

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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Riverside, California 92507  
Kevin Fleming



Juniper Elementary School  
1809 South Juniper Street  
Escondido, California 92025

### **PREPARED BY:**

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*164076.23R000-011.017*

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*July 26, 2023*

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	10 (8 permanent and 2 modular)
Main Address	1809 South Juniper Street, Escondido, California 92025
Site Developed	1959 Renovated 2005
Site Area	10.3 acres (estimated)
Parking Spaces	73 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	July 26, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 <a href="mailto:kfleming@dlrgroup.com">kfleming@dlrgroup.com</a>
On-site Point of Contact (POC)	Terry Jones Contractor for school district (former district employee) 760.450.6106
Assessment and Report Prepared By	Jesse Azaret
Reviewed By	Gregg Young Program Manager <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a> 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Juniper Elementary School was initially built in 1959. Modular units were added to school as population size continued to grow, most being added in the 1990s. The most recent building was a new restroom building added in the center of the campus in 2014. A modernization project on the original buildings was completed in 2005 replacing much of the interior furnishings.

### Architectural

The original hexagonal-shaped buildings are laid out in a small ring. Each building has a large overhanging roof, providing covered walkway for most traversed routes. Roofs are gable style (true to the hexagonal geometry) being finished with asphalt shingles. Exterior walls are predominately stucco on the original buildings with wood siding on the modular units. Glazing consists of the original aluminum-framed windows with some wood replacement throughout. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on normal wear.

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

Most of the HVAC systems have been replaced in the last decade. The permanent buildings rely on split system units with a couple of package units present for the multipurpose building. Portables HVAC systems look to be original to construction and are nearing the end of useful life. Electrical service is reported to be fine with no major issues. Plumbing fixtures were replaced in the modernization project. Domestic hot water is not available in Buildings D, E, F, or G; all other buildings have residential tank style water heaters. Fire suppression relies mostly on fire extinguishers with limited sprinklers present in the work rooms/mechanical areas of the buildings. The fire alarm system was recently updated campus wide. For the MEPF assets, typical lifecycle replacements are expected.

### Site

In 2020, the entire front parking lot was redesigned to both improve traffic flow and increase the number of parking spots. In addition, a new covered dumpster enclosure was added next to the cafeteria. Parking lot asphalt is in good condition with clearly marked crosswalks and stairs throughout to improve the flow of pedestrians and cars during the busy drop off and pick up hours. Lighting fixtures have been upgraded to LED throughout the site. Typical lifecycle replacements are expected.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Juniper Elementary School / Building 41-44 (1959)	\$800	2,880	\$1,584,000	1.9%	6.0%	14.1%	18.5%
Juniper Elementary School / Building A (1959)	\$800	3,268	\$1,797,400	0.0%	8.4%	10.3%	26.7%
Juniper Elementary School / Building B (1959)	\$800	4,699	\$2,584,450	4.2%	6.9%	9.4%	23.7%
Juniper Elementary School / Building C (1959)	\$800	5,965	\$3,280,750	0.0%	6.2%	7.1%	19.5%
Juniper Elementary School / Building D (1959)	\$800	5,984	\$3,291,200	0.0%	4.6%	7.6%	15.2%
Juniper Elementary School / Building E (1959)	\$800	5,984	\$3,291,200	0.0%	3.8%	5.2%	16.6%
Juniper Elementary School / Building F (1959)	\$800	2,771	\$1,524,050	0.0%	3.6%	5.5%	17.2%
Juniper Elementary School / Building G (1959)	\$800	3,109	\$1,709,950	0.1%	4.8%	8.2%	23.2%
Juniper Elementary School / Building H (RR3) (1959)	\$800	630	\$252,000	0.0%	1.9%	6.5%	19.7%
Juniper Elementary School / Building RR1 (1959)	\$800	480	\$192,000	0.0%	1.9%	1.9%	41.9%

## Immediate Needs

No immediate needs at this time

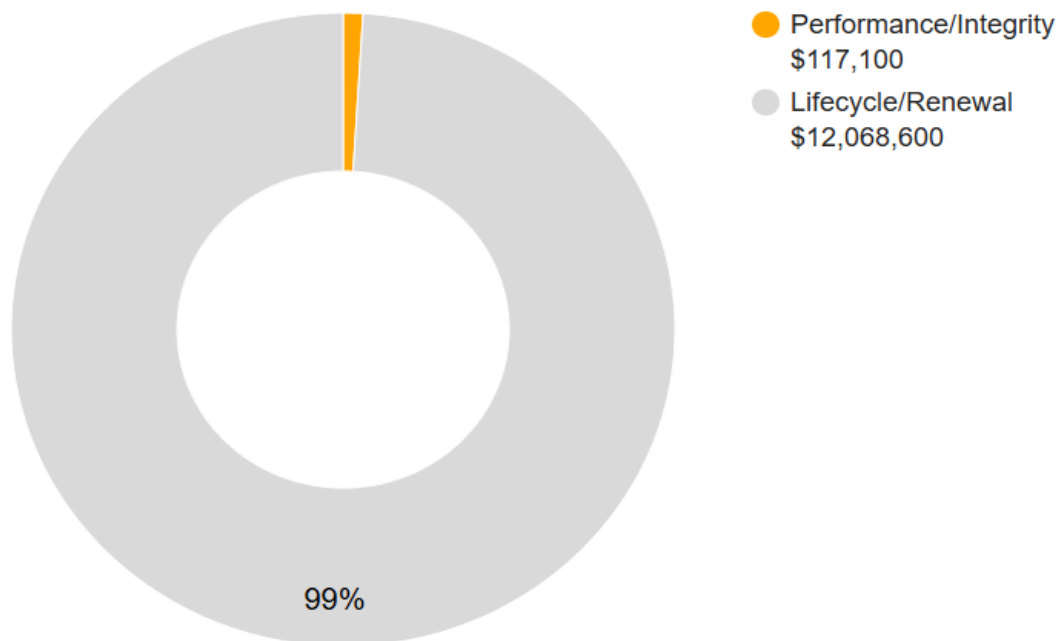
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$12,185,700**

## 2. Building A



### Building A: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1959/2005	
<b>Building Size</b>	3,268 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
<b>Roof</b>	Gabled and low slopped construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, faux wood plank LVT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

## Building A: Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	Intercom System	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	None at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

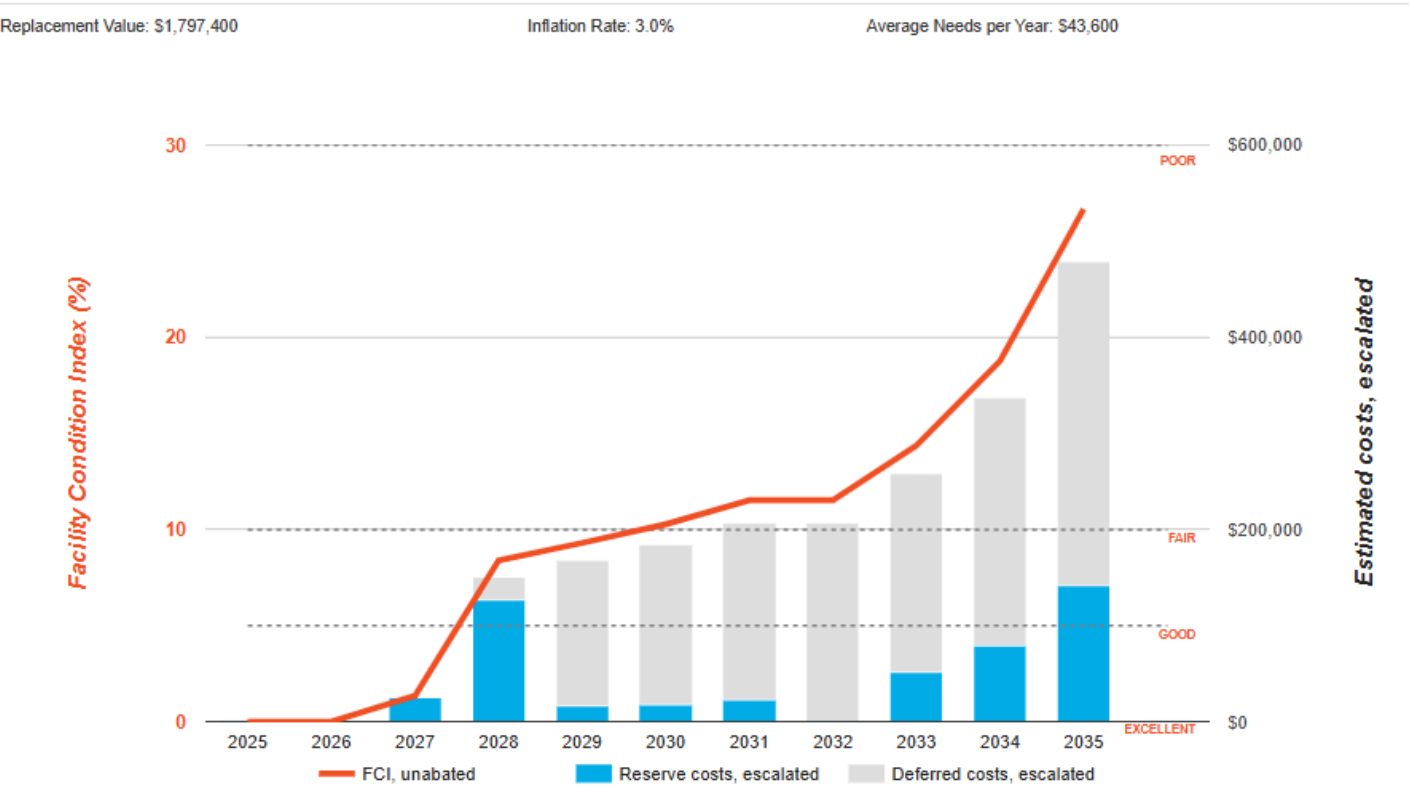
## Building A: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$22,300	\$68,100	\$38,100	\$128,500
Roofing	-	-	-	\$90,600	-	\$90,600
Interiors	-	\$22,400	\$15,500	\$28,300	\$67,300	\$133,400
Plumbing	-	-	-	\$2,000	\$154,800	\$156,800
HVAC	-	-	\$31,000	\$22,500	\$78,700	\$132,300
Electrical	-	-	\$69,100	\$42,400	\$7,200	\$118,700
Fire Alarm & Electronic Systems	-	-	-	\$40,500	-	\$40,500
Equipment & Furnishings	-	\$2,100	\$22,300	-	\$6,800	\$31,100
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$24,500</b>	<b>\$160,200</b>	<b>\$294,400</b>	<b>\$352,900</b>	<b>\$832,000</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building A



Building A: Key Findings

No key findings at this time

### 3. Building B



#### Building B: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1959/2005	
<b>Building Size</b>	4,699 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
<b>Roof</b>	Gabled and butterfly construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Wheelchair lift	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair



## Building B: Systems Summary

<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	Package units are in poor condition	
<b>Key Spaces Not Observed</b>	Food storage areas.	

## Building B: Systems 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	-	-	\$35,300	\$26,000	\$58,500	\$119,800
Roofing	-	-	-	\$104,200	-	\$104,200
Interiors	-	\$1,300	\$62,600	\$20,200	\$151,900	\$236,000
Plumbing	-	-	\$3,500	\$20,700	\$158,700	\$182,900
HVAC	\$109,200	-	\$5,500	-	\$197,100	\$311,800
Electrical	-	-	-	\$43,600	\$39,300	\$82,900
Fire Alarm & Electronic Systems	-	-	-	\$15,000	-	\$15,000
Equipment & Furnishings	-	\$10,100	\$5,900	\$141,700	\$11,100	\$168,700
Site Development	-	-	\$8,900	-	\$13,900	\$22,800
<b>TOTALS (3% inflation)</b>	<b>\$109,200</b>	<b>\$11,300</b>	<b>\$121,600</b>	<b>\$371,300</b>	<b>\$630,600</b>	<b>\$1,244,000</b>



The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

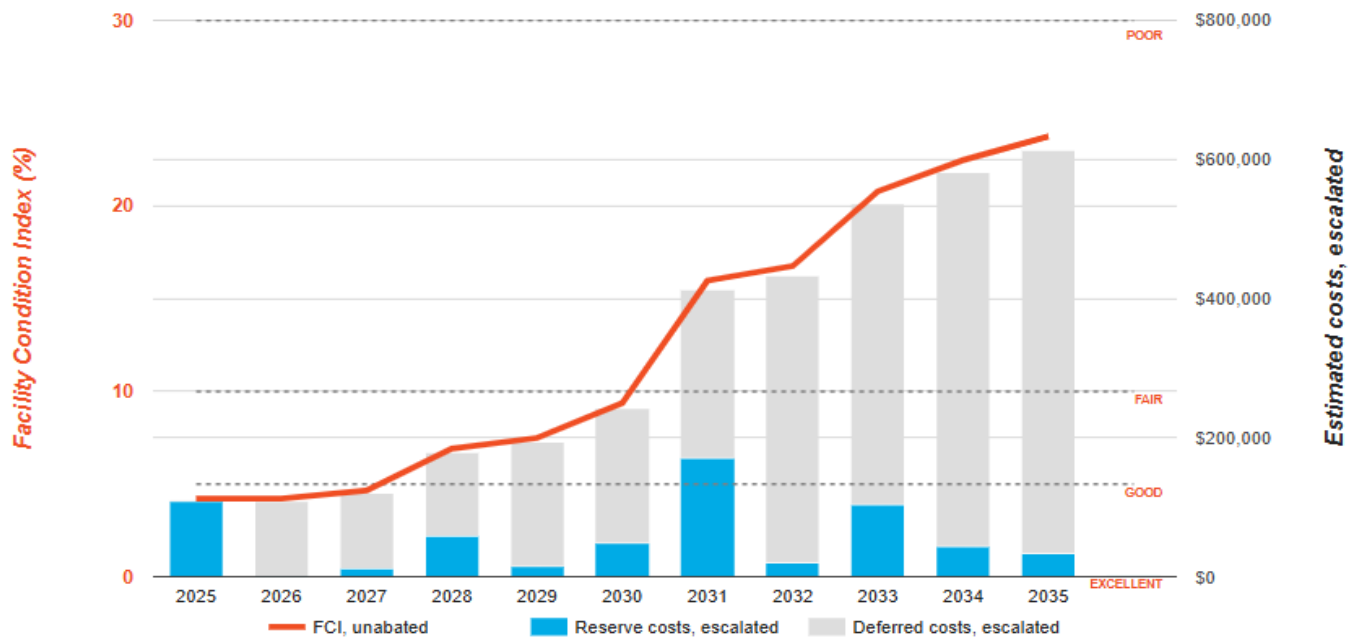
## Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Juniper Elementary School Building B

Replacement Value: \$2,584,500

Inflation Rate: 3.0%

Average Needs per Year: \$55,800



## Building B: Key Findings

### Key Findings 2

☒ Include/Exclude


#### Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted (Uniformat Code: D3050)  
 Building B Juniper Elementary School Building exterior  
 Recommendation: **Replace** in 2024.  
 Unit is extensively past useful life.  
 AssetCalc ID: 6871110

Priority Score **81.8**

Plan Type:  
 Performance/Integrity  
 Cost Estimate: \$ 49,100

\$\$\$

☒ Include/Exclude


#### Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted (Uniformat Code: D3050)  
 Building B Juniper Elementary School Roof  
 Recommendation: **Replace** in 2024.  
 Unit is exceedingly aged  
 AssetCalc ID: 6871106

Priority Score **81.8**

Plan Type:  
 Performance/Integrity  
 Cost Estimate: \$ 9,800

\$\$\$

## 4. Building C



### Building C: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1959/2005	
<b>Building Size</b>	5,965 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
<b>Roof</b>	Low slopped and butterfly construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	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
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

### Building C: Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Fire alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	No key findings at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

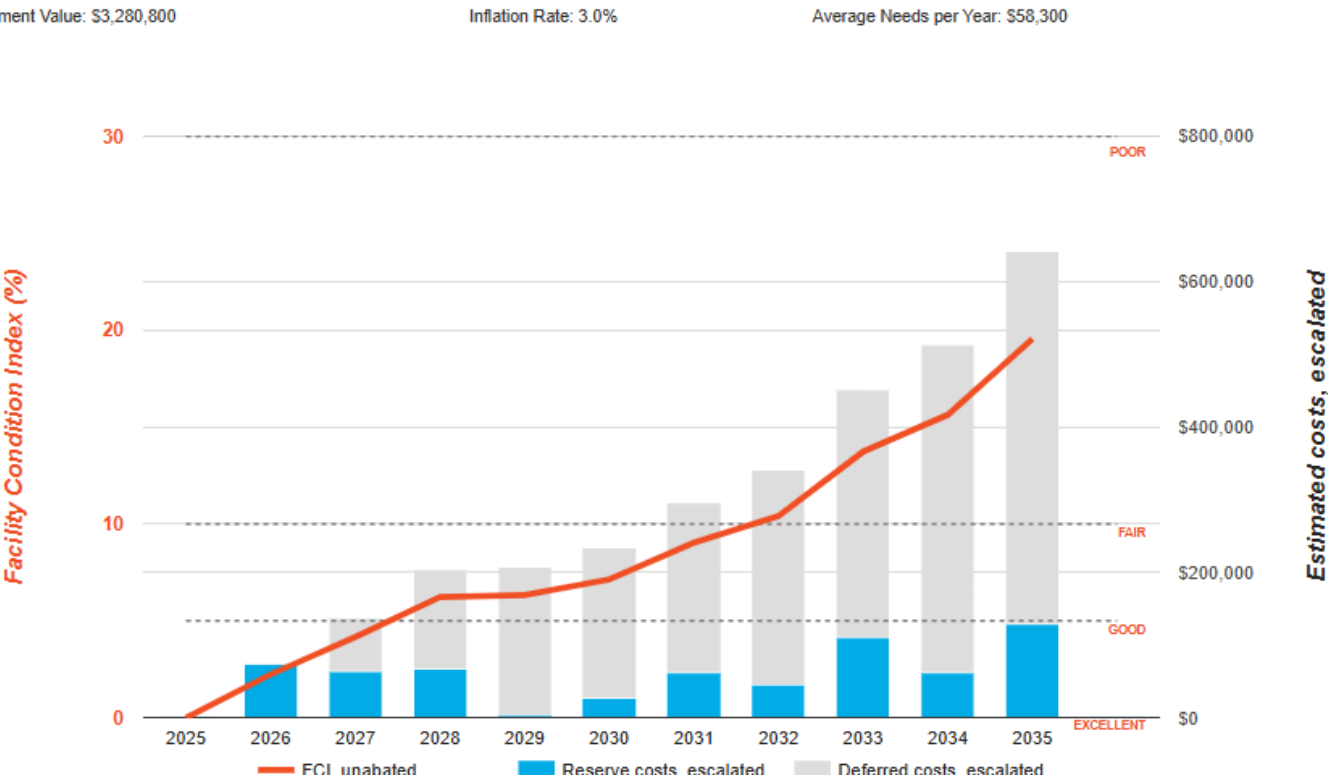
### Building C: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$43,300	\$62,300	\$71,900	\$177,500
Roofing	-	-	-	\$109,400	-	\$109,400
Interiors	-	\$63,600	\$27,200	\$37,600	\$211,800	\$340,100
Plumbing	-	-	\$2,600	\$57,600	\$187,500	\$247,600
HVAC	-	-	-	\$98,400	-	\$98,400
Electrical	-	\$73,300	-	\$14,200	\$112,900	\$200,400
Fire Alarm & Electronic Systems	-	-	-	\$27,300	-	\$27,300
Equipment & Furnishings	-	-	\$24,100	-	\$5,000	\$29,100
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$136,900</b>	<b>\$97,100</b>	<b>\$406,900</b>	<b>\$589,000</b>	<b>\$1,229,900</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building C



Building C: Key Findings

No key findings at this time



## 5. Building D



### Building D: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1959/2005	
<b>Building Size</b>	5,984 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
<b>Roof</b>	Low slopped and butterfly construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sink in all classrooms	Fair
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

## Building D: Systems Summary

<b>Fire Alarm</b>	Booster panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	No key findings at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

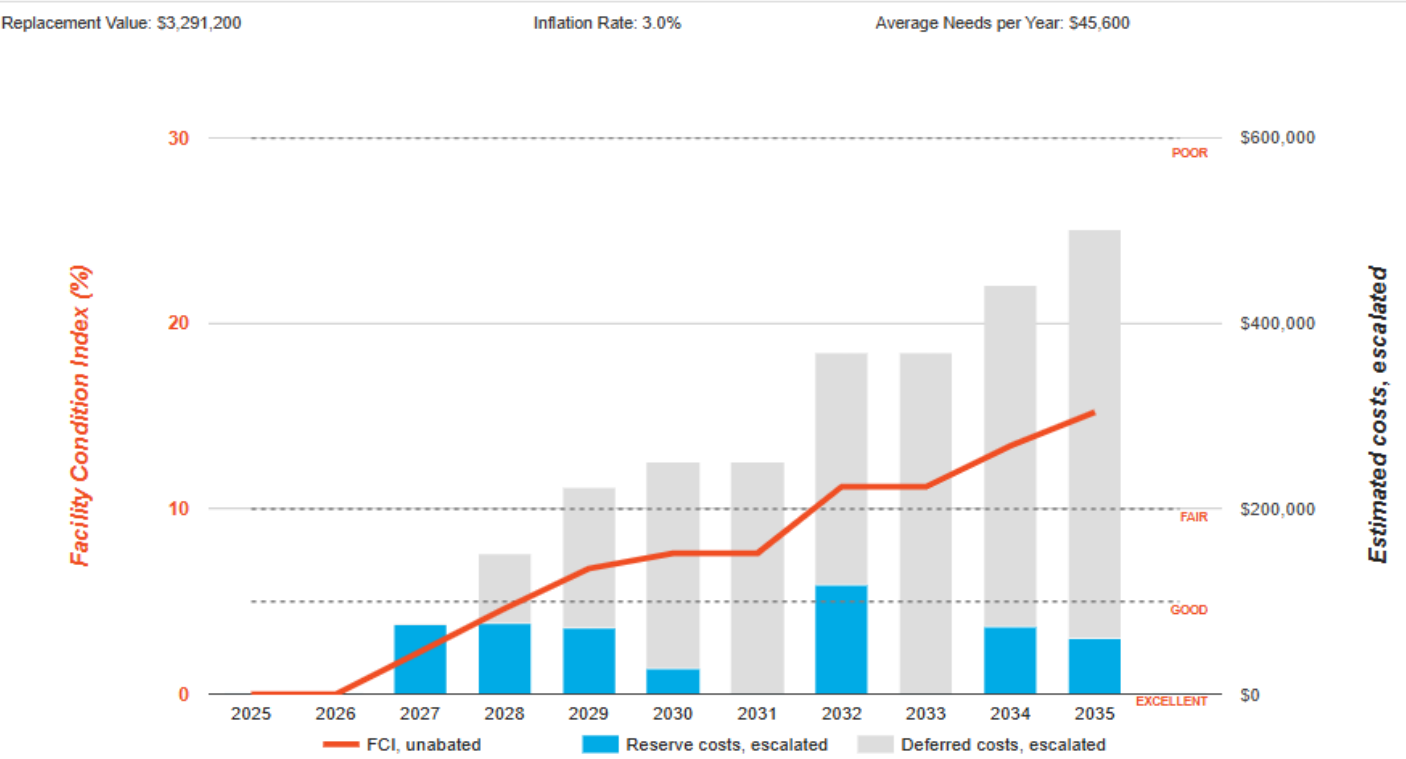
## Building D: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$113,500	-	\$67,400	\$181,000
Roofing	-	-	-	\$64,200	-	\$64,200
Interiors	-	\$75,300	\$25,900	\$44,500	\$136,100	\$281,800
Plumbing	-	-	-	\$15,300	\$188,100	\$203,400
HVAC	-	-	-	\$118,100	-	\$118,100
Electrical	-	-	\$8,300	-	\$101,700	\$110,000
Fire Alarm & Electronic Systems	-	-	-	\$8,300	\$20,200	\$28,500
Equipment & Furnishings	-	-	\$27,300	-	\$5,000	\$32,300
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$75,300</b>	<b>\$175,000</b>	<b>\$250,400</b>	<b>\$518,500</b>	<b>\$1,019,200</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building D



Building D: Key Findings

No key findings at this time





## 6. Building E



### Building E: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1959/2005	
<b>Building Size</b>	5,984 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
<b>Roof</b>	Gabled and butterfly construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	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
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair



## Building E: Systems Summary

<b>Fire Alarm</b>	Booster panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	No key findings at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

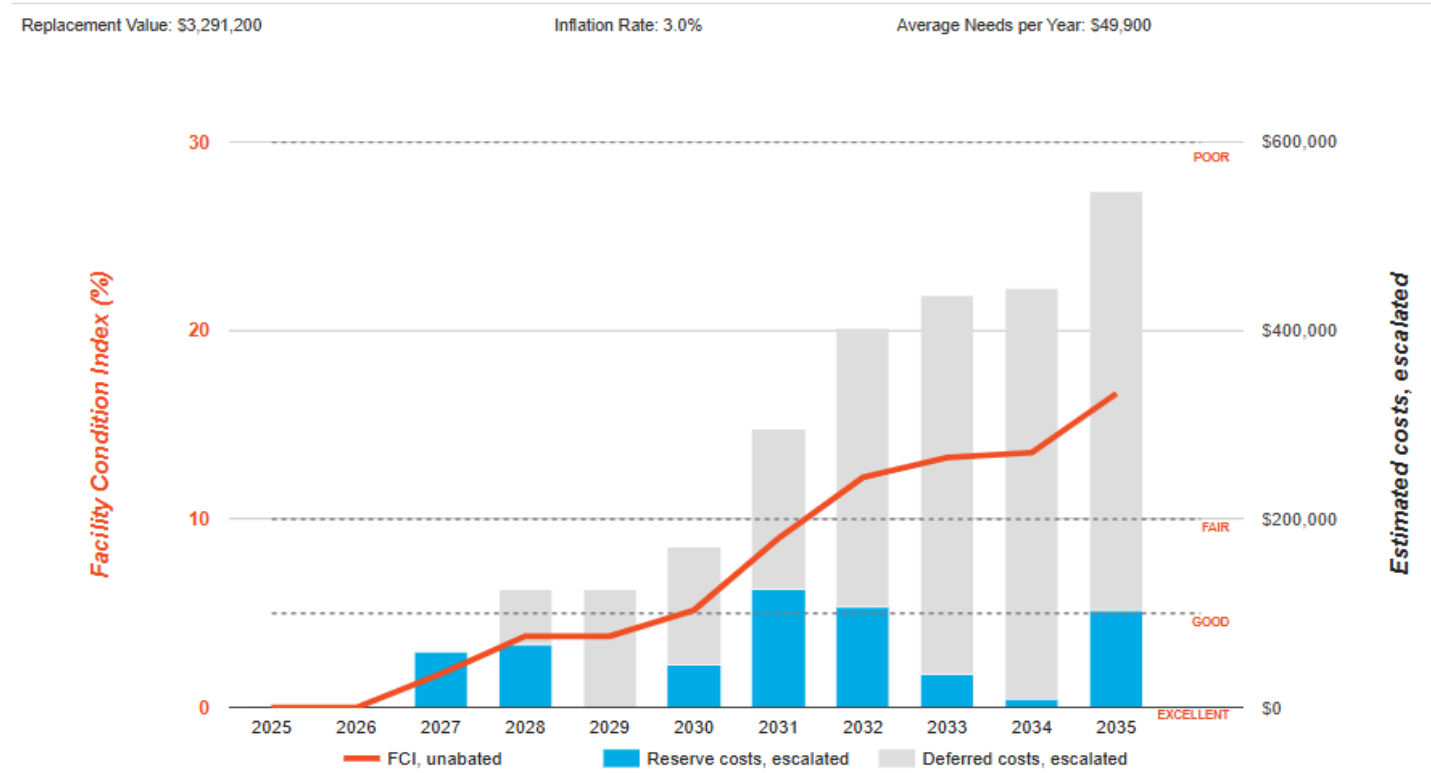
## Building E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$43,300	\$62,300	\$71,900	\$177,500
Roofing	-	-	-	\$106,300	-	\$106,300
Interiors	-	\$58,800	\$29,600	\$40,500	\$209,400	\$338,400
Plumbing	-	-	-	\$40,400	\$190,800	\$231,200
HVAC	-	-	\$14,300	\$100,900	\$22,300	\$137,500
Electrical	-	-	-	-	\$113,200	\$113,200
Fire Alarm & Electronic Systems	-	-	-	\$27,300	-	\$27,300
Equipment & Furnishings	-	-	\$24,100	-	\$5,000	\$29,100
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$58,800</b>	<b>\$111,200</b>	<b>\$377,700</b>	<b>\$612,600</b>	<b>\$1,160,300</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building E



Building E: Key Findings

No key findings at this time

## 7. Building F



### Building F: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1959/2005	
<b>Building Size</b>	2,771 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Fair
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
<b>Roof</b>	Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Furnaces with split-system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

## Building F: Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Booster panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time	
<b>Key Issues and Findings</b>	No key findings at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

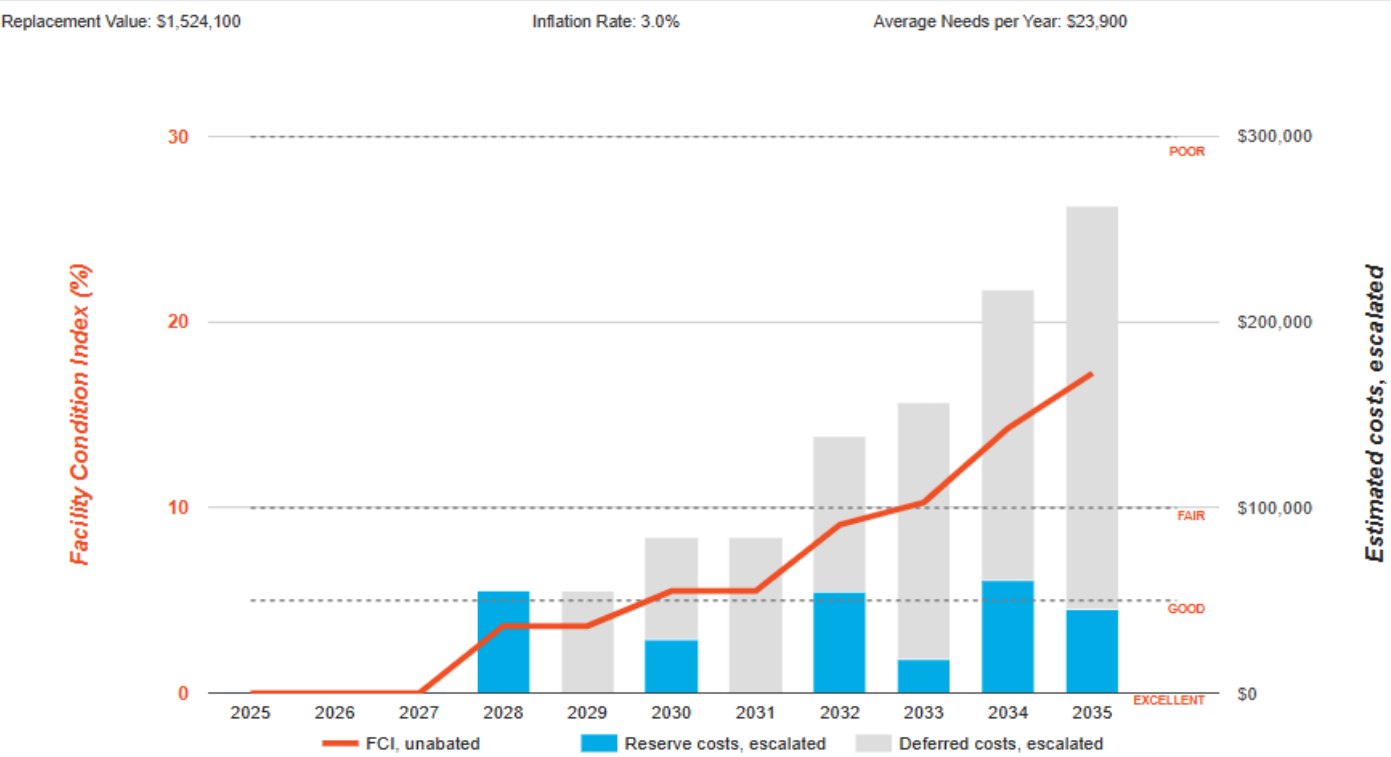
## Building F: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$20,200	\$26,800	\$35,300	\$82,300
Roofing	-	-	-	\$60,700	-	\$60,700
Interiors	-	-	\$37,600	\$6,000	\$89,600	\$133,200
Plumbing	-	-	-	\$7,700	\$101,900	\$109,600
HVAC	-	-	-	\$46,100	-	\$46,100
Electrical	-	-	-	\$14,200	\$55,700	\$70,000
Fire Alarm & Electronic Systems	-	-	-	\$17,300	-	\$17,300
Equipment & Furnishings	-	-	\$26,100	-	\$5,700	\$31,800
<b>TOTALS (3% inflation)</b>	-	-	<b>\$84,000</b>	<b>\$178,700</b>	<b>\$288,300</b>	<b>\$551,000</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building F



Building F: Key Findings

No key findings at this time



## 8. Building G



### Building G: Systems Summary

Address	1809 South Juniper Street, Escondido, California 92025	
Constructed/Renovated	1959/2005	
Building Size	3,109 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab	Fair
Façade	Wall Finish: Stucco Windows: Aluminum and Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Sink in all classrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers throughout, and fire suppression sprinklers present in work area only.	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

## Building G: Systems Summary

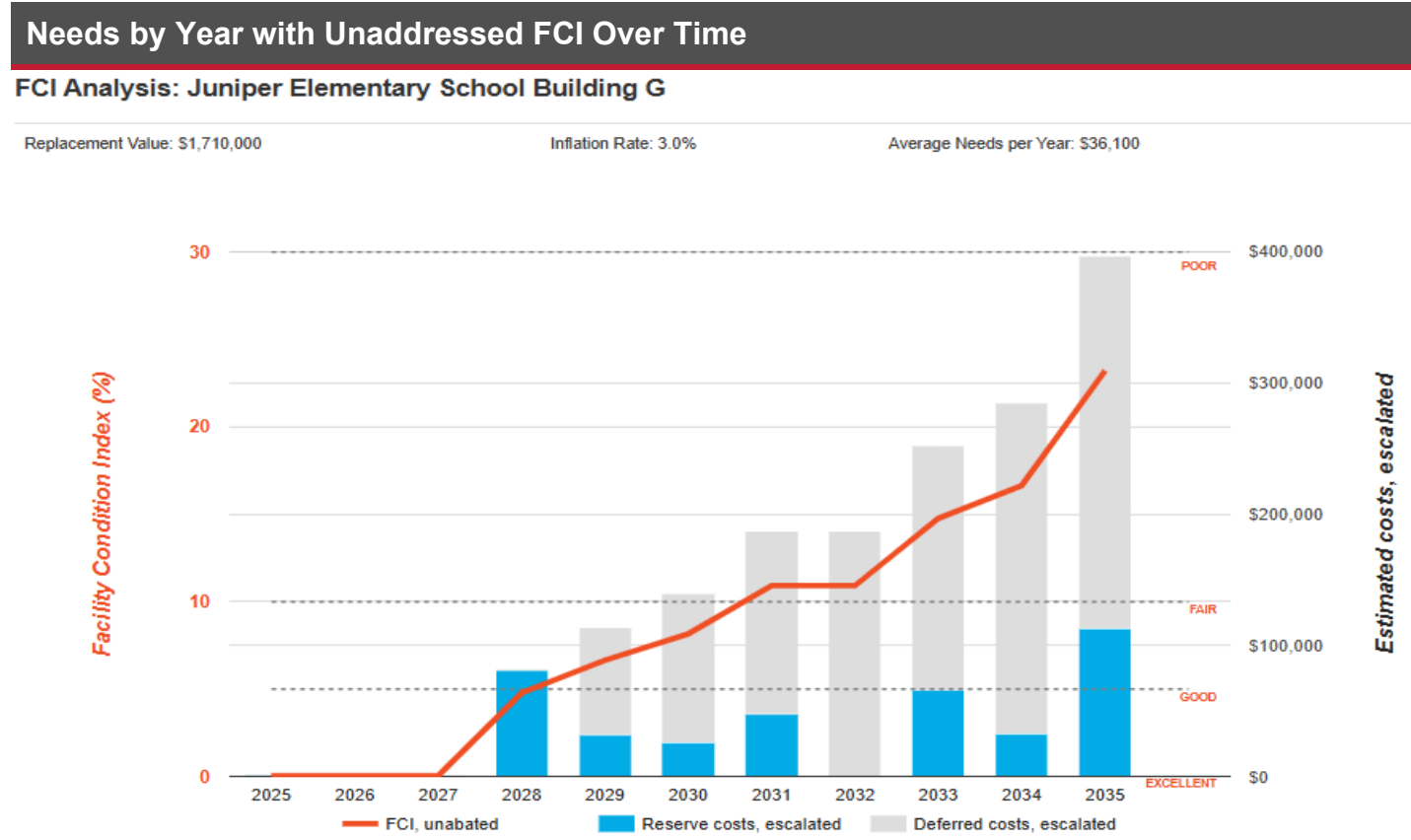
<b>Fire Alarm</b>	Booster panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	VCT flooring is in poor condition	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Building G: Systems 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	-	-	\$52,000	-	\$40,200	\$92,200
Roofing	-	-	-	\$56,800	-	\$56,800
Interiors	\$900	-	\$52,000	-	\$93,400	\$146,300
Plumbing	-	-	-	\$81,500	-	\$81,500
HVAC	-	-	\$25,300	\$32,200	\$39,400	\$96,900
Fire Protection	-	-	\$400	-	-	\$400
Electrical	-	-	\$6,200	\$29,700	\$20,900	\$56,900
Fire Alarm & Electronic Systems	-	-	-	\$17,500	-	\$17,500
Equipment & Furnishings	-	-	\$2,700	\$39,700	\$4,200	\$46,500
<b>TOTALS (3% inflation)</b>	<b>\$900</b>	<b>-</b>	<b>\$138,600</b>	<b>\$257,400</b>	<b>\$198,100</b>	<b>\$595,000</b>




The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.



Building G: Key Findings

Key Findings 1

☒ Include/Exclude



**Flooring in Poor condition.**  
Vinyl Tile (VCT) (Uniformat Code: C2030)  
Building G Juniper Elementary School Electrical room  
Recommendation: **Replace** in 2024.  
Some tiles missing, large gaps between tiles  
AssetCalc ID: 6871152

Priority Score **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$ 600

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## 9. Building H (RR3)



### Building H (RR 3): Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	2014	
<b>Building Size</b>	630 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab	Good
<b>Façade</b>	Wall Finish: Stucco Windows: None	Fair
<b>Roof</b>	Low slopped construction with metal finish	Good
<b>Interiors</b>	Walls: Ceramic tile Floors: Ceramic tile Ceilings: ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	Fire alarm control panel with smoke detectors, alarms, strobes.	Good

### Building H (RR 3): Systems Summary

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	No key findings at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

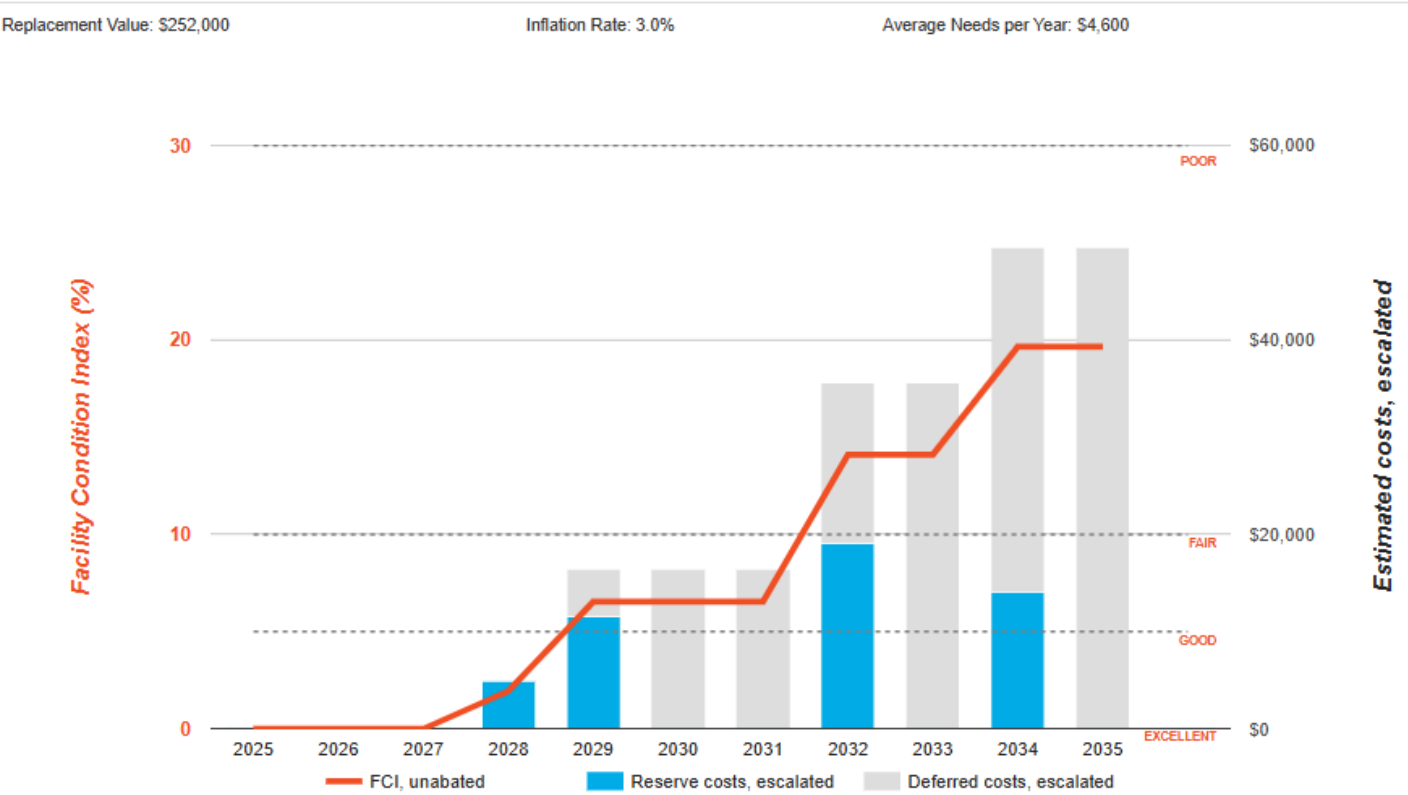
### Building H (RR 3): Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,900	-	\$6,600	\$11,500
Roofing	-	-	-	\$19,100	-	\$19,100
Interiors	-	-	-	\$6,200	\$5,300	\$11,500
Plumbing	-	-	\$4,400	-	\$69,900	\$74,400
Electrical	-	-	-	\$5,900	\$8,600	\$14,500
Fire Alarm & Electronic Systems	-	-	\$7,100	\$1,900	\$11,100	\$20,200
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$16,500</b>	<b>\$33,100</b>	<b>\$101,500</b>	<b>\$151,100</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building H (RR3)



Building H (RR 3): Key Findings

No key findings at this time

## 10. Building RR1



### Building RR1: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	2005	
<b>Building Size</b>	480 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure with raised floor	Fair
<b>Façade</b>	Wall Finish: Wood siding Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: FRP Floors: Ceramic tile Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	None	--
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors, alarms, strobes, pull stations	Fair

## Building RR1: Systems Summary

<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	No key findings at this time	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## Building RR1: Systems 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	-	-	\$4,900	-	\$6,600	\$11,500
Roofing	-	-	-	\$19,100	-	\$19,100
Interiors	-	-	-	\$6,200	\$5,300	\$11,500
Plumbing	-	-	\$4,400	-	\$69,900	\$74,400
Electrical	-	-	-	\$5,900	\$8,600	\$14,500
Fire Alarm & Electronic Systems	-	-	\$7,100	\$1,900	\$11,100	\$20,200
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$16,500</b>	<b>\$33,100</b>	<b>\$101,500</b>	<b>\$151,100</b>

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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.

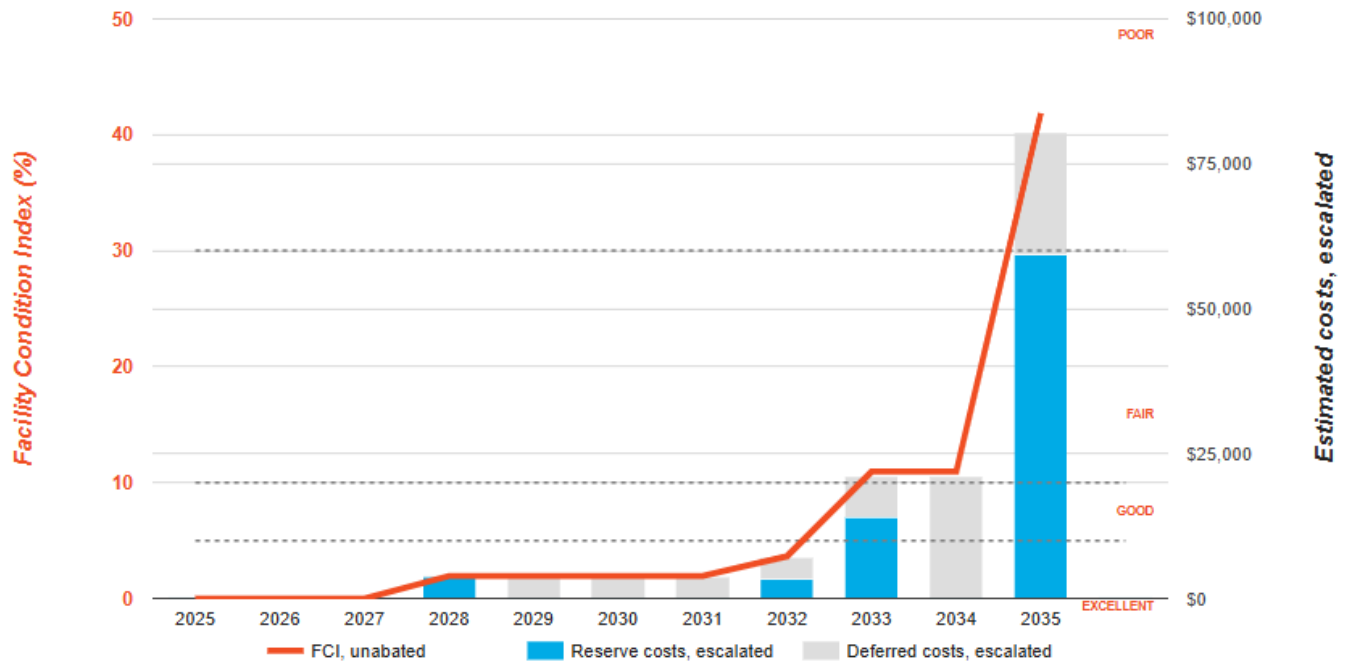
### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Juniper Elementary School Building RR1

Replacement Value: \$192,000

Inflation Rate: 3.0%

Average Needs per Year: \$7,400



### Building RR1: Key Findings

No key findings at this time

## 11. Classrooms 41-44 (Modular)



### Classrooms 41-44: Systems Summary

<b>Address</b>	1809 South Juniper Street, Escondido, California 92025	
<b>Constructed/Renovated</b>	1987	
<b>Building Size</b>	2,880 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure <i>over raised floor</i>	Fair
<b>Façade</b>	Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Low slopped construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board and fabric Floors: Carpet and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair



## Classrooms 41-44: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Fire alarm control panel with smoke detectors, alarms, strobes, pull stations	Good
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for this building/site at this time.	
<b>Key Issues and Findings</b>	Rooftop package unit is in poor condition	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Roof; lack of ladder or other means of access</li> </ul>	

## Building 41-44 (Modular): Systems Expenditure Forecast

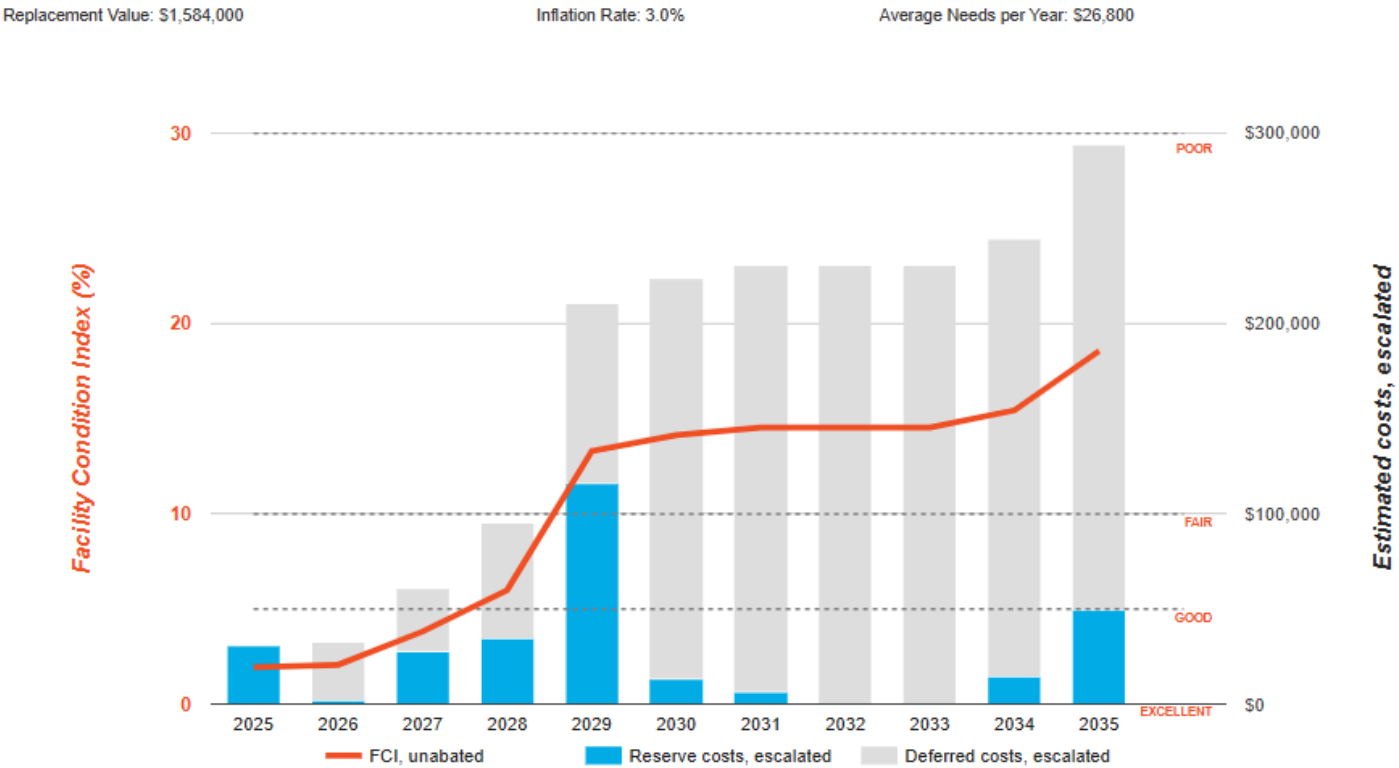
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$42,600	-	\$29,000	\$71,600
Roofing	-	-	\$87,200	-	-	\$87,200
Interiors	-	\$27,700	\$20,400	\$27,800	\$55,000	\$130,800
Plumbing	-	\$2,000	-	\$20,700	\$6,100	\$28,700
HVAC	\$30,800	-	-	-	\$71,300	\$102,100
Electrical	-	-	\$13,200	-	\$35,000	\$48,200
Fire Alarm & Electronic Systems	-	-	-	\$8,500	\$9,700	\$18,200
Equipment & Furnishings	-	-	-	\$13,000	-	\$13,000
<b>TOTALS (3% inflation)</b>	<b>\$30,800</b>	<b>\$29,600</b>	<b>\$163,400</b>	<b>\$70,000</b>	<b>\$206,000</b>	<b>\$499,800</b>



The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the 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: Juniper Elementary School Building 41-44



Building 41-44 (Modular): Key Findings

Key Findings 1

☒ Include/Exclude



**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted (Uniformat Code: D3050)

Building 41-44 Juniper Elementary School Roof

Recommendation: **Replace** in 2024.

Units have excessive rust, and are past useful life parameters.

AssetCalc ID: 6871234

Priority Score **81.8**

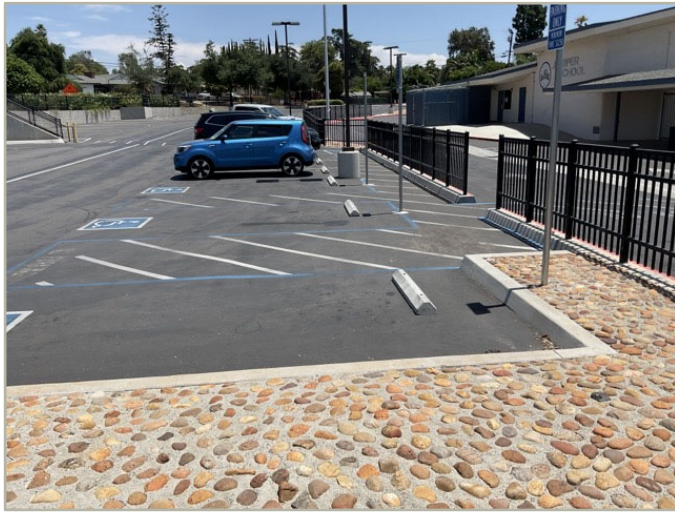
Plan Type: Performance/Integrity

Cost Estimate: \$ 21,300

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## 12. Site Summary



### Site Information

System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Building-mounted and property entrance signage; chain link and metal tube fencing; CMU wall dumpster enclosures; CMU retaining wall Playgrounds and sports fields and courts with fencing Heavily furnished with park benches and picnic tables	Good
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Shade structures, storage sheds, and prefabricated modular buildings	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Additional Studies</b>	No additional studies are recommended for the general site at this time.	
<b>Key Issues and Findings</b>	No key findings at this time	

### Site: Systems 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
Plumbing	-	-	\$26,400	\$5,700	\$41,100	\$73,200
Fire Alarm & Electronic Systems	-	-	\$157,100	\$312,000	-	\$469,100
Special Construction & Demo	-	-	-	\$7,502,900	\$46,600	\$7,549,400
Site Development	\$11,500	\$5,000	\$160,800	\$139,200	\$586,100	\$902,600
Site Utilities	-	-	-	-	\$39,400	\$39,400
<b>TOTALS (3% inflation)</b>	<b>\$11,500</b>	<b>\$5,000</b>	<b>\$344,300</b>	<b>\$7,959,800</b>	<b>\$713,300</b>	<b>\$9,033,900</b>

### Site: Key Findings

No key findings at this time

## 13. Property Space Use and Observed Areas

### Areas Observed

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

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.

## 14. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1959 with additional buildings added and renovated in phases over time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

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

## 15. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 16. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 17. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Juniper Elementary School, 1809 South Juniper Street, 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.

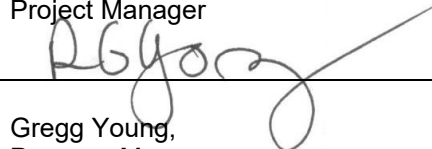
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

  
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## 18. Appendices

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



## Appendix A:

### Photolog

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## Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - STUCCO WALL WITH LARGE OVERHANGS



6 - WOOD-FRAMED GLAZING



## Photographic Overview



7 - ASPHALT SHINGLE ROOFING



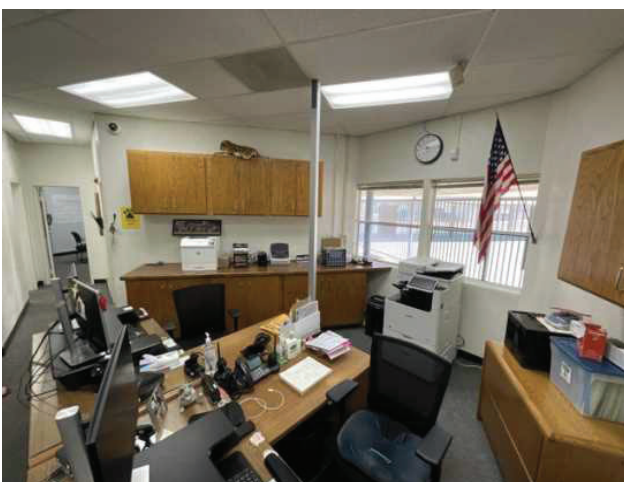
8 - TPO ROOFING



9 - RESTROOMS



10 - TYPICAL CLASSROOM



11 - ADMINISTRATION OFFICE



12 - MULTIPURPOSE ROOM



## Photographic Overview



13 - LIBRARY



14 - LIFT OVERVIEW



15 - GAS WATER HEATER



16 - WALL-HUNG SINK



17 - URINAL



18 - COMMERCIAL TOILET



## Photographic Overview



19 - FLOOR SINK



20 - SPLIT SYSTEM CONDENSING UNIT



21 - FAN COIL UNIT



22 - LARGE PACKAGED UNIT



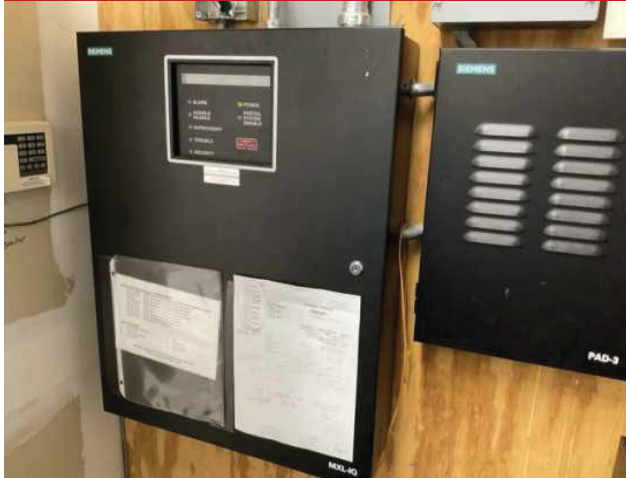
23 - EXHAUST FAN



24 - FIRE SUPPRESSION SPRINKLERS



## Photographic Overview



25 - FIRE ALARM PANEL



26 - SECONDARY TRANSFORMER



27 - SWITCHBOARD



28 - MAIN DISTRIBUTION PANEL



29 - INTERCOM/PA SYSTEM



30 - KITCHEN DISHEWASHING AREA

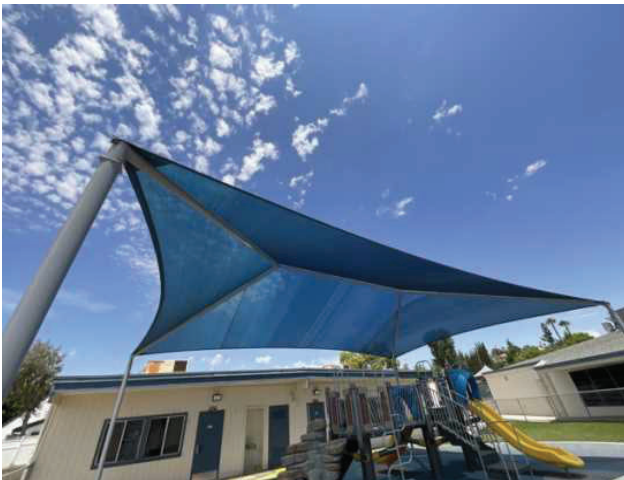
## Photographic Overview



31 - KITCHEN PREP AREA



32 - COMMERCIAL KITCHEN REFRIGERATION



33 - PLAYGROUND WITH SHADE STRUCTURE



34 - PLAYGROUND AREA OVERVIEW



35 - ELECTRONIC POLE SIGNAGE



36 - DUMPSTER ENCLOSURE

## Appendix B:



### Site Plan

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	164076.23R000-011.017	Juniper Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	July 26, 2023	

## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Juniper Elementary School

**Name of person completing form:** Terry Jones

**Title / Association w/ property:** Contractor - Former district employee

**Length of time associated w/ property:** 10+ years

**Date Completed:** 7/25/2023

**Phone Number:** 760.450.6106

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

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

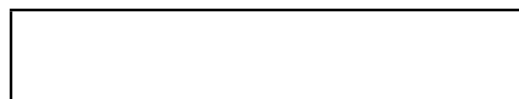
Data Overview		Response		
1	Year(s) constructed	Constructed 1959	Renovated 2014	
2	Building size in SF	55,066 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2005	Modernization project
		HVAC		
		Electrical		
		Site Pavement	2020	Parking lot redone
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor



Signature of POC

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Juniper Elementary School

BV Project Number: 164076.23R000-011.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

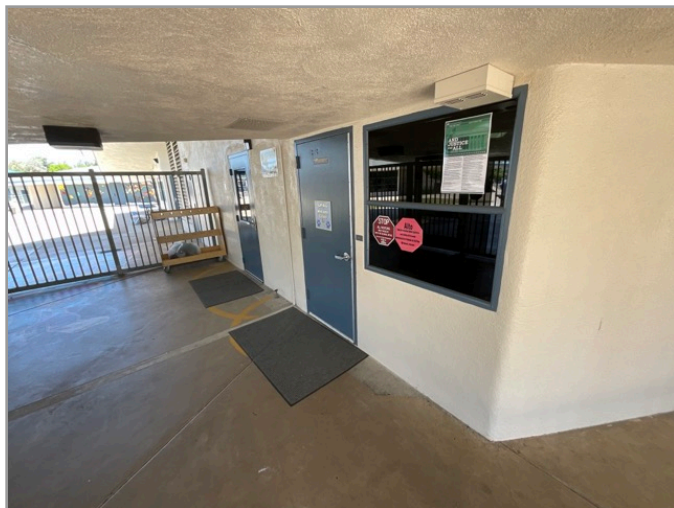
Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

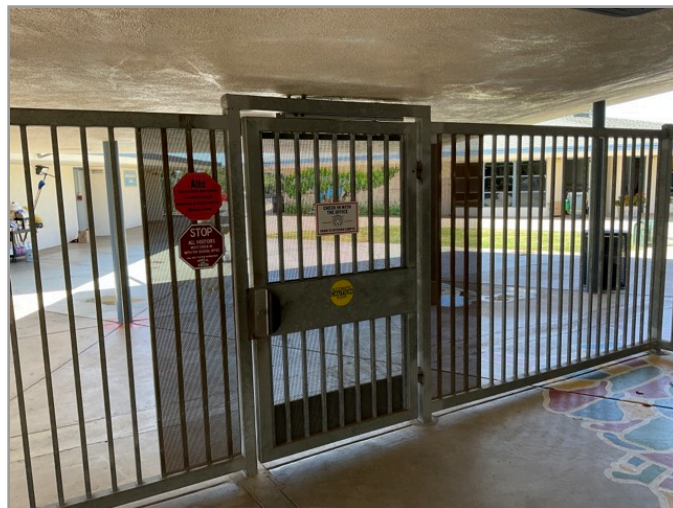


## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



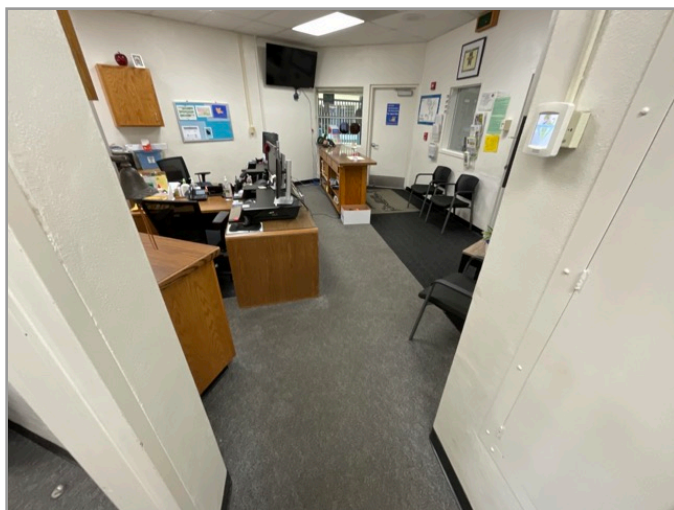
AUTOMATIC DOOR OPENER

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



SELF-SERVICE AREA



DOOR HARDWARE

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

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

# Abbreviated Accessibility Checklist

## Elevators



LIFT OVERVIEW



IN-CAB CONTROLS

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

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



## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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



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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



PLAYGROUND SURFACE

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

## **Appendix E:** Component Condition Report

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## Component Condition Report | Juniper Elementary School / Building 41-44

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,160 SF	3	6871183
B2020	Building exterior	Fair	Glazing, any type, by SF	160 SF	4	6871275
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	5	4	6871259
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,880 SF	4	6871306
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	4	6871209
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,880 SF	10	6871292
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,320 SF	3	6871308
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	480 SF	6	6871169
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,200 SF	2	6871327

## Component Condition Report | Juniper Elementary School / Building 41-44

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	200 SF	3	6871215
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	4	10	6871331
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	6871128
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	1	6871153
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	10	6871133
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	11	6871168
D2010	Utility closet	Good	Water Heater, Electric, Residential	1	9	6871267
<b>HVAC</b>						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	3	0	6871234
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	6871237
<b>Electrical</b>						
D5020	Building exterior	Excellent	Secondary Transformer, Dry, Stepdown	1	28	6871280
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,880 SF	5	6871348

## Component Condition Report | Juniper Elementary School / Building 41-44

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	14	6871319
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,880 SF	12	6871290
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Utility closet	Good	Fire Alarm Panel, Multiplex	1	10	6871112
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,880 SF	12	6871108
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	36 LF	9	6871305

## Component Condition Report | Juniper Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,302 SF	3	6871369
B2020	Building Exterior	Fair	Glazing, any type, by SF	600 SF	9	6871299

## Component Condition Report | Juniper Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	5	13	6871342
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	7,752 SF	10	6871198
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	23	6871150
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,708 SF	8	6871316
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	2	13	6871230
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,782 SF	3	6871208
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	160 SF	20	6871297
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	307 SF	5	6871163
C2030	Restrooms	Fair	Flooring, Ceramic Tile	80 SF	20	6871330
C2030	Lounge	Good	Flooring, Laminate Faux Wood	624 SF	10	6871274
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,777 SF	2	6871138



## Component Condition Report | Juniper Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	80 SF	3	6871174
<b>Plumbing</b>						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	20	6871131
D2010	Restrooms	Good	Water Heater, Electric, Instant Hot	2	8	6871229
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,268 SF	17	6871161
D2010	Lounge	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	13	6871151
D2010	Electrical room	Good	Water Heater, Gas, Commercial (125 MBH)	1	15	6871207
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	3	20	6871315
<b>HVAC</b>						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	6871365
D3030	Roof	Fair	Split System Ductless, Single Zone	1	6	6871157
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	2	4	6871189
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	5	6871281
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,268 SF	13	6871173

## Component Condition Report | Juniper Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	3	6871117
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	9	6871202
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,268 SF	21	6871361
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	14	6871172
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,268 SF	10	6871167
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Office	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,268 SF	10	6871192
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	8	6871171
<b>Equipment &amp; Furnishings</b>						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6871345
E2010	Throughout building	Fair	Casework, Cabinetry Economy	65 LF	3	6871325

## Component Condition Report | Juniper Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	25 LF	2	6871309

## Component Condition Report | Juniper Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,800 SF	3	6871181
B2020	Building exterior	Fair	Glazing, any type, by SF	250 SF	6	6871227
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	13	6871109
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	9,450 SF	8	6871205
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	16	6871349
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,965 SF	7	6871333

## Component Condition Report | Juniper Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	540 SF	20	6871341
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,510 SF	3	6871127
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,330 SF	5	6871323
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	100 SF	2	6871120
C2030	Restrooms	Fair	Flooring, Ceramic Tile	270 SF	20	6871244
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,734 SF	3	6871251
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	10	6871368
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	6871159
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	5	6871124
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	6871252
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,699 SF	20	6871334
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	13	6871239
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	6871148

## Component Condition Report | Juniper Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6871344
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6871106
D3050	Building exterior	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6871110
D3060	Building exterior	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	2	5	6871220
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,699 SF	20	6871357
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	14	6871317
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,699 SF	9	6871182
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,699 SF	10	6871288
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	2 LS	6	6871156



## Component Condition Report | Juniper Elementary School / Building B

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Commercial Kitchen, Food Preparation Line	1 LS	6	6871298
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	6871265
E1030	Kitchen	Fair	Commercial Kitchen, Dishwashing Line	1 LS	6	6871264
E2010	Throughout building	Fair	Casework, Cabinetry Economy	30 LF	2	6871295
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	15 LF	2	6871240
<b>Sitework</b>						
G2080	Utility closet	Fair	Irrigation System, Control Panel	1	4	6871238

## Component Condition Report | Juniper Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,348 SF	3	6871339
B2020	Building exterior	Fair	Glazing, any type, by SF	600 SF	6	6871107
B2050	Restrooms	Fair	Exterior Door, Steel, Standard	8	20	6871258

## Component Condition Report | Juniper Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	9,930 SF	8	6871300
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	23	6871140
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,050 SF	10	6871350
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	15	6871185
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,973 SF	3	6871335
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	975 SF	20	6871098
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	374 SF	4	6871223
C2030	Restrooms	Fair	Flooring, Ceramic Tile	542 SF	20	6871145
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,050 SF	2	6871190
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	916 SF	3	6871311
Plumbing						

## Component Condition Report | Juniper Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	6871193
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	10	6871094
D2010	Restrooms	Fair	Urinal, Standard	2	10	6871118
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	6871235
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	10	6871310
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	6871130
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,965 SF	20	6871326
<b>HVAC</b>						
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	5	7	6871343
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	5	9	6871164
<b>Electrical</b>						
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	10	6871260
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	1	6871276
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,965 SF	20	6871188

## Component Condition Report | Juniper Elementary School / Building C

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	14	6871166
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,965 SF	11	6871346

### Fire Alarm & Electronic Systems

D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,965 SF	10	6871338
D7050	Office	Good	Fire Alarm Panel, Multiplex	1	9	6871126

### Equipment & Furnishings

E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	35 LF	5	6871186
E2010	Throughout building	Fair	Casework, Cabinetry Economy	65 LF	5	6871253

## Component Condition Report | Juniper Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,200 SF	3	6871336

Component Condition Report | Juniper Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building exterior	Fair	Glazing, any type, by SF	725 SF	4	6871170
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	20	6871141
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,000 SF	7	6871137
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	23	6871256
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,984 SF	10	6871115
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	3	6871366
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,984 SF	2	6871358
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,984 SF	20	6871111
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	10	6871273



## Component Condition Report | Juniper Elementary School / Building D

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>HVAC</b>						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	6	9	6871158
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	6	7	6871134
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,984 SF	20	6871196
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	6871132
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,984 SF	11	6871210
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,984 SF	12	6871254
D7050	Office	Good	Fire Alarm Panel, Multiplex	1	9	6871178
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	75 LF	5	6871136
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	35 LF	5	6871284

# Component Condition Report | Juniper Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	8,348 SF	3	6871142
B2020	Building exterior	Fair	Glazing, any type, by SF	600 SF	6	6871187
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	8	20	6871175
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	9,930 SF	7	6871113
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	23	6871283
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,442 SF	10	6871179
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	6	15	6871271
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	975 SF	20	6871296
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,973 SF	3	6871321
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	767 SF	5	6871236

## Component Condition Report | Juniper Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,675 SF	2	6871201
C2030	Restrooms	Fair	Flooring, Ceramic Tile	542 SF	20	6871211
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	542 SF	3	6871351
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	10	6871307
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	6871286
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,984 SF	20	6871354
D2010	Restrooms	Fair	Urinal, Standard	2	10	6871261
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	6871228
<b>HVAC</b>						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	8	6871363
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	6871225
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	8	6871322
D3030	Mechanical room	Fair	Split System, Fan Coil Unit, DX	5	6	6871195
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	6	6871293

## Component Condition Report | Juniper Elementary School / Building E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	6871255
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	6871217
<b>Electrical</b>						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,984 SF	20	6871360
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	14	6871312
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,984 SF	11	6871102
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Electrical room	Good	Fire Alarm Panel, Multiplex	1	9	6871285
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,984 SF	10	6871337
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	65 LF	5	6871162
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	35 LF	5	6871328

# Component Condition Report | Juniper Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,900 SF	3	6871155
B2020	Building exterior	Fair	Glazing, any type, by SF	250 SF	7	6871122
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	5	13	6871184
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	5,350 SF	9	6871216
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	23	6871370
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,666 SF	14	6871191
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,947 SF	3	6871287
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	210 SF	20	6871149
C2030	Throughout building	Good	Flooring, Laminate Faux Wood	400 SF	10	6871294
C2030	Restrooms	Fair	Flooring, Ceramic Tile	105 SF	20	6871180

## Component Condition Report | Juniper Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	296 SF	5	6871243
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,874 SF	3	6871224
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	105 SF	3	6871250
<b>Plumbing</b>						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	6871291
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	20	6871263
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,771 SF	20	6871367
<b>HVAC</b>						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	7	6871302
D3030	Mechanical room	Good	Split System, Fan Coil Unit, DX	2	8	6871146
<b>Electrical</b>						
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	6871246
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,771 SF	20	6871129



## Component Condition Report | Juniper Elementary School / Building F

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	14	6871218
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,771 SF	11	6871277
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,771 SF	10	6871262
D7050	Office	Good	Fire Alarm Panel, Multiplex	1	10	6871219
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	5	6871270
E2010	Throughout building	Fair	Casework, Cabinetry Economy	70 LF	5	6871176

## Component Condition Report | Juniper Elementary School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,364 SF	3	6871154

## Component Condition Report | Juniper Elementary School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building exterior	Fair	Glazing, any type, by SF	300 SF	4	6871269
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core	6	13	6871092
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	5,150 SF	8	6871352
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	3	21	6871248
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,808 SF	12	6871105
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,664 SF	3	6871101
C2030	Electrical room	Poor	Flooring, Vinyl Tile (VCT)	110 SF	0	6871152
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	6871332
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	301 SF	3	6871143
Plumbing						

## Component Condition Report | Juniper Elementary School / Building G

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,109 SF	10	6871278
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	8	6871177
<b>HVAC</b>						
D3030	Throughout building	Fair	Split System, Fan Coil Unit, DX	3	5	6871353
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	3	9	6871289
<b>Fire Protection</b>						
D4010	Office	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	200 SF	5	6871232
<b>Electrical</b>						
D5020	Electrical room	Excellent	Secondary Transformer, Dry, Stepdown	1	28	6871241
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,109 SF	18	6871301
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,109 SF	10	6871144
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	3	6871249

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,109 SF	10	6871359
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	6	6871233
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	120 LF	6	6871279
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	30 LF	4	6871212
Component Condition Report   Juniper Elementary School / Building H (RR3)						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	945 SF	3	6871096
B2050	Building exterior	Good	Exterior Door, Steel, Standard	7	29	6871104
Roofing						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	945 SF	3	6871096
B2050	Building exterior	Good	Exterior Door, Steel, Standard	7	29	6871104
Roofing						

## Component Condition Report | Juniper Elementary School / Building H (RR3)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Built-Up	700 SF	7	6877164
<b>Interiors</b>						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	630 SF	14	6871121
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	9	6871304
C2010	Throughout building	Good	Wall Finishes, Ceramic Tile	945 SF	29	6871303
C2030	Throughout building	Good	Flooring, Ceramic Tile	630 SF	29	6871097
<b>Plumbing</b>						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	630 SF	29	6871199
D2010	Restrooms	Good	Urinal, Standard	2	19	6871213
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	19	6871114
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	6871125
D2010	Restrooms	Good	Toilet, Commercial Water Closet	8	19	6871242
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	2	4	6871116

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	11	6871119
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	630 SF	29	6871221
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	630 SF	9	6871329
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	14	6871247
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	630 SF	9	6871093
D7050	Electrical room	Fair	Fire Alarm Panel, Multiplex	1	4	6871257

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



## Component Condition Report | Juniper Elementary School / Building RR1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	720 SF	3	6871268
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	6871160
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	500 SF	8	6877166
Interiors						
C1070	Restrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	480 SF	7	6871165
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	14	6871347
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	720 SF	10	6871135
C2030	Restrooms	Fair	Flooring, Ceramic Tile	480 SF	20	6871231
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	480 SF	20	6871099
D2010	Restrooms	Fair	Urinal, Standard	1	10	6871245
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	6871320
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	10	6871340
Electrical						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	480 SF	20	6871095
D5040	Restrooms	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	14	6871364
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	480 SF	11	6871194
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	480 SF	13	6871197

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	SITE	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	2	6	6871272
D2010	SITE	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	4	5	6871314
Fire Protection						
D4010	Parking lot	Good	Backflow Preventer, Fire Suppression	1	25	6871139
Fire Alarm & Electronic Systems						

## Component Condition Report | Juniper Elementary School / SITE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Office	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	55,066 SF	3	6871204
D7030	Site	Fair	Security/Surveillance System, Full System Installation, Average Density, Install	55,066 SF	6	6871222
<b>Special Construction &amp; Demo</b>						
F1020	Playground	Excellent	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,200 SF	28	6871282
F1020	SITE	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	826 SF	12	6871355
F1020	PORTABLES	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	18,720 SF	8	6871362
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Playground	Excellent	Playfield Surfaces, Rubber, Small Areas	1,200 SF	18	6871123
G2050	Playground	Excellent	Play Structure, Multipurpose, Medium	2	18	6871147
G2050	Playground	Fair	Playfield Surfaces, Chips Wood, 6" Depth	1,525 SF	0	6871200
G2050	Basketball Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	9	6871318
G2050	Playground	Fair	Play Structure, Multipurpose, Large	1	4	6871100
G2050	Basketball Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	6,800 SF	1	6871206

## Component Condition Report | Juniper Elementary School / SITE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Parking lot	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	15	6871356
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	6	6871103
G2060	Parking lot	Good	Flagpole, Metal	1	25	6871266
G2060	Parking lot	Good	Fences & Gates, Fence, Metal Tube 4'	240 LF	35	6871313
G2060	SITE	Fair	Picnic Table, Metal Powder-Coated	42	8	6871214
G2060	SITE	Fair	Fences & Gates, Fence, Chain Link 6'	2,812 LF	22	6871226
G2060	Parking lot	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	80 LF	35	6871203
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	4	15	6871324

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Juniper Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Juniper Elementary School / Building 41-44	\$30,848	\$1,955	\$27,692	\$34,504	\$115,661	\$13,204	\$6,347	\$0	\$0	\$7,959,342
Juniper Elementary School / Building A	\$0	\$0	\$24,465	\$126,388	\$16,381	\$17,486	\$22,478	\$0	\$51,057	\$7,959,342
Juniper Elementary School / Building B	\$109,155	\$0	\$11,328	\$58,139	\$14,778	\$48,690	\$170,476	\$20,190	\$104,156	\$4,986
Juniper Elementary School / Building C	\$0	\$73,323	\$63,565	\$67,133	\$3,330	\$26,638	\$62,335	\$44,749	\$109,447	\$6,347
Juniper Elementary School / Building D	\$0	\$0	\$75,322	\$76,752	\$70,997	\$27,279	\$0	\$117,903	\$0	\$7,959,342
Juniper Elementary School / Building E	\$0	\$0	\$58,845	\$65,840	\$0	\$45,408	\$125,425	\$106,259	\$34,869	\$5,107
Juniper Elementary School / Building F	\$0	\$0	\$0	\$55,119	\$0	\$28,847	\$0	\$54,379	\$18,436	\$6,347
Juniper Elementary School / Building G	\$870	\$0	\$0	\$80,883	\$32,049	\$25,700	\$47,223	\$0	\$65,580	\$3,330
Juniper Elementary School / Building H (RR3)	\$0	\$0	\$0	\$4,901	\$11,573	\$0	\$0	\$19,067	\$0	\$7,959,342
Juniper Elementary School / Building RR1	\$0	\$0	\$0	\$3,734	\$0	\$0	\$0	\$3,269	\$14,028	
Juniper Elementary School / Relocatable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Juniper Elementary School / SITE	\$11,480	\$4,986	\$0	\$169,607	\$148,273	\$26,408	\$343,814	\$0	\$7,561,769	\$5,107
Grand Total	\$152,353	\$80,265	\$261,218	\$742,997	\$413,042	\$259,662	\$778,098	\$365,816	\$7,959,342	\$4,986

Juniper Elementary School

Juniper Elementary School / Building 41-44

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6871183	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4160	SF	\$3.00	\$4.75	\$19,743			
B2020	6871275	Glazing, any type, by SF, Replace	30	26	4	160	SF	\$55.00	\$87.01	\$13,921			
B2050	6871259	Exterior Door, Steel, Standard, Replace	40	36	4	5	EA	\$600.00	\$949.17	\$4,746			
B3010	6871306	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	2880	SF	\$17.00	\$26.89	\$77,452			
C1030	6871209	Interior Door, Wood, Solid-Core, Replace	40	36	4	6	EA	\$700.00	\$1,107.37	\$6,644			
C1070	6871292	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	2880	SF	\$3.50	\$5.54	\$15,946			

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2010	6871308	Wall Finishes, any surface, Prep & Paint	10	7	3	4320	SF	\$1.50	\$2.37	\$10,251		
C2030	6871215	Flooring, Vinyl Tile (VCT), Replace	15	12	3	200	SF	\$5.00	\$7.91	\$1,582		
C2030	6871169	Flooring, Vinyl Sheeting, Replace	15	9	6	480	SF	\$7.00	\$11.07	\$5,315		
C2030	6871327	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2200	SF	\$7.50	\$11.86	\$26,102		
D2010	6871267	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	\$650.00	\$1,028.27	\$1,028		
D2010	6871153	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	\$1,200.00	\$1,898.34	\$1,898		\$
D2010	6871331	Toilet, Residential Water Closet, Replace	30	20	10	4	EA	\$700.00	\$1,107.37	\$4,429		
D2010	6871128	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	4	EA	\$1,200.00	\$1,898.34	\$7,593		
D2010	6871133	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	1	EA	\$1,500.00	\$2,372.93	\$2,373		
D2010	6871168	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D3050	6871234	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	3	EA	\$6,500.00	\$10,282.68	\$30,848	\$30,848	
D3050	6871237	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$6,500.00	\$10,282.68	\$10,283		
D5030	6871348	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	2880	SF	\$2.50	\$3.95	\$11,390		
D5040	6871290	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	2880	SF	\$4.50	\$7.12	\$20,502		
D5040	6871319	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	4	EA	\$600.00	\$949.17	\$3,797		
D7050	6871112	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,000.00	\$6,327.80	\$6,328		
D7050	6871108	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	8	12	2880	SF	\$1.50	\$2.37	\$6,834		
E2010	6871305	Casework, Cabinetry Economy, Replace	20	11	9	36	LF	\$175.00	\$276.84	\$9,966		
Totals, Unescalated											\$30,848	\$
Totals, Escalated (3.0% inflation, compounded annually)											\$30,848	\$

Juniper Elementary School / Building A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6871369	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4302	SF	\$3.00	\$4.75	\$20,417		
B2020	6871299	Glazing, any type, by SF, Replace	30	21	9	600	SF	\$55.00	\$87.01	\$52,204		



# Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2050	6871342	Exterior Door, Wood, Solid-Core, Replace	25	12	13	5	EA	\$700.00	\$1,107.37	\$5,537	
B3010	6871198	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	7752	SF	\$5.50	\$8.70	\$67,448	
C1070	6871316	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	2708	SF	\$3.50	\$5.54	\$14,994	
C1090	6871230	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	2	EA	\$750.00	\$1,186.46	\$2,373	
C2010	6871297	Wall Finishes, Ceramic Tile, Replace	40	20	20	160	SF	\$18.00	\$28.48	\$4,556	
C2010	6871208	Wall Finishes, any surface, Prep & Paint	10	7	3	4782	SF	\$1.50	\$2.37	\$11,347	
C2030	6871330	Flooring, Ceramic Tile, Replace	40	20	20	80	SF	\$18.00	\$28.48	\$2,278	
C2030	6871163	Flooring, Vinyl Tile (VCT), Replace	15	10	5	307	SF	\$5.00	\$7.91	\$2,428	
C2030	6871274	Flooring, Laminate Faux Wood, Replace	15	5	10	624	SF	\$7.00	\$11.07	\$6,910	
C2030	6871138	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1777	SF	\$7.50	\$11.86	\$21,083	
C2050	6871174	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	80	SF	\$2.00	\$3.16	\$253	
D2010	6871229	Water Heater, Electric, Instant Hot, Replace	15	7	8	2	EA	\$500.00	\$790.98	\$1,582	
D2010	6871207	Water Heater, Gas, Commercial (125 MBH), Replace	20	5	15	1	EA	\$12,400.00	\$19,616.18	\$19,616	
D2010	6871161	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	23	17	3268	SF	\$11.00	\$17.40	\$56,868	
D2010	6871151	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	17	13	1	EA	\$1,100.00	\$1,740.15	\$1,740	
D2010	6871131	Toilet, Commercial Water Closet, Replace	30	10	20	4	EA	\$1,300.00	\$2,056.54	\$8,226	
D2010	6871315	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	3	EA	\$1,500.00	\$2,372.93	\$7,119	
D3030	6871189	Split System, Fan Coil Unit, DX, Replace	15	11	4	2	EA	\$4,600.00	\$7,276.97	\$14,554	
D3030	6871281	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	2	EA	\$4,000.00	\$6,327.80	\$12,656	
D3030	6871365	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	\$7,100.00	\$11,231.85	\$11,232	
D3030	6871157	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$4,800.00	\$7,593.36	\$7,593	
D3050	6871173	HVAC System, Ductwork, Medium Density, Replace	30	17	13	3268	SF	\$4.00	\$6.33	\$20,679	
D5020	6871117	Switchboard, 277/480 V, Replace	40	37	3	1	EA	\$40,000.00	\$63,278.00	\$63,278	
D5020	6871202	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$5,400.00	\$8,542.53	\$8,543	
D5040	6871167	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3268	SF	\$4.50	\$7.12	\$23,264	
D5040	6871172	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	5	EA	\$600.00	\$949.17	\$4,746	

# Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D7050	6871171	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6871192	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3268	SF	\$1.50	\$2.37	\$7,755	
E1040	6871345	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,500.00	\$2,372.93	\$2,373	
E2010	6871309	Casework, Countertop, Plastic Laminate, Replace	15	13	2	25	LF	\$50.00	\$79.10	\$1,977	
E2010	6871325	Casework, Cabinetry Economy, Replace	20	17	3	65	LF	\$175.00	\$276.84	\$17,995	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Juniper Elementary School / Building B

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6871181	Exterior Walls, any painted surface, Prep & Paint	10	7	3	6800	SF	\$3.00	\$4.75	\$32,272	
B2020	6871227	Glazing, any type, by SF, Replace	30	24	6	250	SF	\$55.00	\$87.01	\$21,752	
B2050	6871109	Exterior Door, Steel, Standard, Replace	40	27	13	8	EA	\$600.00	\$949.17	\$7,593	
B3010	6871205	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	9450	SF	\$5.50	\$8.70	\$82,222	
C1030	6871349	Interior Door, Wood, Solid-Core, Replace	40	24	16	9	EA	\$700.00	\$1,107.37	\$9,966	
C1070	6871333	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	2965	SF	\$3.50	\$5.54	\$16,417	
C2010	6871341	Wall Finishes, Ceramic Tile, Replace	40	20	20	540	SF	\$18.00	\$28.48	\$15,377	
C2010	6871127	Wall Finishes, any surface, Prep & Paint	10	7	3	6510	SF	\$1.50	\$2.37	\$15,448	
C2030	6871244	Flooring, Ceramic Tile, Replace	40	20	20	270	SF	\$18.00	\$28.48	\$7,688	
C2030	6871323	Flooring, Vinyl Tile (VCT), Replace	15	10	5	4330	SF	\$5.00	\$7.91	\$34,249	
C2030	6871120	Flooring, Carpet, Commercial Standard, Replace	10	8	2	100	SF	\$7.50	\$11.86	\$1,186	
C2050	6871251	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	1734	SF	\$2.00	\$3.16	\$5,486	
D2010	6871124	Water Heater, Gas, Residential, Replace	15	10	5	1	EA	\$1,900.00	\$3,005.71	\$3,006	
D2010	6871334	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	4699	SF	\$11.00	\$17.40	\$81,769	
D2010	6871148	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$2,372.93	\$2,373	

## Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6871368	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	3	EA	\$1,500.00	\$2,372.93	\$7,119	
D2010	6871159	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	\$1,300.00	\$2,056.54	\$6,170	
D2010	6871239	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	1	EA	\$800.00	\$1,265.56	\$1,266	
D2010	6871252	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3050	6871344	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729
D3050	6871106	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$9,000.00	\$14,237.55	\$14,238	\$14,238
D3050	6871110	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$45,000.00	\$71,187.75	\$71,188	\$71,188
D3060	6871220	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	15	5	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D5030	6871357	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	4699	SF	\$2.50	\$3.95	\$18,584	
D5040	6871182	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	4699	SF	\$4.50	\$7.12	\$33,451	
D5040	6871317	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	4	EA	\$600.00	\$949.17	\$3,797	
D7050	6871288	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	4699	SF	\$1.50	\$2.37	\$11,150	
E1030	6871265	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA	\$3,300.00	\$5,220.44	\$5,220	
E1030	6871156	Commercial Kitchen, Refrigeration Line, Replace	15	9	6	2	LS	\$15,000.00	\$23,729.25	\$47,459	
E1030	6871298	Commercial Kitchen, Food Preparation Line, Replace	15	9	6	1	LS	\$20,000.00	\$31,639.00	\$31,639	
E1030	6871264	Commercial Kitchen, Dishwashing Line, Replace	15	9	6	1	LS	\$25,000.00	\$39,548.75	\$39,549	
E2010	6871295	Casework, Cabinetry Economy, Replace	20	18	2	30	LF	\$175.00	\$276.84	\$8,305	
E2010	6871240	Casework, Countertop, Plastic Laminate, Replace	15	13	2	15	LF	\$50.00	\$79.10	\$1,186	
G2080	6871238	Irrigation System, Control Panel, Replace	15	11	4	1	EA	\$5,000.00	\$7,909.75	\$7,910	
<b>Totals, Unescalated</b>										<b>\$109,155</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										<b>\$109,155</b>	

Juniper Elementary School / Building C

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6871339	Exterior Walls, any painted surface, Prep & Paint	10	7	3	8348	SF	\$3.00	\$4.75	\$39,618	
B2020	6871107	Glazing, any type, by SF, Replace	30	24	6	600	SF	\$55.00	\$87.01	\$52,204	
B2050	6871258	Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$600.00	\$949.17	\$7,593	
B3010	6871300	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	9930	SF	\$5.50	\$8.70	\$86,398	
C1070	6871350	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5050	SF	\$3.50	\$5.54	\$27,961	
C1090	6871185	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	6	EA	\$750.00	\$1,186.46	\$7,119	
C2010	6871098	Wall Finishes, Ceramic Tile, Replace	40	20	20	975	SF	\$18.00	\$28.48	\$27,763	
C2010	6871335	Wall Finishes, any surface, Prep & Paint	10	7	3	7973	SF	\$1.50	\$2.37	\$18,919	
C2030	6871145	Flooring, Ceramic Tile, Replace	40	20	20	542	SF	\$18.00	\$28.48	\$15,434	
C2030	6871223	Flooring, Vinyl Tile (VCT), Replace	15	11	4	374	SF	\$5.00	\$7.91	\$2,958	
C2030	6871190	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5050	SF	\$7.50	\$11.86	\$59,916	
C2050	6871311	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	916	SF	\$2.00	\$3.16	\$2,898	
D2010	6871310	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$900.00	\$1,423.76	\$1,424	
D2010	6871326	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5965	SF	\$11.00	\$17.40	\$103,800	
D2010	6871193	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D2010	6871094	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	6	EA	\$1,200.00	\$1,898.34	\$11,390	
D2010	6871118	Urinal, Standard, Replace	30	20	10	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6871235	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$1,500.00	\$2,372.93	\$14,238	
D2010	6871130	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,300.00	\$2,056.54	\$12,339	
D3030	6871343	Split System, Fan Coil Unit, DX, Replace	15	8	7	5	EA	\$4,600.00	\$7,276.97	\$36,385	
D3030	6871164	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	5	EA	\$5,200.00	\$8,226.14	\$41,131	
D5020	6871276	Switchboard, 120/208 V, Replace	40	39	1	1	EA	\$45,000.00	\$71,187.75	\$71,188	\$7
D5020	6871260	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$6,700.00	\$10,599.07	\$10,599	
D5030	6871188	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5965	SF	\$2.50	\$3.95	\$23,591	
D5040	6871346	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	5965	SF	\$4.50	\$7.12	\$42,463	

Replacement Reserves Report

8/22/2025

Unifor mat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
D5040	6871166	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	8	EA	\$600.00	\$949.17	\$7,593			
D7050	6871126	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328			
D7050	6871338	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5965	SF	\$1.50	\$2.37	\$14,154			
E2010	6871186	Casework, Countertop, Plastic Laminate, Replace	15	10	5	35	LF	\$50.00	\$79.10	\$2,768			
E2010	6871253	Casework, Cabinetry Economy, Replace	20	15	5	65	LF	\$175.00	\$276.84	\$17,995			
Totals, Unescalated												\$0	\$7
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$7

Juniper Elementary School / Building D

Unifor mat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6871336	Exterior Walls, any painted surface, Prep & Paint	10	7	3	8200	SF	\$3.00	\$4.75	\$38,916			
B2020	6871170	Glazing, any type, by SF, Replace	30	26	4	725	SF	\$55.00	\$87.01	\$63,080			
B2050	6871141	Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$600.00	\$949.17	\$5,695			
B3010	6871137	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	23	7	6000	SF	\$5.50	\$8.70	\$52,204			
C1070	6871115	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5984	SF	\$3.50	\$5.54	\$33,132			
C2010	6871366	Wall Finishes, any surface, Prep & Paint	10	7	3	10000	SF	\$1.50	\$2.37	\$23,729			
C2030	6871358	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5984	SF	\$7.50	\$11.86	\$70,998			
D2010	6871111	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5984	SF	\$11.00	\$17.40	\$104,130			
D2010	6871273	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	6	EA	\$1,200.00	\$1,898.34	\$11,390			
D3030	6871134	Split System, Fan Coil Unit, DX, Replace	15	8	7	6	EA	\$4,600.00	\$7,276.97	\$43,662			
D3030	6871158	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	6	EA	\$5,200.00	\$8,226.14	\$49,357			
D5030	6871196	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5984	SF	\$2.50	\$3.95	\$23,666			
D5040	6871132	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	\$600.00	\$949.17	\$7,593			
D5040	6871210	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	5984	SF	\$4.50	\$7.12	\$42,599			
D7050	6871178	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328			

# Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D7050	6871254	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	8	12	5984	SF	\$1.50	\$2.37	\$14,200	
E2010	6871136	Casework, Cabinetry Economy, Replace	20	15	5	75	LF	\$175.00	\$276.84	\$20,763	
E2010	6871284	Casework, Countertop, Plastic Laminate, Replace	15	10	5	35	LF	\$50.00	\$79.10	\$2,768	
Totals, Unescalated										\$0	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	

Juniper Elementary School / Building E

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6871142	Exterior Walls, any painted surface, Prep & Paint	10	7	3	8348	SF	\$3.00	\$4.75	\$39,618	
B2020	6871187	Glazing, any type, by SF, Replace	30	24	6	600	SF	\$55.00	\$87.01	\$52,204	
B2050	6871175	Exterior Door, Steel, Standard, Replace	40	20	20	8	EA	\$600.00	\$949.17	\$7,593	
B3010	6871113	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	23	7	9930	SF	\$5.50	\$8.70	\$86,398	
C1070	6871179	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5442	SF	\$3.50	\$5.54	\$30,131	
C1090	6871271	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	6	EA	\$750.00	\$1,186.46	\$7,119	
C2010	6871296	Wall Finishes, Ceramic Tile, Replace	40	20	20	975	SF	\$18.00	\$28.48	\$27,763	
C2010	6871321	Wall Finishes, any surface, Prep & Paint	10	7	3	7973	SF	\$1.50	\$2.37	\$18,919	
C2030	6871211	Flooring, Ceramic Tile, Replace	40	20	20	542	SF	\$18.00	\$28.48	\$15,434	
C2030	6871236	Flooring, Vinyl Tile (VCT), Replace	15	10	5	767	SF	\$5.00	\$7.91	\$6,067	
C2030	6871201	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4675	SF	\$7.50	\$11.86	\$55,467	
C2050	6871351	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	542	SF	\$2.00	\$3.16	\$1,715	
D2010	6871354	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	5984	SF	\$11.00	\$17.40	\$104,130	
D2010	6871307	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	6	EA	\$1,500.00	\$2,372.93	\$14,238	
D2010	6871286	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,300.00	\$2,056.54	\$12,339	
D2010	6871261	Urinal, Standard, Replace	30	20	10	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6871228	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	\$1,200.00	\$1,898.34	\$1,898	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
D3030	6871225	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,000.00	\$6,327.80	\$6,328			
D3030	6871255	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$3,800.00	\$6,011.41	\$6,011			
D3030	6871195	Split System, Fan Coil Unit, DX, Replace	15	9	6	5	EA	\$4,600.00	\$7,276.97	\$36,385			
D3030	6871293	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	2	EA	\$5,200.00	\$8,226.14	\$16,452			
D3030	6871363	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$4,600.00	\$7,276.97	\$7,277			
D3030	6871322	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$12,800.00	\$20,248.96	\$20,249			
D3060	6871217	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,400.00	\$2,214.73	\$2,215			
D5030	6871360	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	5984	SF	\$2.50	\$3.95	\$23,666			
D5040	6871102	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	5984	SF	\$4.50	\$7.12	\$42,599			
D5040	6871312	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	8	EA	\$600.00	\$949.17	\$7,593			
D7050	6871285	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	\$4,000.00	\$6,327.80	\$6,328			
D7050	6871337	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	5984	SF	\$1.50	\$2.37	\$14,200			
E2010	6871162	Casework, Cabinetry Economy, Replace	20	15	5	65	LF	\$175.00	\$276.84	\$17,995			
E2010	6871328	Casework, Countertop, Plastic Laminate, Replace	15	10	5	35	LF	\$50.00	\$79.10	\$2,768			
Totals, Unescalated												\$0	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	

Juniper Elementary School / Building F

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6871155	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3900	SF	\$3.00	\$4.75	\$18,509			
B2020	6871122	Glazing, any type, by SF, Replace	30	23	7	250	SF	\$55.00	\$87.01	\$21,752			
B2050	6871184	Exterior Door, Wood, Solid-Core, Replace	25	12	13	5	EA	\$700.00	\$1,107.37	\$5,537			
B3010	6871216	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	21	9	5350	SF	\$5.50	\$8.70	\$46,549			
C1070	6871191	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	2666	SF	\$3.50	\$5.54	\$14,761			
C2010	6871149	Wall Finishes, Ceramic Tile, Replace	40	20	20	210	SF	\$18.00	\$28.48	\$5,980			



Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost w/ Markup*		Subtotal	2025	
C2010	6871287	Wall Finishes, any surface, Prep & Paint	10	7	3	3947	SF	\$1.50	\$2.37	\$9,366		
C2030	6871180	Flooring, Ceramic Tile, Replace	40	20	20	105	SF	\$18.00	\$28.48	\$2,990		
C2030	6871243	Flooring, Vinyl Tile (VCT), Replace	15	10	5	296	SF	\$5.00	\$7.91	\$2,341		
C2030	6871294	Flooring, Laminate Faux Wood, Replace	15	5	10	400	SF	\$7.00	\$11.07	\$4,429		
C2030	6871224	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1874	SF	\$7.50	\$11.86	\$22,234		
C2050	6871250	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	105	SF	\$2.00	\$3.16	\$332		
D2010	6871367	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	2771	SF	\$11.00	\$17.40	\$48,219		
D2010	6871291	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	3	EA	\$1,200.00	\$1,898.34	\$5,695		
D2010	6871263	Toilet, Commercial Water Closet, Replace	30	10	20	4	EA	\$1,300.00	\$2,056.54	\$8,226		
D3030	6871302	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$7,100.00	\$11,231.85	\$22,464		
D3030	6871146	Split System, Fan Coil Unit, DX, Replace	15	7	8	2	EA	\$4,600.00	\$7,276.97	\$14,554		
D5020	6871246	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$6,700.00	\$10,599.07	\$10,599		
D5030	6871129	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	2771	SF	\$2.50	\$3.95	\$10,959		
D5040	6871277	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	2771	SF	\$4.50	\$7.12	\$19,726		
D5040	6871218	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	6	EA	\$600.00	\$949.17	\$5,695		
D7050	6871262	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	2771	SF	\$1.50	\$2.37	\$6,575		
D7050	6871219	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	\$4,000.00	\$6,327.80	\$6,328		
E2010	6871270	Casework, Countertop, Plastic Laminate, Replace	15	10	5	40	LF	\$50.00	\$79.10	\$3,164		
E2010	6871176	Casework, Cabinetry Economy, Replace	20	15	5	70	LF	\$175.00	\$276.84	\$19,379		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Juniper Elementary School / Building G

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost w/ Markup*		Subtotal	2025	
B2010	6871154	Exterior Walls, any painted surface, Prep & Paint	10	7	3	4364	SF	\$3.00	\$4.75	\$20,711		

## Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2020	6871269	Glazing, any type, by SF, Replace	30	26	4	300	SF	\$55.00	\$87.01	\$26,102	
B2050	6871092	Exterior Door, Wood, Solid-Core, Replace	25	12	13	6	EA	\$700.00	\$1,107.37	\$6,644	
B3010	6871352	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	22	8	5150	SF	\$5.50	\$8.70	\$44,809	
C1070	6871105	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	2808	SF	\$3.50	\$5.54	\$15,547	
C2010	6871101	Wall Finishes, any surface, Prep & Paint	10	7	3	4664	SF	\$1.50	\$2.37	\$11,067	
C2030	6871152	Flooring, Vinyl Tile (VCT), Replace	15	15	0	110	SF	\$5.00	\$7.91	\$870	\$870
C2030	6871332	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3000	SF	\$7.50	\$11.86	\$35,594	
C2050	6871143	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	301	SF	\$2.00	\$3.16	\$952	
D2010	6871278	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	3109	SF	\$11.00	\$17.40	\$54,101	
D2010	6871177	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	22	8	4	EA	\$1,100.00	\$1,740.15	\$6,961	
D3030	6871353	Split System, Fan Coil Unit, DX, Replace	15	10	5	3	EA	\$4,600.00	\$7,276.97	\$21,831	
D3030	6871289	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	3	EA	\$5,200.00	\$8,226.14	\$24,678	
D4010	6871232	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	200	SF	\$1.07	\$1.69	\$339	
D5030	6871301	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	22	18	3109	SF	\$2.50	\$3.95	\$12,296	
D5040	6871249	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	6	EA	\$600.00	\$949.17	\$5,695	
D5040	6871144	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	3109	SF	\$4.50	\$7.12	\$22,132	
D7050	6871233	Fire Alarm Panel, Multiplex, Replace	15	9	6	1	EA	\$4,000.00	\$6,327.80	\$6,328	
D7050	6871359	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	3109	SF	\$1.50	\$2.37	\$7,377	
E2010	6871212	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	\$50.00	\$79.10	\$2,373	
E2010	6871279	Casework, Cabinetry Economy, Replace	20	14	6	120	LF	\$175.00	\$276.84	\$33,221	
<b>Totals, Unescalated</b>										<b>\$870</b>	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>										<b>\$870</b>	

Juniper Elementary School / Building H (RR3)

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6871096	Exterior Walls, any painted surface, Prep & Paint	10	7	3	945	SF	\$3.00	\$4.75	\$4,485			
B3010	6877164	Roofing, Built-Up, Replace	25	18	7	700	SF	\$14.00	\$22.15	\$15,503			
C1070	6871121	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	630	SF	\$3.50	\$5.54	\$3,488			
C1090	6871304	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	4	EA	\$750.00	\$1,186.46	\$4,746			
D2010	6871116	Water Heater, Electric, Instant Hot, Replace	15	11	4	2	EA	\$500.00	\$790.98	\$1,582			
D2010	6871119	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	\$1,400.00	\$2,214.73	\$2,215			
D2010	6871125	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	\$1,500.00	\$2,372.93	\$2,373			
D2010	6871213	Urinal, Standard, Replace	30	11	19	2	EA	\$1,100.00	\$1,740.15	\$3,480			
D2010	6871114	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	11	19	6	EA	\$1,500.00	\$2,372.93	\$14,238			
D2010	6871242	Toilet, Commercial Water Closet, Replace	30	11	19	8	EA	\$1,300.00	\$2,056.54	\$16,452			
D5040	6871329	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	630	SF	\$4.50	\$7.12	\$4,485			
D5040	6871247	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	6	EA	\$600.00	\$949.17	\$5,695			
D7050	6871257	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	\$4,000.00	\$6,327.80	\$6,328			
D7050	6871093	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	11	9	630	SF	\$1.50	\$2.37	\$1,495			
Totals, Unescalated												\$0	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	

Juniper Elementary School / Building RR1

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6871268	Exterior Walls, any painted surface, Prep & Paint	10	7	3	720	SF	\$3.00	\$4.75	\$3,417			
B2050	6871160	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	\$600.00	\$949.17	\$3,797			
B3010	6877166	Roofing, Built-Up, Replace	25	17	8	500	SF	\$14.00	\$22.15	\$11,074			
C1070	6871165	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	480	SF	\$3.50	\$5.54	\$2,658			
C1090	6871347	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	4	EA	\$750.00	\$1,186.46	\$4,746			
C2010	6871135	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	720	SF	\$16.00	\$25.31	\$18,224			

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2030	6871231	Flooring, Ceramic Tile, Replace	40	20	20	480	SF	\$18.00	\$28.48	\$13,668		
D2010	6871099	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	20	20	480	SF	\$14.00	\$22.15	\$10,631		
D2010	6871245	Urinal, Standard, Replace	30	20	10	1	EA	\$1,100.00	\$1,740.15	\$1,740		
D2010	6871320	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,300.00	\$2,056.54	\$12,339		
D2010	6871340	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	20	10	5	EA	\$1,500.00	\$2,372.93	\$11,865		
D5030	6871095	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	480	SF	\$2.50	\$3.95	\$1,898		
D5040	6871194	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	480	SF	\$4.50	\$7.12	\$3,417		
D5040	6871364	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	3	EA	\$600.00	\$949.17	\$2,848		
D7050	6871197	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	7	13	480	SF	\$1.50	\$2.37	\$1,139		
Totals, Unescalated											\$0	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	

Juniper Elementary School / Relocatable

Juniper Elementary School / SITE

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6871314	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	10	5	4	EA	\$3,600.00	\$5,695.02	\$22,780		
D2010	6871272	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	9	6	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D6060	6871204	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	55066	SF	\$1.65	\$2.61	\$143,734		
D7030	6871222	Security/Surveillance System, Full System Installation, Average Density, Install	15	9	6	55066	SF	\$3.00	\$4.75	\$261,335		
F1020	6871362	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	27	8	18720	SF	\$200.00	\$316.39	\$5,922,821		
F1020	6871355	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	18	12	826	SF	\$25.00	\$39.55	\$32,667		
G2050	6871206	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	6800	SF	\$0.45	\$0.71	\$4,841		\$4
G2050	6871318	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	4	EA	\$4,750.00	\$7,514.26	\$30,057		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
G2050	6871200	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	1525	SF	\$2.00	\$7.53	\$11,480	\$11,480	
G2050	6871100	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	\$35,000.00	\$131,738.25	\$131,738		
G2050	6871123	Playfield Surfaces, Rubber, Small Areas, Replace	20	2	18	1200	SF	\$26.00	\$97.86	\$117,435		
G2050	6871147	Play Structure, Multipurpose, Medium, Replace	20	2	18	2	EA	\$20,000.00	\$75,279.00	\$150,558		
G2060	6871103	Park Bench, Metal Powder-Coated, Replace	20	14	6	5	EA	\$700.00	\$1,107.37	\$5,537		
G2060	6871214	Picnic Table, Metal Powder-Coated, Replace	20	12	8	42	EA	\$700.00	\$1,107.37	\$46,509		
G2060	6871356	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	5	15	1	EA	\$25,000.00	\$39,548.75	\$39,549		
G4050	6871324	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	4	EA	\$4,000.00	\$6,327.80	\$25,311		
Totals, Unescalated											\$11,480	\$4
Totals, Escalated (3.0% inflation, compounded annually)											\$11,480	\$4

\* Markup has been included in unit costs.