3	6948790
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	800 SF	3	6948779

Component Condition Report | Hidden Valley Middle School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Stage	Good	Flooring, Wood, Strip	650 SF	28	6948764
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6948768
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	9	6948776
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, High Density	3,000 SF	12	6948788
D3050	Rear of building	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	6948782
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,000 SF	12	6948787
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V	1	10	6948791
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	3,000 SF	12	6948774
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	8	6948778

Component Condition Report | Hidden Valley Middle School / Building H

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	3,000 SF	8	6948785
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,000 SF	4	6948772
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,000 SF	6	6948766
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	4	6948784
Equipment & Furnishings						
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	400 SF	6	6948777
E2010	Theater	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	303	6	6948765
Sitework						
G2060	Building exterior	Fair	Signage, Property, Pylon Standard, Replace/Install	1	6	6948775

Component Condition Report | Hidden Valley Middle School / Building PE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,500 SF	4	6948794
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	38	24	6948810
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	10	34	6948818
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,500 SF	14	6948828
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	8	24	6948798
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	12	34	6948825
C1030	Throughout building	Good	Door Hardware, School, per Door	22	24	6948800
C1090	Throughout building	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	260 LF	14	6948793
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	10	14	6948797
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	34	6948808

Component Condition Report | Hidden Valley Middle School / Building PE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,500 SF	4	6948815
C2030	Restrooms	Good	Flooring, Ceramic Tile	500 SF	34	6948809
C2030	Throughout building	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,800 SF	8	6948802
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,500 SF	4	6948823
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	6948811
D2010	Throughout building	Good	Shower, Ceramic Tile	6	24	6948803
D2010	Throughout building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	6948795
D2010	Restrooms	Good	Toilet, Commercial Water Closet	10	24	6948826
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,500 SF	34	6948816
D2010	Custodian room	Good	Water Heater, Gas, Commercial (200 MBH)	1	14	6948801

Component Condition Report | Hidden Valley Middle School / Building PE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Custodian room	Good	Sink/Lavatory, Service Sink, Floor	1	29	6948824
D2010	Restrooms	Good	Urinal, Waterless	2	24	6948813
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	24	6948820
HVAC						
D3030	Attic	Good	Split System, Condensing Unit/Heat Pump	1	9	6948817
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	4,500 SF	24	6948807
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, Individual Battery	12	1	6948804
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	24	6948814
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	24	6948821
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,500 SF	34	6948822
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	14	6948806

Component Condition Report | Hidden Valley Middle School / Building PE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	4,500 SF	14	6948812
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	4,500 SF	14	6948799
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	4,500 SF	9	6948827
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,500 SF	14	6948805
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	9	6948819
Equipment & Furnishings						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	6948796

Appendix F:

Replacement Reserves

Replacement Reserves Report

8/21/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Hidden Valley Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hidden Valley Middle School / Building A	\$174,647	\$0	\$0	\$938,824	\$451,356	\$28,426	\$242,350	\$11,868	\$649,586	
Hidden Valley Middle School / Building F	\$2,373	\$10,265	\$0	\$63,873	\$36,055	\$0	\$31,356	\$0	\$76,351	
Hidden Valley Middle School / Building FS	\$0	\$0	\$0	\$60,433	\$7,211	\$17,239	\$119,380	\$0	\$58,315	
Hidden Valley Middle School / Building G	\$0	\$0	\$52,866	\$53,674	\$40,061	\$32,827	\$18,889	\$0	\$66,331	
Hidden Valley Middle School / Building H	\$1,898	\$0	\$0	\$48,791	\$24,037	\$0	\$340,008	\$0	\$33,266	\$35,000
Hidden Valley Middle School / Building PE	\$0	\$7,821	\$0	\$0	\$68,104	\$0	\$9,067	\$0	\$11,423	\$94,300
Hidden Valley Middle School / Site	\$25,090	\$115,118	\$0	\$29,819	\$0	\$27,509	\$158,859	\$0	\$1,771,006	\$16,500
Grand Total	\$204,008	\$133,204	\$52,866	\$1,195,415	\$626,825	\$106,000	\$919,909	\$11,868	\$2,666,278	\$145,900

Hidden Valley Middle School

Hidden Valley Middle School / Building A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2034
B2010	6948666	Exterior Walls, any painted surface, Prep & Paint	10	7	3	38000	SF	\$3.00	\$4.75	\$180,342		
B2020	6948624	Window, Steel, 16-25 SF, Replace	30	30	0	2	EA	\$1,700.00	\$2,689.32	\$5,379	\$5,379	
B2020	6948617	Window, Steel, 16-25 SF, Replace	30	19	11	42	EA	\$1,700.00	\$2,689.32	\$112,951		
B2050	6948639	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	10	EA	\$1,300.00	\$2,056.54	\$20,565		
B2050	6948653	Exterior Door, Steel, Standard, Replace	40	29	11	34	EA	\$600.00	\$949.17	\$32,272		
B3010	6948655	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	32000	SF	\$5.50	\$8.70	\$278,423		
B3010	6948658	Roofing, Built-Up, Replace	25	15	10	29000	SF	\$14.00	\$22.15	\$642,272		
C1030	6948656	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	27	13	24	EA	\$1,500.00	\$2,372.93	\$56,950		
C1030	6948638	Interior Door, Wood, Solid-Core, Replace	40	27	13	74	EA	\$700.00	\$1,107.37	\$81,945		
C1030	6948642	Interior Door, Steel, Standard, Replace	40	27	13	14	EA	\$600.00	\$949.17	\$13,288		
C1030	6948620	Door Hardware, School, per Door, Replace	30	18	12	156	EA	\$400.00	\$632.78	\$98,714		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
C1070	6948664	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	4200	SF	\$3.50	\$5.54	\$23,255		
C1090	6948669	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	5	EA	\$750.00	\$1,186.46	\$5,932		
C2010	6948643	Wall Finishes, Ceramic Tile, Replace	40	27	13	2200	SF	\$18.00	\$28.48	\$62,645		
C2010	6948648	Wall Finishes, Fabric, Replace	15	10	5	1850	SF	\$2.00	\$3.16	\$5,853		
C2010	6948649	Wall Finishes, any surface, Prep & Paint	10	7	3	65000	SF	\$1.50	\$2.37	\$154,240		
C2030	6948647	Flooring, Ceramic Tile, Replace	40	24	16	900	SF	\$18.00	\$28.48	\$25,628		
C2030	6948668	Flooring, Vinyl Tile (VCT), Replace	15	10	5	200	SF	\$5.00	\$7.91	\$1,582		
C2030	6948650	Flooring, Vinyl Sheeting, Replace	15	2	13	600	SF	\$7.00	\$11.07	\$6,644		
C2030	6948629	Flooring, Carpet, Commercial Standard, Replace	10	7	3	42000	SF	\$7.50	\$11.86	\$498,314		
C2050	6948622	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3500	SF	\$2.00	\$3.16	\$11,074		
D2010	6948615	Water Heater, Gas, Commercial (125 MBH), Replace	20	12	8	1	EA	\$12,400.00	\$19,616.18	\$19,616		
D2010	6948640	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D2010	6948644	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	28	EA	\$1,200.00	\$1,898.34	\$53,154		
D2010	6948646	Toilet, Commercial Water Closet, Replace	30	18	12	24	EA	\$1,300.00	\$2,056.54	\$49,357		
D2010	6948631	Urinal, Waterless, Replace	30	18	12	12	EA	\$600.00	\$949.17	\$11,390		
D2010	6948661	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	15	EA	\$1,500.00	\$2,372.93	\$35,594		
D2010	6948654	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	2	EA	\$1,400.00	\$2,214.73	\$4,429		
D3030	6948645	Split System Ductless, Single Zone, Replace	15	12	3	2	EA	\$4,800.00	\$7,593.36	\$15,187		
D3030	6948623	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	\$6,100.00	\$9,649.90	\$9,650		
D3050	6948652	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$11,000.00	\$17,401.45	\$69,606	\$69,606	
D3050	6948635	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	7	EA	\$9,000.00	\$14,237.55	\$99,663	\$99,663	
D3050	6948665	HVAC System, Ductwork, High Density, Replace	30	18	12	53000	SF	\$6.00	\$9.49	\$503,060		
D3050	6948634	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	13	EA	\$11,000.00	\$17,401.45	\$226,219		
D3050	6948660	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	4	EA	\$7,500.00	\$11,864.63	\$47,459		
D3050	6948625	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	4	EA	\$20,000.00	\$31,639.00	\$126,556		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2030
D3050	6948637	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	11	EA	\$9,000.00	\$14,237.55	\$156,613		
D3060	6948657	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D3060	6948636	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	6	EA	\$1,400.00	\$2,214.73	\$13,288		
D4010	6948627	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	53000	SF	\$1.07	\$1.69	\$89,712		
D5020	6948659	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$20,000.00	\$31,639.00	\$31,639		
D5020	6948641	Distribution Panel, 120/208 V, Replace	30	22	8	3	EA	\$6,000.00	\$9,491.70	\$28,475		
D5020	6948662	Distribution Panel, 120/208 V, Replace	30	18	12	3	EA	\$7,000.00	\$11,073.65	\$33,221		
D5030	6948663	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	24	16	53000	SF	\$4.00	\$6.33	\$335,373		
D5040	6948619	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	53000	SF	\$5.00	\$7.91	\$419,217		
D6060	6948633	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	53000	SF	\$1.50	\$2.37	\$125,765		
D7030	6948667	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	53000	SF	\$2.00	\$3.16	\$167,687		
D7050	6948626	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	53000	SF	\$3.00	\$4.75	\$251,530		
D7050	6948628	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E1030	6948616	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00	\$7,276.97	\$7,277		
E1030	6948618	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	2	EA	\$2,700.00	\$4,271.27	\$8,543		
E1030	6948621	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$6,300.00	\$9,966.29	\$9,966		
E1030	6948630	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	\$25,000.00	\$39,548.75	\$39,549		
E2010	6948651	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	320	LF	\$300.00	\$474.59	\$151,867		
E2010	6948632	Casework, Countertop, Solid Surface, Replace	40	27	13	320	LF	\$110.00	\$174.01	\$55,685		
Totals, Unescalated											\$174,647	\$
Totals, Escalated (3.0% inflation, compounded annually)											\$174,647	\$

Hidden Valley Middle School / Building F

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2030
B2010	6948670	Exterior Walls, any painted surface, Prep & Paint	10		10	0	500	SF	\$3.00	\$4.75	\$2,373	\$2,373

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6948678	Exterior Walls, any painted surface, Prep & Paint	10	7	3	6500	SF	\$3.00	\$4.75	\$30,848	
B2050	6948691	Exterior Door, Steel, Standard, Replace	40	27	13	8	EA	\$600.00	\$949.17	\$7,593	
B3010	6948702	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	4200	SF	\$5.50	\$8.70	\$36,543	
B3010	6948692	Roofing, Built-Up, Replace	25	19	6	500	SF	\$14.00	\$22.15	\$11,074	
C1030	6948681	Interior Door, Wood, Solid-Core, Replace	40	28	12	16	EA	\$700.00	\$1,107.37	\$17,718	
C1030	6948684	Door Hardware, School, per Door, Replace	30	18	12	24	EA	\$400.00	\$632.78	\$15,187	
C1090	6948673	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	8	EA	\$750.00	\$1,186.46	\$9,492	
C2010	6948675	Wall Finishes, Ceramic Tile, Replace	40	28	12	600	SF	\$18.00	\$28.48	\$17,085	
C2010	6948696	Wall Finishes, Wood Paneling, Refinish	10	7	3	800	SF	\$4.00	\$6.33	\$5,062	
C2010	6948671	Wall Finishes, any surface, Prep & Paint	10	7	3	3500	SF	\$1.50	\$2.37	\$8,305	
C2030	6948688	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	2	8	800	SF	\$12.00	\$18.98	\$15,187	
C2030	6948682	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	3200	SF	\$1.50	\$2.37	\$7,593	
C2030	6948694	Flooring, Ceramic Tile, Replace	40	28	12	450	SF	\$18.00	\$28.48	\$12,814	
C2050	6948700	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	4500	SF	\$2.00	\$3.16	\$14,238	
D2010	6948674	Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$900.00	\$1,423.76	\$1,424	
D2010	6948686	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	3	EA	\$1,200.00	\$1,898.34	\$5,695	
D2010	6948672	Shower, Ceramic Tile, Replace	30	18	12	6	EA	\$2,500.00	\$3,954.88	\$23,729	
D2010	6948699	Urinal, Waterless, Replace	30	18	12	5	EA	\$600.00	\$949.17	\$4,746	
D2010	6948697	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	8	EA	\$1,500.00	\$2,372.93	\$18,983	
D2010	6948701	Toilet, Commercial Water Closet, Replace	30	18	12	12	EA	\$1,300.00	\$2,056.54	\$24,678	
D2010	6948687	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	22	13	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3030	6948703	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D3050	6948683	HVAC System, Ductwork, High Density, Replace	30	18	12	4500	SF	\$6.00	\$9.49	\$42,713	
D3050	6948679	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	2	EA	\$11,000.00	\$17,401.45	\$34,803	
D3060	6948698	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D5020	6948693	Distribution Panel, 120/240 V, Replace	30	20	10	1	EA	\$2,500.00	\$3,954.88	\$3,955	

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D5030	6948676	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	27	13	4500	SF	\$4.00	\$6.33	\$28,475	
D5040	6948685	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	3	EA	\$400.00	\$632.78	\$1,898	
D5040	6948689	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	4500	SF	\$5.00	\$7.91	\$35,594	
D6060	6948695	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	4500	SF	\$1.50	\$2.37	\$10,678	
D7050	6948677	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	4500	SF	\$3.00	\$4.75	\$21,356	
Totals, Unescalated										\$2,373	
Totals, Escalated (3.0% inflation, compounded annually)										\$2,373	\$

Hidden Valley Middle School / Building FS

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6948704	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1500	SF	\$3.00	\$4.75	\$7,119	
B2020	6948734	Window, Steel, 16-25 SF, Replace	30	18	12	4	EA	\$1,700.00	\$2,689.32	\$10,757	
B2050	6948722	Exterior Door, Steel, Standard, Replace	40	24	16	4	EA	\$600.00	\$949.17	\$3,797	
B3010	6948708	Roofing, Metal, Replace	40	30	10	900	SF	\$13.00	\$20.57	\$18,509	
C1070	6948729	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	900	SF	\$3.50	\$5.54	\$4,983	
C2010	6948732	Wall Finishes, Laminated Paneling (FRP), Replace	30	16	14	1400	SF	\$16.00	\$25.31	\$35,436	
C2030	6948719	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	650	SF	\$12.00	\$18.98	\$12,339	
D2010	6948725	Water Heater, Gas, Commercial (125 MBH), Replace	20	8	12	1	EA	\$12,400.00	\$19,616.18	\$19,616	
D2010	6948706	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D3030	6948711	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$6,100.00	\$9,649.90	\$9,650	
D3030	6948710	Heat Pump, Packaged & Wall-Mounted, Replace	20	12	8	1	EA	\$6,300.00	\$9,966.29	\$9,966	
D3050	6948736	HVAC System, Ductwork, High Density, Replace	30	18	12	900	SF	\$6.00	\$9.49	\$8,543	
D3060	6948735	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	14	6	9	EA	\$1,500.00	\$2,372.93	\$21,356	
D5020	6948713	Distribution Panel, 120/240 V, Replace	30	22	8	1	EA	\$2,500.00	\$3,954.88	\$3,955	
D5030	6948728	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	28	12	900	SF	\$4.00	\$6.33	\$5,695	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D5040	6948709	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	2	EA	\$400.00	\$632.78	\$1,266	
D5040	6948720	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	900	SF	\$5.00	\$7.91	\$7,119	
D6060	6948705	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	900	SF	\$1.50	\$2.37	\$2,136	
D7030	6948731	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	900	SF	\$2.00	\$3.16	\$2,848	
D7050	6948727	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	900	SF	\$3.00	\$4.75	\$4,271	
E1030	6948730	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$13,098.55	\$13,099	
E1030	6948723	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$13,098.55	\$13,099	
E1030	6948718	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	2	EA	\$4,700.00	\$7,435.17	\$14,870	
E1030	6948715	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$6,300.00	\$9,966.29	\$9,966	
E1030	6948716	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,600.00	\$7,276.97	\$7,277	
E1030	6948721	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$3,300.00	\$5,220.44	\$5,220	
E1030	6948733	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	\$1,700.00	\$2,689.32	\$2,689	
E1030	6948714	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	9	6	1	EA	\$3,800.00	\$6,011.41	\$6,011	
E1030	6948712	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	2	EA	\$5,700.00	\$9,017.12	\$18,034	
E1030	6948724	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	2	EA	\$5,700.00	\$9,017.12	\$18,034	
E1030	6948726	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	2	EA	\$2,700.00	\$4,271.27	\$8,543	
E1030	6948717	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	1	EA	\$15,000.00	\$23,729.25	\$23,729	
E1030	6948707	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	18	12	1	EA	\$2,500.00	\$3,954.88	\$3,955	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Hidden Valley Middle School / Building G

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6948742	Exterior Walls, any painted surface, Prep & Paint	10	7	3	6800	SF	\$3.00	\$4.75	\$32,272	
B2020	6948746	Window, Steel, 16-25 SF, Replace	30	18	12	8	EA	\$1,700.00	\$2,689.32	\$21,515	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2050	6948739	Exterior Door, Steel, Standard, Replace	40	28	12	5	EA	\$600.00	\$949.17	\$4,746	
B2050	6948753	Overhead/Dock Door, any type, by SF, Refinish	10	7	3	1	EA	\$450.00	\$711.88	\$712	
B3010	6948748	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	4200	SF	\$5.50	\$8.70	\$36,543	
B3010	6948740	Roofing, Built-Up, Replace	25	20	5	1100	SF	\$14.00	\$22.15	\$24,362	
C1030	6948758	Interior Door, Wood, Solid-Core, Replace	40	27	13	23	EA	\$700.00	\$1,107.37	\$25,469	
C1030	6948745	Door Hardware, School, per Door, Replace	30	18	12	28	EA	\$400.00	\$632.78	\$17,718	
C1070	6948743	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	3600	SF	\$3.50	\$5.54	\$19,933	
C2010	6948741	Wall Finishes, any surface, Prep & Paint	10	7	3	6800	SF	\$1.50	\$2.37	\$16,136	
C2030	6948755	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4200	SF	\$7.50	\$11.86	\$49,831	
C2050	6948750	Ceiling Finishes, Wood Paneling, Replace	30	16	14	1100	SF	\$14.00	\$22.15	\$24,362	
D2010	6948751	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	2	EA	\$1,200.00	\$1,898.34	\$3,797	
D3050	6948757	HVAC System, Ductwork, High Density, Replace	30	18	12	5000	SF	\$6.00	\$9.49	\$47,459	
D3050	6948749	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	3	EA	\$11,000.00	\$17,401.45	\$52,204	
D3050	6948760	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D4010	6948761	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	5000	SF	\$1.07	\$1.69	\$8,463	
D5020	6948752	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$2,500.00	\$3,954.88	\$3,955	
D5030	6948744	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	27	13	5000	SF	\$4.00	\$6.33	\$31,639	
D5040	6948762	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	5000	SF	\$5.00	\$7.91	\$39,549	
D6060	6948747	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	5000	SF	\$1.50	\$2.37	\$11,865	
D7030	6948756	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	5000	SF	\$2.00	\$3.16	\$15,820	
D7050	6948763	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	5000	SF	\$3.00	\$4.75	\$23,729	
E2010	6948754	Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	27	LF	\$300.00	\$474.59	\$12,814	
E2010	6948759	Casework, Countertop, Solid Surface, Replace	40	27	13	27	LF	\$110.00	\$174.01	\$4,698	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Replacement Reserves Report

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Hidden Valley Middle School / Building H

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6948769	Exterior Walls, Stucco, Repair	0	0	0	60	SF	\$20.00	\$31.64	\$1,898	\$1,898
B2010	6948786	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4500	SF	\$3.00	\$4.75	\$21,356	
B2050	6948780	Exterior Door, Steel, Standard, Replace	40	27	13	5	EA	\$600.00	\$949.17	\$4,746	
B3010	6948773	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	4000	SF	\$5.50	\$8.70	\$34,803	
C1030	6948767	Interior Door, Wood, Solid-Core, Replace	40	27	13	5	EA	\$700.00	\$1,107.37	\$5,537	
C1030	6948789	Door Hardware, School, per Door, Replace	30	18	12	10	EA	\$400.00	\$632.78	\$6,328	
C1070	6948771	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2700	SF	\$3.50	\$5.54	\$14,949	
C2010	6948792	Wall Finishes, Wood Paneling, Refinish	10	7	3	600	SF	\$4.00	\$6.33	\$3,797	
C2010	6948770	Wall Finishes, Fabric, Replace	15	9	6	3500	SF	\$2.00	\$3.16	\$11,074	
C2010	6948783	Wall Finishes, any surface, Prep & Paint	10	7	3	750	SF	\$1.50	\$2.37	\$1,780	
C2030	6948781	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1400	SF	\$1.50	\$2.37	\$3,322	
C2030	6948790	Flooring, Vinyl Tile (VCT), Replace	15	12	3	500	SF	\$5.00	\$7.91	\$3,955	
C2030	6948779	Flooring, Carpet, Commercial Standard, Replace	10	7	3	800	SF	\$7.50	\$11.86	\$9,492	
C2050	6948768	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	300	SF	\$2.00	\$3.16	\$949	
D1010	6948776	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	16	9	1	EA	\$17,000.00	\$26,893.15	\$26,893	
D3050	6948788	HVAC System, Ductwork, High Density, Replace	30	18	12	3000	SF	\$6.00	\$9.49	\$28,475	
D3050	6948782	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	2	EA	\$30,000.00	\$47,458.50	\$94,917	
D4010	6948787	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	3000	SF	\$1.07	\$1.69	\$5,078	
D5020	6948791	Distribution Panel, 120/240 V, Replace	30	20	10	1	EA	\$2,500.00	\$3,954.88	\$3,955	
D5030	6948774	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	28	12	3000	SF	\$4.00	\$6.33	\$18,983	
D5040	6948778	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$400.00	\$632.78	\$2,531	
D5040	6948785	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	3000	SF	\$5.00	\$7.91	\$23,729	
D6060	6948772	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	3000	SF	\$1.50	\$2.37	\$7,119	
D7030	6948766	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	3000	SF	\$2.00	\$3.16	\$9,492	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D7050	6948784	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	3000	SF	\$3.00	\$4.75	\$14,238	
E1070	6948777	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	400	SF	\$15.00	\$23.73	\$9,492	
E2010	6948765	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe, Replace	20	14	6	303	EA	\$500.00	\$790.98	\$239,665	
G2060	6948775	Signage, Property, Pylon Standard, Replace/Install	20	14	6	1	EA	\$9,500.00	\$15,028.53	\$15,029	
Totals, Unescalated											\$1,898
Totals, Escalated (3.0% inflation, compounded annually)											\$1,898

Hidden Valley Middle School / Building PE

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6948794	Exterior Walls, any painted surface, Prep & Paint	10	6	4	6500	SF	\$3.00	\$4.75	\$30,848	
B3010	6948828	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	4500	SF	\$17.00	\$26.89	\$121,019	
C1090	6948797	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	10	EA	\$750.00	\$1,186.46	\$11,865	
C1090	6948793	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	6	14	260	LF	\$500.00	\$790.98	\$205,654	
C2010	6948815	Wall Finishes, any surface, Prep & Paint	10	6	4	5500	SF	\$1.50	\$2.37	\$13,051	
C2030	6948802	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	3800	SF	\$1.50	\$2.37	\$9,017	
C2050	6948823	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	4500	SF	\$2.00	\$3.16	\$14,238	
D2010	6948801	Water Heater, Gas, Commercial (200 MBH), Replace	20	6	14	1	EA	\$16,600.00	\$26,260.37	\$26,260	
D2010	6948811	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6948795	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D3030	6948817	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$17,200.00	\$27,209.54	\$27,210	
D5010	6948804	Uninterruptible Power Supply, Individual Battery, Replace	5	4	1	12	EA	\$400.00	\$632.78	\$7,593	
D5040	6948806	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	5	EA	\$400.00	\$632.78	\$3,164	
D5040	6948812	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	6	14	4500	SF	\$5.00	\$7.91	\$35,594	
D6060	6948799	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	6	14	4500	SF	\$1.50	\$2.37	\$10,678	
D7030	6948827	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	4500	SF	\$2.00	\$3.16	\$14,238	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D7050	6948819	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6948805	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	4500	SF	\$3.00	\$4.75	\$21,356	
E1040	6948796	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$1,500.00	\$2,372.93	\$2,373	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Hidden Valley Middle School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2050	6948845	Exterior Door, Steel, Standard, Replace	40	24	16	3	EA	\$600.00	\$949.17	\$2,848	
B3010	6948837	Roofing, Metal, Replace	40	20	20	2100	SF	\$13.00	\$20.57	\$43,187	
C1070	6948858	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	500	SF	\$3.50	\$5.54	\$2,768	
C1090	6948844	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	6	EA	\$750.00	\$1,186.46	\$7,119	
C2010	6948841	Wall Finishes, Ceramic Tile, Replace	40	24	16	750	SF	\$18.00	\$28.48	\$21,356	
C2030	6948852	Flooring, Ceramic Tile, Replace	40	24	16	500	SF	\$18.00	\$28.48	\$14,238	
D2010	6948835	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	\$550.00	\$870.07	\$870	
D2010	6948868	Pump, Circulation/Booster, Domestic Water, Replace	25	17	8	1	EA	\$6,100.00	\$9,649.90	\$9,650	
D2010	6948830	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$3,200.00	\$5,062.24	\$5,062	
D2010	6948853	Backflow Preventer, Domestic Water, Replace	30	17	13	1	EA	\$6,600.00	\$10,440.87	\$10,441	
D2010	6948843	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6948865	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D2010	6948840	Urinal, Waterless, Replace	30	18	12	2	EA	\$600.00	\$949.17	\$1,898	
D2010	6948862	Toilet, Commercial Water Closet, Replace	30	18	12	6	EA	\$1,300.00	\$2,056.54	\$12,339	
D2010	6948839	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	4	EA	\$1,500.00	\$2,372.93	\$9,492	
D2010	6948878	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266	
D4010	6948854	Backflow Preventer, Fire Suppression, Replace	30	17	13	1	EA	\$14,400.00	\$22,780.08	\$22,780	

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D5010	6948847	Solar Power, Inverter, Replace	15	4	11	4	EA	\$6,000.00	\$9,491.70	\$37,967		
D5010	6948869	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	4	16	400	EA	\$1,800.00	\$2,847.51	\$1,139,004		
D5020	6948872	Switchboard, 120/208 V, Replace	40	20	20	2	EA	\$66,000.00	\$104,408.70	\$208,817		
D5040	6948851	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	500	SF	\$4.50	\$7.12	\$3,559		
D7050	6948855	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	500	SF	\$3.00	\$4.75	\$2,373		
E1010	6948863	Charging Station, Electric Vehicle, Dual Connection, Replace	15	4	11	1	EA	\$9,300.00	\$14,712.14	\$14,712		
F1020	6948857	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	5400	SF	\$60.00	\$94.92	\$512,552		
F1020	6948861	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	1800	SF	\$60.00	\$94.92	\$170,851		
F1020	6948867	Ancillary Building, Steel, Pre-Engineered, Replace	35	25	10	1000	SF	\$30.00	\$47.46	\$47,459		
G2010	6948848	Roadways, Pavement, Asphalt, Repair	0	0	0	600	SF	\$7.70	\$12.18	\$7,309	\$7,309	
G2010	6948846	Roadways, Pavement, Asphalt, Repair	0	0	0	1200	SF	\$7.70	\$12.18	\$14,617	\$14,617	
G2020	6948860	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	81000	SF	\$0.45	\$0.71	\$57,662		\$57,662
G2020	6948833	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	81000	SF	\$3.50	\$5.54	\$448,483		
G2030	6948856	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	2	EA	\$1,000.00	\$1,581.95	\$3,164	\$3,164	
G2030	6948859	Sidewalk, Concrete, Large Areas, Replace	50	30	20	33500	SF	\$9.00	\$14.24	\$476,958		
G2050	6948875	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	76000	SF	\$0.45	\$0.71	\$54,103		\$54,103
G2050	6948879	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	7	3	11500	SF	\$1.50	\$2.37	\$27,289		
G2050	6948836	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	14	6	6	EA	\$1,400.00	\$2,214.73	\$13,288		
G2050	6948831	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	16	9	1	EA	\$8,000.00	\$12,655.60	\$12,656		
G2050	6948832	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	11500	SF	\$3.50	\$5.54	\$63,673		
G2050	6948870	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	76000	SF	\$3.50	\$5.54	\$420,799		
G2050	6948874	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	10	EA	\$4,750.00	\$7,514.26	\$75,143		
G2060	6948871	Picnic Table, Metal Powder-Coated, Replace	20	12	8	42	EA	\$700.00	\$1,107.37	\$46,509		
G2060	6948864	Fences & Gates, Fence, Metal Tube 6', Replace	40	20	20	950	LF	\$40.00	\$63.28	\$60,114		
G2060	6948849	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,000.00	\$4,745.85	\$4,746		

Replacement Reserves Report

8/21/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
G2080	6948873	Irrigation System, Control Panel, Replace	15	10	5	3	EA	\$5,000.00	\$7,909.75	\$23,729		
G2080	6948876	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	290000	SF	\$1.00	\$1.58	\$458,766		
G2080	6948866	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	550000	SF	\$1.00	\$1.58	\$870,073		
Totals, Unescalated											\$25,090	\$1
Totals, Escalated (3.0% inflation, compounded annually)											\$25,090	\$1

* Markup has been included in unit costs.