

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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



Miller Elementary School
1975 Miller Avenue
Escondido, California 92025

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Two permanent and 12 modular buildings
Main Address	1975 Miller Avenue, Escondido, California 92025
Site Developed	1970 Renovated 2005
Site Area	9.17 acres (estimated)
Parking Spaces	56 total spaces all in open lots; Four of which are accessible
Outside Occupants/Leased Spaces	Classroom 29 - YMCA
Date(s) of Visit	July 27, 2023
Management Point of Contact	Kevin Flemming 951.682.0470 kflemming@dlrgroup.com
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 Gregg.Young@bureauveritas.com 800.733.0660 p
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Miller Elementary School was opened in 1970. Modular units have been added to the school's perimeter in various stages starting in 1987. The original building underwent an interior modernization project in 2005, updating most interior finishings and fixtures. In 2022, the K1/K2 building received new interior upgrades including cabinetry, plumbing fixtures and floors.

Architectural

The main building consists of tilt-up concrete exterior walls and cast-in-place footings and slabs. The exterior façade consists of aluminum framed windows and steel exterior doors. A flat roof with a built-up finish overhangs the building providing a covered walkway around its entirety. Interior finishes were replaced in 2009 in most cases. For the modular units, façade consist of wood siding topped with metal roofs. For all ARCH finishes typical lifecycle replacements are expected.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The campus opened with a central system plant consisting of cooling tower, boiler and air handlers. The school was converted over to individualized rooftop packaged units in 2002. These units are now past expected useful life. Electrical service has been updated recently with new distribution panels throughout the building. Domestic hot water is limited to the food preparation area provided via a tankless water heater on the building exterior. Plumbing fixtures are roughly halfway through expected life. Fire suppression is limited to fire extinguishers. For all MEPF assets, typical lifecycle replacements are expected.

Site

Playground area pavement is in fair condition, with some minor cracking in spots. Sidewalks are free of cracks or heaving, and parking lot asphalt pavement appears to be maintained with some recent seals and striping. Most building exterior lighting fixtures have not been switched over to LED yet. 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

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

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

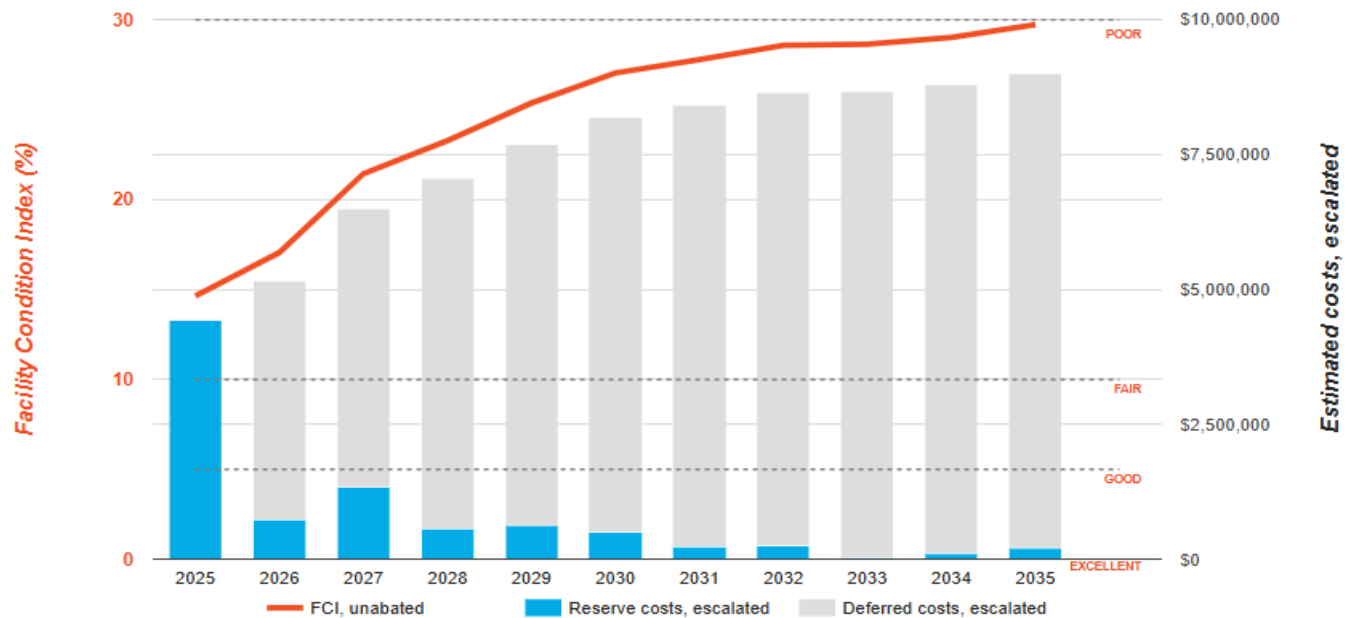
FCI Analysis Miller Elementary School(1970)			
Replacement Value	Total SF	Cost/SF	
\$ 30,295,900	46,033	\$ 800	
	Est Reserve Cost		FCI
Current	\$ 4,435,900		14.6 %
3-Year	\$ 7,051,200		23.3 %
5-Year	\$ 8,188,200		27.0 %
10-Year	\$ 9,002,200		29.7 %

FCI Analysis: Miller Elementary School

Replacement Value: \$30,295,900

Inflation Rate: 3.0%

Average Needs per Year: \$818,400



System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$348,400	\$28,900	\$372,900	\$750,200
Roofing	\$791,200	\$62,000	-	-	\$17,300	\$870,500
Interiors	-	\$311,900	\$217,200	\$238,400	\$922,700	\$1,690,200
Plumbing	-	\$643,200	-	\$86,500	\$67,100	\$796,900
HVAC	\$151,100	\$280,400	-	\$6,800	\$272,900	\$711,200
Electrical	\$127,600	\$243,800	\$187,300	\$6,900	\$53,700	\$619,300
Fire Alarm & Electronic Systems	-	\$325,000	\$220,600	\$41,200	\$515,400	\$1,102,100
Equipment & Furnishings	-	-	\$193,800	\$47,000	\$321,900	\$562,600
Special Construction & Demo	\$3,341,100	-	\$222,000	-	\$2,700	\$3,565,800
Site Development	\$24,900	\$177,600	\$306,800	\$344,200	\$353,400	\$1,206,900
Site Pavement	-	\$12,300	-	\$14,200	\$35,600	\$62,200
TOTALS (3% Inflation)	\$4,435,900	\$2,056,100	\$1,696,100	\$814,000	\$2,935,600	\$11,937,700

Immediate Needs

No immediate needs at this time

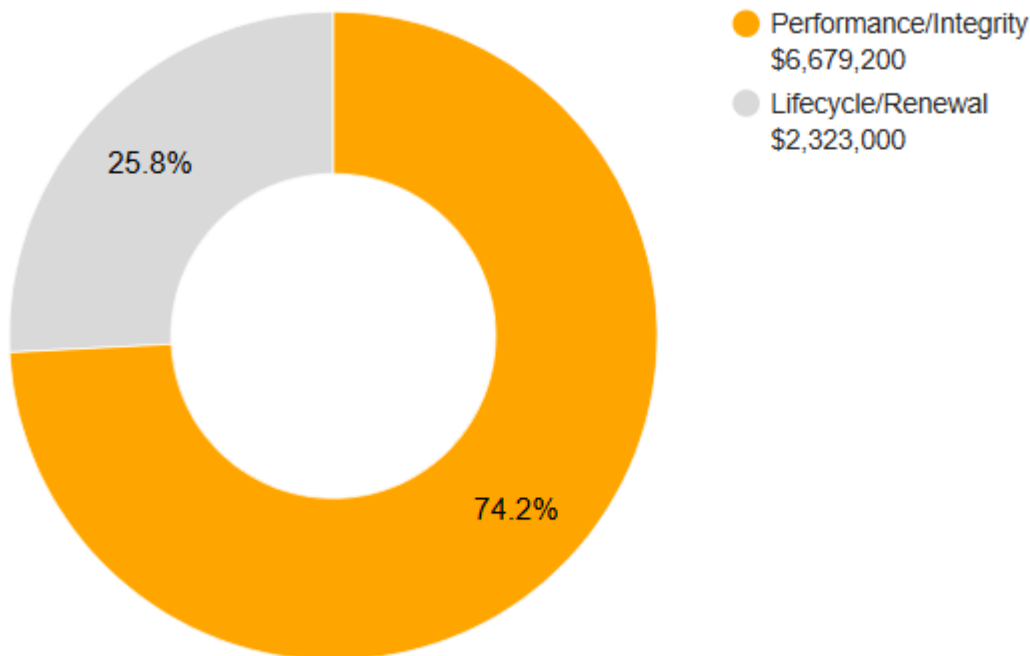
Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$9,002,200

2. Building A



Building A: Systems Summary

Address	1975 Miller Avenue, Escondido, California 92025	
Constructed/Renovated	1970/2005	
Building Size	32,275 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Low slopped construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, faux wood plank LVT, and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental Components: Ductless split systems	Poor
Fire Suppression	Fire extinguishers only	Fair

Building A: Systems Summary

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

Building A: Key Findings



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Building A Miller Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$176,700

\$\$\$\$

Past useful life - AssetCALC ID: 6874571

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Building A Miller Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,200

\$\$\$\$

Past useful life - AssetCALC ID: 6874575

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Building A Miller Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$43,600

\$\$\$\$

Past useful life - AssetCALC ID: 6874623

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Building A Miller Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,700

\$\$\$\$

Past useful life - AssetCALC ID: 6874602

3. Building K1/K2



Building K1/K2: Systems Summary

Address	1975 Miller Avenue, Escondido, California 92025	
Constructed/Renovated	1970/2022	
Building Size	2,718 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with wood roof deck	Fair
Façade	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Fair
Roof	Low slopped construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, faux wood plank LVT, and ceramic tile Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Poor
Fire Suppression	Fire extinguishers only	Fair

Building K1/K2: Systems Summary

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

Building K1/K2: Key Findings



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Building K1/K2 Miller Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,600

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Past useful life - AssetCALC ID: 6874647

4. Restroom Building



Restroom Building: Systems Summary

Address	1975 Miller Avenue, Escondido, California 92025	
Constructed/Renovated	1997	
Building Size	480 SF	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure <i>over raised floor</i>	Fair
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Low slopped construction with metal finish	Fair
Interiors	Walls: FRP Floors: Vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Restroom Building: Systems Summary		
Fire Alarm	Smoke detectors, strobes, and alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for this building/site at this time.	
Key Issues and Findings	None observed at time of assessment.	
Key Spaces Not Observed	All key areas of the property were accessible and observed.	

Building 3: Key Findings

No key findings at this time

5. Site Summary



Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramp	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with fencing Heavily furnished with picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees and planters Irrigation present Flat Topography	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: CFL and HPS Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Metal shade structure, storage shed, prefabricated modular classroom buildings	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Additional Studies	No additional studies are recommended for the general site at this time.	
Key Issues and Findings	None observed at time of assessment.	

Site: Key Findings

No key findings at this time

6. Property Space Use and Observed Areas

Areas Observed

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

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

7. 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:

- AA
- 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 1970 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.

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. 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.

10. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Miller Elementary School, 1975 Miller Avenue, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

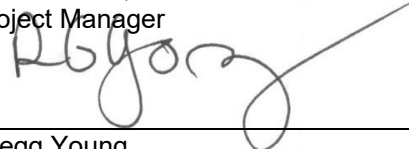
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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11. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CONCRETE TILT-UP WALLS



6 - WOOD SIDING

Photographic Overview



7 - BUILT-UP ROOFING



8 - MULTIPURPOSE ROOM



9 - LIBRARY



10 - KINDERGARTEN CLASSROOM



11 - TYPICAL CLASSROOM



12 - WALL-HUNG SINK

Photographic Overview



13 - URINAL



14 - COMMERCIAL TOILET



15 - DRINKING FOUNTAIN & FILL STATION



16 - WATER HEATER TANKLESS



17 - SPLIT SYSTEM DUCTLESS



18 - PACKAGED UNIT

Photographic Overview



19 - EXHAUST FAN



20 - SWITCHBOARD



21 - DISTRIBUTION PANELS



22 - FIRE ALARM PANEL



23 - KITCHEN SERVING WINDOW



24 - COMMERCIAL KITCHEN REFRIGERATION

Photographic Overview



25 - MODULAR CLASSROOMS



26 - STORAGE SHED STRUCTURE



27 - SHADE STRUCTURE



28 - PLAY STRUCTURE



29 - BASKETBALL COURTS



30 - ASPHALT PARKING LOT



Appendix B:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Miller Elementary School

BV Project Number: 164076.23R000-013.017

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR THRESHOLD

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix C:

Component Condition Report

Component Condition Report | Miller Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	46,700 SF	3	6874639
B2020	Building Exterior	Fair	Glazing, any type, by SF	900 SF	4	6874572
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	25	22	6874643
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	35,725 SF	0	6874568
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	30	16	6874638
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	21,563 SF	7	6874598
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	8	17	6874652
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,450 SF	20	6874628
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	45,185 SF	3	6874595

Component Condition Report | Miller Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	25,521 SF	1	6874585
C2030	Throughout building	Good	Flooring, Laminate Faux Wood	500 SF	10	6874570
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	6,192 SF	6	6874641
C2030	Restrooms	Fair	Flooring, Ceramic Tile	962 SF	20	6874644
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,712 SF	3	6874566
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	20	11	6874626
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	2	6874637
D2010	Building Exterior	Poor	Water Heater, Gas, Tankless	1	1	6874603
D2010	Throughout building	Poor	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	32,275 SF	2	6874655
D2010	Restrooms	Good	Urinal, Standard	4	27	6874617
D2010	Restrooms	Good	Toilet, Commercial Water Closet	13	27	6874600

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	6874660
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	12	27	6874618
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	6874593
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6874602
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6874623
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6874575
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	18	1	6874571
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	7	2	6874620
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	16	6874573
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	32,275 SF	0	6874661
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	36	4	6874581
D5040	Throughout building	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	32,275 SF	2	6874579
Fire Alarm & Electronic Systems						

Component Condition Report | Miller Elementary School / Building A

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Office	Good	Fire Alarm Panel, Fully Addressable	1	9	6874582
D7050	Throughout building	Poor	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	32,275 SF	3	6874604
D8010	Throughout building	Poor	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	32,275 SF	2	6874624
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen, Service Line	1 LS	5	6874629
E1030	Kitchen	Fair	Commercial Kitchen, Dishwashing Line	1 LS	5	6874640
E1030	Kitchen	Fair	Commercial Kitchen, Food Preparation Line	1 LS	5	6874611
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	2 LS	5	6874613
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6874567
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	85 LF	5	6874605
E2010	Throughout building	Fair	Casework, Cabinetry Economy	130 LF	9	6874590
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,750 SF	1	6874610

Component Condition Report | Miller Elementary School / Building K1/K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,077 SF	7	6874657
B2020	Building K1/K2	Fair	Glazing, any type, by SF	150 SF	3	6874564
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	6	20	6874633
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	2,718 SF	1	6874586
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	8	37	6874588
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,624 SF	22	6874615
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	4,077 SF	7	6874631
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	282 SF	20	6874584
C2030	Restrooms	Fair	Flooring, Ceramic Tile	94 SF	20	6874656
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	4	6874645

Component Condition Report | Miller Elementary School / Building K1/K2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Good	Flooring, Laminate Faux Wood	525 SF	12	6874635
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	94 SF	7	6874625
Plumbing						
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	27	6874576
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,718 SF	7	6874583
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Floor	1	16	6874621
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	27	6874607
HVAC						
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6874647
Electrical						
D5020	Electrical room	Poor	Switchboard, 120/208 V	1	4	6874577
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,718 SF	21	6874608
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,718 SF	17	6874574
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	4	6874616

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7050	Throughout building	Good	Fire Alarm Panel, Multiplex	1	12	6874627
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,718 SF	10	6874649
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	20 LF	12	6874619
E2010	Throughout building	Good	Casework, Cabinetry Economy	40 LF	17	6874597
Component Condition Report Miller Elementary School / Building RR						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	720 SF	4	6874630
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	10	6874654
Roofing						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	720 SF	4	6874630
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	10	6874654
Roofing						

Component Condition Report | Miller Elementary School / Building RR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Metal	480 SF	19	6880607
Interiors						
C1070	Restrooms	Fair	Suspended Ceilings, Acoustical Tile (ACT)	480 SF	6	6874653
C1090	Restrooms	Fair	Toilet Partitions, Metal	6	8	6874614
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	720 SF	3	6874606
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	480 SF	3	6874580
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	480 SF	10	6874642
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	2	6874658
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	2	6874601
D2010	Restrooms	Fair	Urinal, Standard	2	2	6874569
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	480 SF	10	6874636
D5040	Restrooms	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	11	6874609
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	480 SF	8	6874565

Component Condition Report | Miller Elementary School / Building RR

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	480 SF	10	6874592

Component Condition Report | Miller Elementary School / SITE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	6874589
Fire Alarm & Electronic Systems						
D6060	Office	Poor	Intercom/PA System, Public Address Upgrade, Facility-Wide	46,609 SF	4	6874650
Special Construction & Demo						
F1020	Playground	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	11	6874646
F1020	Playground	Fair	Shade Structure, Metal-Framed, Standard	1,900 SF	4	6874596
F1020	SITE	Fair	Shed Structure, Metal-Framed, Standard	576 SF	5	6874651
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Playfield Surfaces, Chips Wood, 6" Depth	7,875 SF	0	6874599

Component Condition Report | Miller Elementary School / SITE

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	3	5	6874632
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	44,400 SF	1	6874622
G2050	SITE	Fair	Play Structure, Swing Set, 4 Seats	4	4	6874591
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	6	6874659
G2050	Playground	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	6874594
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	70	10	6874612
G2060	Parking lot	Good	Flagpole, Metal	1	21	6874648
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	2,840 LF	2	6874578
G2060	Parking lot	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	3	13	6874634

Component Condition Report | Miller Elementary School / Modular

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Poor	Ancillary Building, Classroom/Office Module, Standard/Permanent	10,560 SF	0	6874587

Component Condition Report | Miller Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Parking lot	Fair	Signage, Property, Pylon Standard	1	6	6875966

Appendix D:

Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033
Miller Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$17,945	\$0	\$0
Miller Elementary School / Building A	\$1,041,457	\$590,734	\$1,187,076	\$491,919	\$126,593	\$191,185	\$72,719	\$146,835	\$6,813
Miller Elementary School / Building K1/K2	\$28,475	\$62,002	\$0	\$14,261	\$176,893	\$0	\$0	\$94,230	\$0
Miller Elementary School / Building RR	\$0	\$0	\$38,769	\$25,722	\$3,846	\$0	\$3,173	\$0	\$14,549
Miller Elementary School / Modular	\$3,341,078	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miller Elementary School / SITE	\$24,916	\$77,460	\$100,093	\$27,226	\$323,881	\$314,624	\$128,992	\$0	\$0
Grand Total	\$4,435,926	\$730,196	\$1,325,938	\$559,128	\$631,213	\$505,809	\$222,830	\$241,066	\$21,362

Miller Elementary School

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029
G2060	6875966	Signage, Property, Pylon Standard, Replace	20	14	6	1	EA	\$9,500.00	\$15,028.53	\$15,029					
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0

Miller Elementary School / Building A

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6874639	Exterior Walls, any painted surface, Prep & Paint	10	7	3	46700	SF	\$3.00	\$4.75	\$221,631	
B2020	6874572	Glazing, any type, by SF, Replace	30	26	4	900	SF	\$55.00	\$87.01	\$78,307	
B3010	6874568	Roofing, Built-Up, Replace	25	25	0	35725	SF	\$14.00	\$22.15	\$791,212	\$791,212
C1030	6874638	Interior Door, Wood, Solid-Core, Replace	40	24	16	30	EA	\$700.00	\$1,107.37	\$33,221	
C1070	6874598	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	21563	SF	\$3.50	\$5.54	\$119,391	
C1090	6874652	Toilet Partitions, Plastic/Laminate, Replace	20	3	17	8	EA	\$750.00	\$1,186.46	\$9,492	
C2010	6874628	Wall Finishes, Ceramic Tile, Replace	40	20	20	1450	SF	\$18.00	\$28.48	\$41,289	
C2010	6874595	Wall Finishes, any surface, Prep & Paint	10	7	3	45185	SF	\$1.50	\$2.37	\$107,221	
C2030	6874644	Flooring, Ceramic Tile, Replace	40	20	20	962	SF	\$18.00	\$28.48	\$27,393	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2030	6874641	Flooring, Vinyl Tile (VCT), Replace	15	9	6	6192	SF	\$5.00	\$7.91	\$48,977	
C2030	6874570	Flooring, Laminate Faux Wood, Replace	15	5	10	500	SF	\$7.00	\$11.07	\$5,537	
C2030	6874585	Flooring, Carpet, Commercial Standard, Replace	10	9	1	25521	SF	\$7.50	\$11.86	\$302,797	\$
C2050	6874566	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	10712	SF	\$2.50	\$3.95	\$42,365	
D2010	6874603	Water Heater, Gas, Tankless, Replace	15	14	1	1	EA	\$1,600.00	\$2,531.12	\$2,531	
D2010	6874655	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	32275	SF	\$11.00	\$17.40	\$561,632	
D2010	6874637	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	3	EA	\$1,200.00	\$1,898.34	\$5,695	
D2010	6874626	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	19	11	20	EA	\$1,100.00	\$1,740.15	\$34,803	
D2010	6874660	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	\$1,400.00	\$2,214.73	\$2,215	
D3030	6874593	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$3,400.00	\$5,378.63	\$5,379	
D3050	6874602	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$15,000.00	\$23,729.25	\$47,459	\$47,459
D3050	6874623	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$40,000.00	\$63,278.00	\$63,278	\$63,278
D3050	6874575	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$7,500.00	\$11,864.63	\$11,865	\$11,865
D3050	6874571	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	18	EA	\$9,000.00	\$14,237.55	\$256,276	\$
D3060	6874620	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	7	EA	\$1,400.00	\$2,214.73	\$15,503	
D5020	6874573	Distribution Panel, 120/208 V, Replace	30	14	16	1	EA	\$7,000.00	\$11,073.65	\$11,074	
D5030	6874661	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	32275	SF	\$2.50	\$3.95	\$127,644	\$127,644
D5040	6874579	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	32275	SF	\$4.50	\$7.12	\$229,758	
D5040	6874581	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	36	EA	\$600.00	\$949.17	\$34,170	
D7050	6874604	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	17	3	32275	SF	\$1.50	\$2.37	\$76,586	
D7050	6874582	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D8010	6874624	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	13	2	32275	SF	\$6.00	\$9.49	\$306,345	
E1030	6874629	Commercial Kitchen, Service Line, Replace	15	10	5	1	LS	\$25,000.00	\$39,548.75	\$39,549	
E1030	6874640	Commercial Kitchen, Dishwashing Line, Replace	15	10	5	1	LS	\$25,000.00	\$39,548.75	\$39,549	
E1030	6874611	Commercial Kitchen, Food Preparation Line, Replace	15	10	5	1	LS	\$20,000.00	\$31,639.00	\$31,639	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
E1030	6874613	Commercial Kitchen, Refrigeration Line, Replace	15	10	5	2	LS	\$15,000.00	\$23,729.25	\$47,459	
E1040	6874567	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$1,500.00	\$2,372.93	\$2,373	
E2010	6874605	Casework, Countertop, Plastic Laminate, Replace	15	10	5	85	LF	\$50.00	\$79.10	\$6,723	
E2010	6874590	Casework, Cabinetry Economy, Replace	20	11	9	130	LF	\$175.00	\$276.84	\$35,989	
G2020	6874610	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	16750	SF	\$0.45	\$0.71	\$11,924	
Totals, Unescalated										\$1,041,457	\$
Totals, Escalated (3.0% inflation, compounded annually)										\$1,041,457	\$

Miller Elementary School / Building K1/K2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6874657	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4077	SF	\$3.00	\$4.75	\$19,349	
B2020	6874564	Glazing, any type, by SF, Replace	30	27	3	150	SF	\$55.00	\$87.01	\$13,051	
B2050	6874633	Exterior Door, Steel, Standard, Replace	40	20	20	6	EA	\$600.00	\$949.17	\$5,695	
B3010	6874586	Roofing, Built-Up, Replace	25	24	1	2718	SF	\$14.00	\$22.15	\$60,196	
C2010	6874584	Wall Finishes, Ceramic Tile, Replace	40	20	20	282	SF	\$18.00	\$28.48	\$8,030	
C2010	6874631	Wall Finishes, any surface, Prep & Paint	10	3	7	4077	SF	\$1.50	\$2.37	\$9,674	
C2030	6874656	Flooring, Ceramic Tile, Replace	40	20	20	94	SF	\$18.00	\$28.48	\$2,677	
C2030	6874635	Flooring, Laminate Faux Wood, Replace	15	3	12	525	SF	\$7.00	\$11.07	\$5,814	
C2030	6874645	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2100	SF	\$7.50	\$11.86	\$24,916	
C2050	6874625	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	94	SF	\$2.00	\$3.16	\$297	
D2010	6874583	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	2718	SF	\$11.00	\$17.40	\$47,297	
D2010	6874621	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266	
D3050	6874647	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$9,000.00	\$14,237.55	\$28,475	\$28,47
D5020	6874577	Switchboard, 120/208 V, Replace	40	36	4	1	EA	\$80,000.00	\$126,556.00	\$126,556	
D5040	6874616	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	6	EA	\$600.00	\$949.17	\$5,695	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D5040	6874574	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	2718	SF	\$4.50	\$7.12	\$19,349	
D7050	6874649	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	2718	SF	\$1.50	\$2.37	\$6,450	
D7050	6874627	Fire Alarm Panel, Multiplex, Replace	15	3	12	1	EA	\$4,000.00	\$6,327.80	\$6,328	
E2010	6874619	Casework, Countertop, Plastic Laminate, Replace	15	3	12	20	LF	\$50.00	\$79.10	\$1,582	
E2010	6874597	Casework, Cabinetry Economy, Replace	20	3	17	40	LF	\$175.00	\$276.84	\$11,074	
Totals, Unescalated											\$28,47
Totals, Escalated (3.0% inflation, compounded annually)											\$28,47

Miller Elementary School / Building RR

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6874630	Exterior Walls, any painted surface, Prep & Paint	10	6	4	720	SF	\$3.00	\$4.75	\$3,417	
B2050	6874654	Exterior Door, Steel, Standard, Replace	40	30	10	4	EA	\$600.00	\$949.17	\$3,797	
B3010	6880607	Roofing, Metal, Replace	40	21	19	480	SF	\$13.00	\$20.57	\$9,871	
C1070	6874653	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	480	SF	\$3.50	\$5.54	\$2,658	
C1090	6874614	Toilet Partitions, Metal, Replace	20	12	8	6	EA	\$850.00	\$1,344.66	\$8,068	
C2010	6874606	Wall Finishes, Laminated Paneling (FRP), Replace	30	27	3	720	SF	\$16.00	\$25.31	\$18,224	
C2030	6874580	Flooring, Vinyl Sheeting, Replace	15	12	3	480	SF	\$7.00	\$11.07	\$5,315	
D2010	6874642	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	30	10	480	SF	\$14.00	\$22.15	\$10,631	
D2010	6874658	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	7	EA	\$1,500.00	\$2,372.93	\$16,610	
D2010	6874601	Toilet, Commercial Water Closet, Replace	30	28	2	8	EA	\$1,300.00	\$2,056.54	\$16,452	
D2010	6874569	Urinal, Standard, Replace	30	28	2	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D5030	6874636	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	480	SF	\$2.50	\$3.95	\$1,898	
D5040	6874565	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	480	SF	\$4.50	\$7.12	\$3,417	
D5040	6874609	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	3	EA	\$600.00	\$949.17	\$2,848	
D7050	6874592	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	480	SF	\$1.50	\$2.37	\$1,139	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Miller Elementary School / Modular

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
F1020	6874587	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	35	0	10560	SF	\$200.00	\$316.39	\$3,341,078	\$3,341,078
Totals, Unescalated											\$3,341,078
Totals, Escalated (3.0% inflation, compounded annually)											\$3,341,078

Miller Elementary School / SITE

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6874589	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$6,600.00	\$10,440.87	\$10,441	
D6060	6874650	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	46609	SF	\$1.65	\$2.61	\$121,660	
F1020	6874596	Shade Structure, Metal-Framed, Standard, Replace	30	26	4	1900	SF	\$50.00	\$79.10	\$150,285	
F1020	6874651	Shed Structure, Metal-Framed, Standard, Replace	30	25	5	576	SF	\$50.00	\$79.10	\$45,560	
F1020	6874646	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	50	SF	\$25.00	\$39.55	\$1,977	
G2050	6874622	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	44400	SF	\$0.45	\$1.69	\$75,204	\$75,
G2050	6874659	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	14	6	1	EA	\$5,000.00	\$7,909.75	\$7,910	
G2050	6874594	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	\$4,750.00	\$7,514.26	\$45,086	
G2050	6874599	Playfield Surfaces, Chips Wood, 6" Depth, Replace	3	3	0	7875	SF	\$2.00	\$3.16	\$24,916	\$24,916
G2050	6874591	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	4	EA	\$2,500.00	\$3,954.88	\$15,820	
G2050	6874632	Play Structure, Multipurpose, Medium, Replace	20	15	5	3	EA	\$20,000.00	\$75,279.00	\$225,837	
G2060	6874578	Fences & Gates, Fence, Chain Link 6', Replace	40	38	2	2840	LF	\$21.00	\$33.22	\$94,347	
G2060	6874612	Picnic Table, Metal Powder-Coated, Replace	20	10	10	70	EA	\$700.00	\$1,107.37	\$77,516	
G2060	6874634	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	12	13	3	EA	\$1,700.00	\$2,689.32	\$8,068	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
Totals, Unescalated										\$24,916	\$75,	
Totals, Escalated (3.0% inflation, compounded annually)										\$24,916	\$77,	

* Markup has been included in unit costs.