

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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



Mission Middle School  
939 East Mission Avenue  
Escondido, California 92025

### **PREPARED BY:**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	School campus
Number of Buildings	Nine
Main Address	939 East Mission Avenue, Escondido, California 92025
Site Developed	1954 Two-story building construction 2017 Portables 1987/88, 1990, 2000, 2004 Renovated 2020-2021
Site Area	15.5 acres (estimated)
Parking Spaces	92 total spaces all in open lots; 2 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 10-11, 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)	Sterling Watson, Project Manager 760.215.2325
Assessment and Report Prepared By	M. Nezar Tibi
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

The middle school campus was originally constructed between 1954 and 1958. The office building was added in 1980. Twenty-six portable classroom buildings are generally built from 1987 to 1990. Six more were added between 1997 and 2000. A two-story classroom building was constructed in 2017. A major renovation was completed for the school campus in 2020.

### Architectural

The buildings are wood-frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The original buildings have exterior envelopes consisting of the original cement stucco finish, single-pane, wood-framed windows, and steel doors with low sloped wood-framed roofs with modified bituminous and metal finishes. The new buildings exterior walls have a combination of stucco and a wood siding. Interior finishes vary in age and have been well maintained throughout the facilities. Typical interior and exterior finish replacements are anticipated.

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

The HVAC systems are a combination of rooftop package units for the permanent buildings and wall-mounted heat pumps for the portables and part of the MPR building. The heat pumps have been replaced on an as-needed basis. HVAC equipment is anticipated for lifecycle replacement based on normal wear. The electrical system consists of a switchboard and distribution panels in various buildings. The plumbing system is in fair condition and no issues were reported. Building None of the buildings are protected by a fire sprinkler system, except for the two-story building. One elevator is serving the two-story building.

### Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The asphalt basketball courts are generally in fair condition. In addition to periodic sealing and striping, the asphalt is anticipated for lifecycle replacement based on useful life and normal wear.

### Recommended Additional Studies

The east roadway adjacent to the office building and south of the basketball courts gets flooded during heavy rains. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.



## 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
Mission Middle School / Building 01-06	\$800	9,500	\$6,175,000	0.0%	0.0%	1.5%	4.4%
Mission Middle School / Building 11-16	\$800	9,500	\$6,175,000	0.0%	0.0%	1.5%	5.0%
Mission Middle School / Building 21-26	\$800	9,500	\$6,175,000	0.0%	0.0%	1.5%	4.3%
Mission Middle School / Building 31	\$800	2,200	\$1,430,000	0.1%	11.5%	11.5%	22.9%
Mission Middle School / Building 32-33	\$800	2,280	\$1,482,000	1.5%	4.2%	5.1%	17.1%
Mission Middle School / MPR	\$800	12,500	\$8,125,000	0.0%	2.6%	3.5%	23.3%
Mission Middle School / Office	\$800	6,800	\$4,420,000	0.0%	0.0%	2.6%	4.9%
Mission Middle School / PE 37-38	\$800	33,348	\$21,676,200	0.0%	0.1%	0.5%	1.5%
Mission Middle School / Two Story Building	\$800	16,844	\$10,948,600	0.0%	1.9%	1.9%	3.8%

### 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
Structure	-	-	-	\$3,200	-	\$3,200
Facade	\$28,500	\$37,300	\$392,000	\$250,100	\$624,400	\$1,332,300
Roofing	-	-	\$7,300	\$410,100	\$1,233,100	\$1,650,500
Interiors	-	\$205,700	\$295,000	\$690,300	\$1,387,600	\$2,578,600
Conveying	-	-	-	\$17,500	\$11,300	\$28,800
Plumbing	-	\$3,100	\$5,500	\$30,200	\$449,000	\$487,800
HVAC	-	\$137,000	\$14,600	\$447,900	\$1,066,400	\$1,666,000
Fire Protection	-	-	-	\$16,000	\$47,100	\$63,200
Electrical	-	-	-	\$332,000	\$801,500	\$1,133,500
Fire Alarm & Electronic Systems	-	-	-	\$492,400	\$562,500	\$1,054,900
Equipment & Furnishings	-	-	\$114,800	\$487,700	\$403,000	\$1,005,500
Special Construction & Demo	-	\$6,122,400	\$1,681,600	\$2,310,600	-	\$10,114,600
Site Pavement	\$92,200	\$24,300	\$24,800	\$56,900	\$396,900	\$595,200
Site Utilities	-	-	-	\$72,100	\$68,300	\$140,400
Site Development	\$15,000	\$9,800	\$201,200	\$572,500	\$699,900	\$1,498,300
Follow-up Studies	\$22,100	-	-	-	-	\$22,100
<b>TOTALS (3% inflation)</b>	<b>\$157,800</b>	<b>\$6,539,600</b>	<b>\$2,736,700</b>	<b>\$6,189,600</b>	<b>\$7,751,200</b>	<b>\$23,374,900</b>

## Immediate Needs

Facility/Building	Total Items	Total Cost
Mission Middle School / Site	4	\$38,100
<b>Total</b>	<b>4</b>	<b>\$38,100</b>

### Site

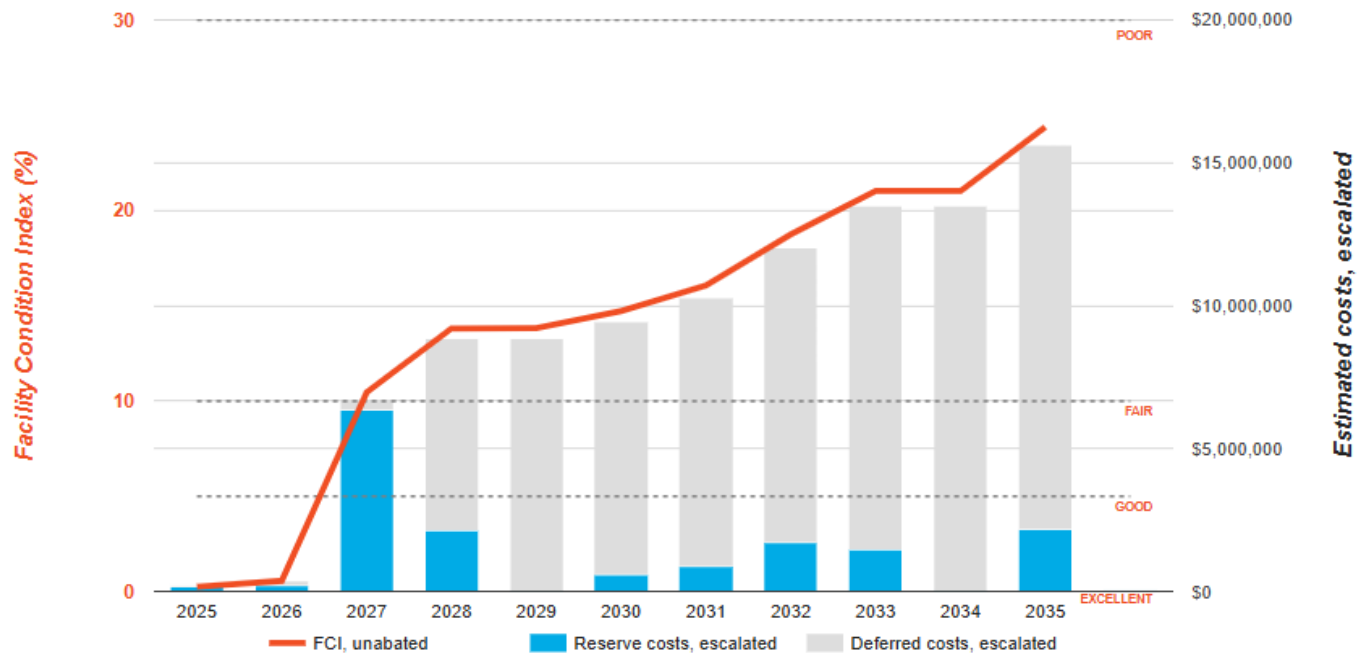
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6889988	Mission Middle School / Site	Basketball court	G2010	Roadways, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$12,600
6889985	Mission Middle School / Site	Field	G2080	Landscaping, Sod at Eroded Areas, Repair	Poor	Performance/Integrity	\$10,300
6889983	Mission Middle School / Site	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Retrofit/Adaptation	\$7,600
6889969	Mission Middle School / Site	Site	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	NA	Retrofit/Adaptation	\$7,600
<b>Total (4 items)</b>							<b>\$38,100</b>

## FCI Analysis: Mission Middle School

Replacement Value: \$64,077,700

Inflation Rate: 3.0%

Average Needs per Year: \$1,420,400



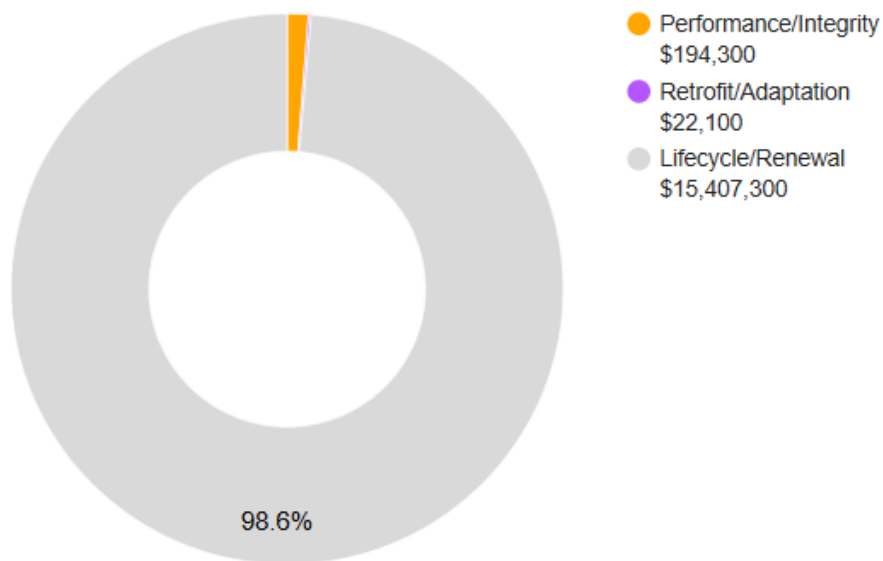
## Plan Types

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: \$15,623,700**

## 2. Building 01-06



### Building 1-6: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	2020	
<b>Building Size</b>	9,500 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 and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile and Unfinished Floors: VCT and Unfinished Ceilings: ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: sinks in some classroom	Good
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems, Split-system heat pumps and exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Good

## Building 1-6: Systems Summary

<b>Electrical</b>	Source & Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm system 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.	

### 3. Building 11-16



#### Building 11-16: Systems Summary

Address	939 East Mission Avenue, Escondido, California 92025	
Constructed/Renovated	2020	
Building Size	9,500 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile and Unfinished Floors: VCT, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units Supplemental components: Split-system heat pumps and exhaust fans	Good
Fire Suppression	Fire extinguishers only	Good

## Building 11-16: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	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.	



## 4. Building 21-26



### Building 21-26: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	2020	
<b>Building Size</b>	9,500 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 and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile and Unfinished Floors: VCT, ceramic tile and unfinished concrete Ceilings: Painted gypsum board and ACT	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems and exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Good



## Building 21-26: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm system 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.	

## 5. Building 31



### Building 31: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1954 / as needed	
<b>Building Size</b>	2,200 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 and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Steel	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board and Unfinished Floors: Carpet and unfinished concrete Ceilings: ACT and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: None Hot Water: None Fixtures: None	--
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fan	Good
<b>Fire Suppression</b>	Fire extinguishers only	Good

## Building 31: Systems Summary

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

## 6. Building 32-33



### Building 32-33: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1954/as needed	
<b>Building Size</b>	2,280 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 and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Wood	Poor
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, and VCT Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Sinks in classroom	Fair
<b>HVAC</b>	Non-Central System: Heat pumps Supplemental components: Exhaust fans	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good

## Building 32-33: Systems Summary

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

## 7. MPR



### MPR: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1958/as needed	
<b>Building Size</b>	12,400 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 and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: Wood	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile, FRP and Unfinished Floors: VCT, ceramic tile, rubber tiles and unfinished concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Split-system heat pumps, Make-up air unit, Heat pump and exhaust fans	Fair
<b>Fire Suppression</b>	Fire extinguishers and kitchen hood system.	Good

## MPR: Systems Summary

<b>Electrical</b>	Source & Distribution: panel with copper wiring Interior Lighting: Linear fluorescent and incandescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm system with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>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.	



## 8. Office Building



### Office Building: Systems Summary

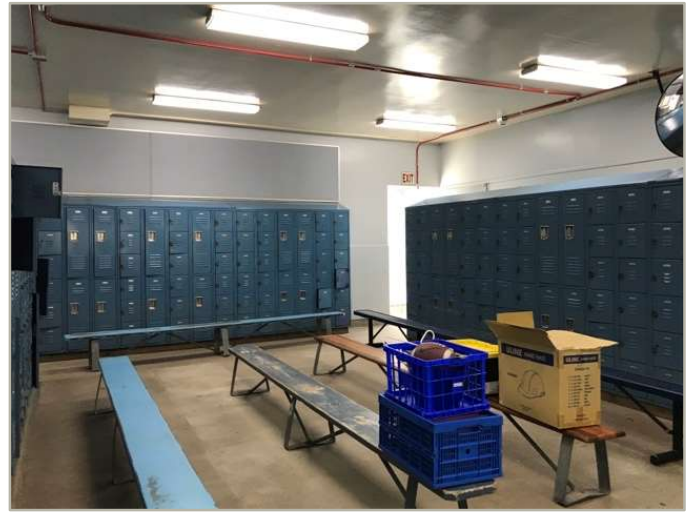
<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	2020	
<b>Building Size</b>	6,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Shed construction with metal finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, vinyl, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile and unfinished concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Good
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Ductless split-systems and exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Good



## Office Building: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm system 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.	

## 9. Physical Education Building 37-38



### PE Building 37-38: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	1958/as needed	
<b>Building Size</b>	3,348 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 and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Stucco Windows: None	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: VCT, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board and Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, showers and sinks in all restrooms	Fair
<b>HVAC</b>	No heating or cooling system Supplemental components: Exhaust fans	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair

## PE Building 37-38: Systems Summary

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

## 10. Two-Story Building



### Building 6: Systems Summary

<b>Address</b>	939 East Mission Avenue, Escondido, California 92025	
<b>Constructed/Renovated</b>	2017	
<b>Building Size</b>	16,844 SF	
<b>Number of Stories</b>	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
<b>Façade</b>	Primary Wall Finish: Cement board siding Secondary Wall Finish: Stucco Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Good
<b>Interiors</b>	Walls: Vinyl, ceramic tile and Unfinished Floors: Carpet, VCT, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Good
<b>Elevators</b>	Passenger: One hydraulic car serving all two floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Packaged units Supplemental components: Exhaust fans	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good

## Building 6: Systems Summary

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm system 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>	None observed at the time of assessment.	
<b>Key Spaces Not Observed</b>	All key areas of the property were accessible and observed.	

## 11. Site Summary



Site Information		
System	Description	Condition
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link and wrought iron fencing; CMU wall dumpster enclosures Sports fields and courts with fencing, and site lights	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED and incandescent	Fair
<b>Ancillary Structures</b>	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>	The east roadway adjacent to the office building and the area south of the basketball court gets flooded during heavy rains. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	

Site Information

Key Issues and Findings

Severe alligator cracking and potholes at parking lots and roadways, parking lots seal and stripe, eroded landscaping areas, and inadequate lot drainage issues



## 12. 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.



## 13. 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 1954-1958. Major renovation was completed during the construction of the new two-story building in 2017 and 2020. Modulars building were added to school campus between 1988-2000.

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

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

## 14. 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.

## 15. 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.

## 16. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mission Middle School, 939 East Mission Avenue, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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## 17. Appendices

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- Appendix A: Photographic Record
- 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 G: Equipment Inventory List

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - OFFICE BUILDING



2 - BUILDING 1-6



3 - BUILDING 11-16



4 - TWO STORY BUILDING



5 - MPR BUILDING



6 - PHYSICAL EDUCATION BUILDING

## Photographic Overview



7 - ANCILLARY BUILDING



8 - RESTROOM BUILDING



9 - EXTERIOR DOORS



10 - EXTERIOR DOORS



11 - EXTERIOR DOOR



12 - INTERIOR DOOR



## Photographic Overview



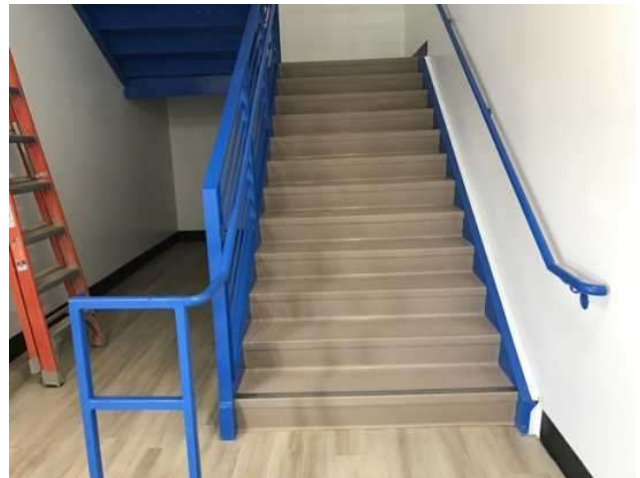
13 - WINDOWS



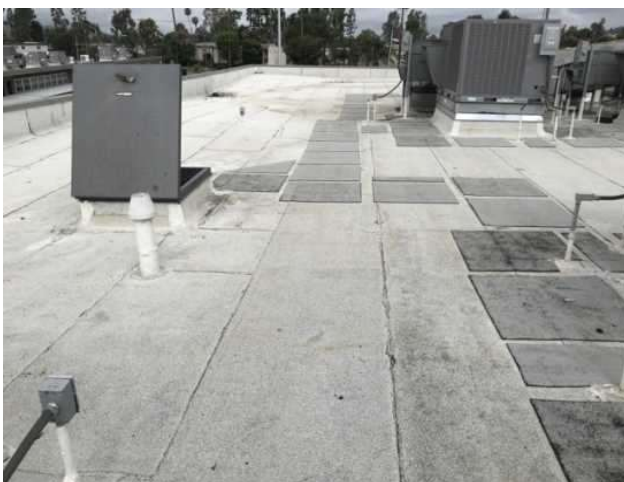
14 - WINDOWS



15 - INTERIOR OVERHEAD DOOR



16 - INTERIOR STAIRS



17 - ROOFING



18 - ROOFING

## Photographic Overview



19 - LOBBY



20 - OFFICE



21 - LIBRARY



22 - MPR



23 - HALLWAY



24 - CLASSROOM



## Photographic Overview



25 - ART CLASSROOM



26 - CLASSROOM



27 - COMMERCIAL KITCHEN



28 - LOCKER ROOM



29 - TOILET PARTITIONS



30 - SINK/LAVATORY

## Photographic Overview



31 - TOILET



32 - URINALS



33 - PACKAGED UNIT



34 - PACKAGED UNIT



35 - MAKE-UP AIR UNIT



36 - HEAT PUMP



## Photographic Overview



37 - SPLIT SYSTEM DUCTLESS



38 - EXHAUST FAN



39 - WATER HEATER



40 - SWITCHBOARD



41 - DISTRIBUTION PANEL



42 - FIRE ALARM PANEL

## Photographic Overview



43 - WALK-IN FREEZER



44 - TRASH COMPACTOR



45 - LUNCH SHELTER



46 - BASKETBALL COURT



47 - SIDEWALK



48 - DRIVEWAY



## Photographic Overview



49 - PARKING LOTS



50 - PARKING LOTS



51 - ROADWAYS



52 - DUMPSTER ENCLOSURE



53 - FIELD



54 - BACKFLOW PREVENTER

## Appendix B:

### Site Plan

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# Site Plan



**BUREAU  
VERITAS**

## Project Number

164076.23R000-014.017

## Source

Google

## Project Name

Mission Middle School

## On-Site Date

August 10-11, 2023



## Appendix C:

### Pre-Survey Questionnaire

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

<b>Building / Facility Name:</b>	Mission Middle School
<b>Name of person completing form:</b>	Assessor
<b>Title / Association w/ property:</b>	
<b>Length of time associated w/ property:</b>	
<b>Date Completed:</b>	8/10/2023
<b>Phone Number:</b>	
<b>Method of Completion:</b>	INCOMPLETE - client/POC unwilling or unable to complete

---

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



*Signature of Assessor*

*Signature of POC*

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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Mission Middle School

BV Project Number: 164076.23R000-014.017

### 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



CURB CUT

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

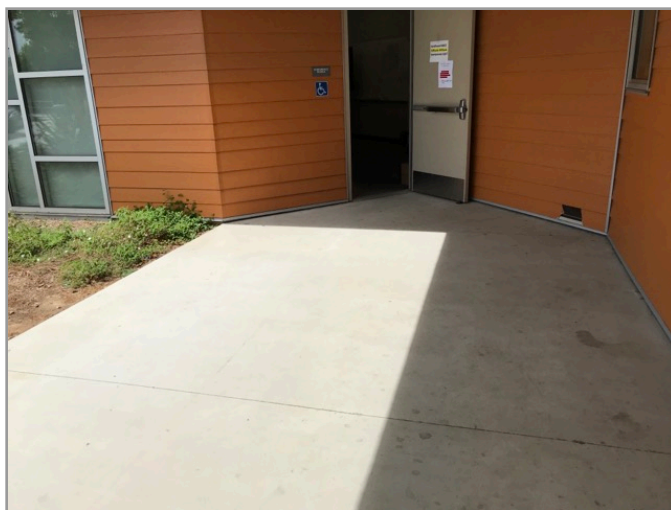
<b>7</b>	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	✕			
<b>8</b>	Do ramps and stairs on an accessible route appear to have compliant handrails?	✕			
<b>9</b>	For stairways that are open underneath, are permanent barriers present that prevent or discourage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

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

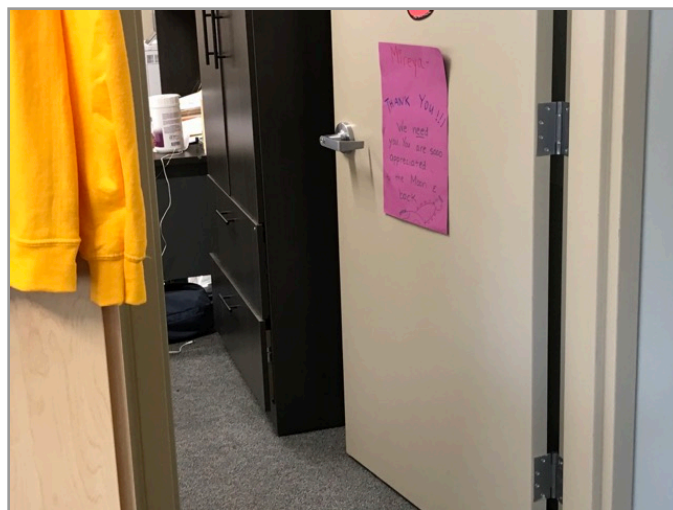


## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

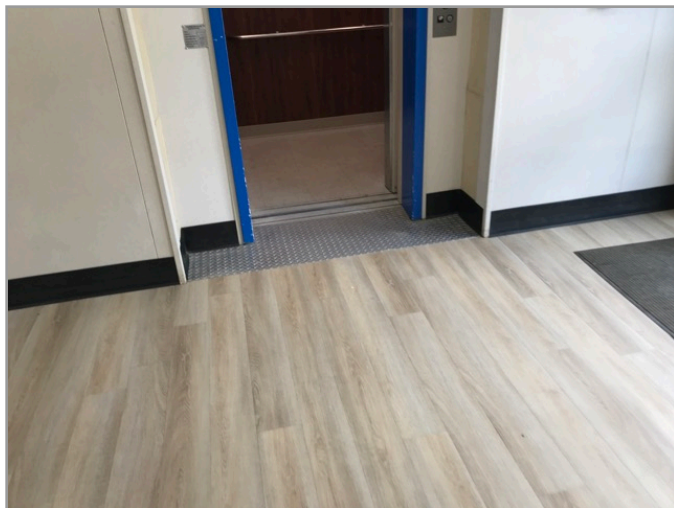
Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible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



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

## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CAB



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 ?	✕			
<b>8</b>	Are audible and visual floor position indicators provided in the elevator car?	✕			
<b>9</b>	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



SINK CLEARANCE



KITCHEN OVERVIEW

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

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

### Playgrounds & Swimming Pools



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 ?			✗	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

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

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## Component Condition Report | Mission Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1020	Lunch shelter	Good	Roof Structure, Flat, Metal Deck Over Steel Beams	2,100 SF	51	6889975
<b>Facade</b>						
B2010	Restrooms	Fair	Exterior Walls, any painted surface, Prep & Paint	800 SF	3	6889953
B2050	Restrooms	Fair	Exterior Door, Steel, Standard	3	16	6889993
<b>Roofing</b>						
B3010	Restrooms	Fair	Roofing, Metal	550 SF	16	6889954
B3010	Lunch shelter	Good	Roofing, Metal	6,200 SF	16	6889962
<b>Interiors</b>						
C1070	Restrooms	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	550 SF	8	6889964
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	600 SF	13	6889992
C2030	Restrooms	Fair	Flooring, Ceramic Tile	550 SF	13	6889986
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	13	6889984
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	3	13	6889966

## Component Condition Report | Mission Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	14	13	6889968
D2010	Site	Good	Backflow Preventer, Domestic Water	2	13	6889957
<b>Electrical</b>						
D5020	Site	Fair	Switchboard, 120/208 V	1	10	6889974
<b>Equipment &amp; Furnishings</b>						
E1030	Site	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	6	6889967
<b>Special Construction &amp; Demo</b>						
F1020	Portable-50-67	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	18,240 SF	2	6889963
F1020	Portable-71-74	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	3,840 SF	7	6889987
F1020	Portable-75-76	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,920 SF	10	6889958
F1020	Portable-77-78	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,920 SF	3	6889994
F1020	Portable-79-80	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,920 SF	3	6889991
F1020	Portable-34	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,024 SF	3	6889973

## Component Condition Report | Mission Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2010	Basketball court	Poor	Roadways, Pavement, Asphalt, Repair	1,500 SF	0	6889988
G2010	Roadway	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	9,500 SF	0	6889956
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	33,200 SF	1	6889978
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,000 SF	0	6889970
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	33,200 SF	11	6889979
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	14,500 SF	42	6889980
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	13,300 SF	1	6889982
G2050	Field	Fair	Trail, Natural, Soil, Replace/Install	24,500 SF	3	6889989
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	8	6889977
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	13,300 SF	11	6889990
<b>Sitework</b>						
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	750 LF	42	6889959



**Component Condition Report | Mission Middle School / Site**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Dumpster Enclosure, Gates, Metal, Replace/Install	2	16	6889955
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	6889965
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	1,100 LF	18	6889995
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	80 LF	36	6889961
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,600 LF	16	6889960
G2080	Field	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	225,000 SF	8	6889976
G2080	Field	Poor	Landscaping, Sod at Eroded Areas, Repair	9,500 SF	0	6889985
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	7	13	6889972
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	9	8	6889981
<b>Follow-up Studies</b>						
P2030	Site	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	6889983
P2030	Site	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	6889969

# Component Condition Report | Mission Middle School / Two Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Staircase	Good	Stair Treads, Raised Rubber Tile	150 SF	10	6890014
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,500 SF	2	6890018
B2010	Building Exterior	Good	Exterior Walls, Fiber Cement Siding	11,500 SF	37	6890035
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	32	22	6890005
B2050	Throughout building	Fair	Overhead/Dock Door, any type, by SF, Refinish	6	2	6889998
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	35	6890030
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	25	6890034
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	5,200 SF	12	6890009
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	28	32	6890036

## Component Condition Report | Mission Middle School / Two Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout	Good	Door Hardware, School, per Door	33	22	6890342
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	15,500 SF	17	6890019
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	18	12	6890008
C2010	Throughout building	Fair	Wall Finishes, Vinyl	17,500 SF	7	6890011
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	600 SF	32	6890032
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	12,500 SF	2	6890025
C2030	Restrooms	Good	Flooring, Ceramic Tile	700 SF	32	6890004
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,500 SF	7	6890013
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	3	6890016
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	6890033
D1010	Elevator room	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	22	6890010
D1010	Elevator room	Good	Elevator Controls, Automatic, 1 Car	1	12	6890029
Plumbing						

## Component Condition Report | Mission Middle School / Two Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	12	22	6890007
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	6889999
D2010	Restrooms	Good	Toilet, Commercial Water Closet	18	22	6890012
D2010	Custodian room	Good	Sink/Lavatory, Service Sink, Floor	1	27	6890021
D2010	Restrooms	Good	Urinal, Waterless	6	22	6890017
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	16	22	6890028
D2010	Custodian room	Fair	Water Heater, Gas, Tankless	1	7	6890020
HVAC						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	4	12	6890015
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	16,844 SF	22	6890003
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	8	12	6889996
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	12	6890023
Fire Protection						

## Component Condition Report | Mission Middle School / Two Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	16,844 SF	17	6890024
<b>Electrical</b>						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	6890000
D5020	Electrical room	Good	Distribution Panel, 277/480 V	2	22	6890031
D5020	Electrical room	Good	Distribution Panel, 277/480 V	2	22	6890026
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	16,844 SF	32	6889997
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,844 SF	12	6890022
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	12	6890006
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	16,844 SF	12	6890002
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	16,844 SF	7	6890027



## Component Condition Report | Mission Middle School / Two Story Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	16,844 SF	12	6890001

## Component Condition Report | Mission Middle School / Building 01-06

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	6889465
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	110	25	6889458
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	25	6889464
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	14	35	6889438
B2050	Art classroom	Good	Overhead Door, Residential Garage, 7'x8' (56 SF)	2	25	6889470
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	15	6889462

## Component Condition Report | Mission Middle School / Building 01-06

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	120 LF	15	6889457
<b>Interiors</b>						
C1030	Throughout	Good	Door Hardware, School, per Door	20	25	6890326
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	3	35	6889469
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	20	6889471
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	7,500 SF	5	6889468
C2010	Throughout building	Good	Wall Finishes, Vinyl	5,500 SF	10	6889454
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	6,500 SF	10	6889450
<b>Plumbing</b>						
D2010	Janitor room	Good	Sink/Lavatory, Service Sink, Floor	1	30	6889461
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	6889443
<b>HVAC</b>						
D3030	Roof	Good	Split System Ductless, Single Zone	2	10	6889444

## Component Condition Report | Mission Middle School / Building 01-06

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	10	6889439
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,500 SF	25	6889449
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	15	6889442
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	5	15	6889463
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	15	6889460
<b>Electrical</b>						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	6889451
D5020	Electrical room	Good	Distribution Panel, 277/480 V	2	25	6889455
D5020	Classroom	Good	Distribution Panel, 120/240 V	1	25	6889441
D5020	Electrical room	Good	Switchboard, 277/480 V	1	35	6889445
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,500 SF	35	6889466
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,500 SF	15	6889447

## Component Condition Report | Mission Middle School / Building 01-06

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	15	6889453
Fire Alarm & Electronic Systems						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,500 SF	15	6889459
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	9,500 SF	10	6889448
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,500 SF	15	6889446
Equipment & Furnishings						
E1030	Art classroom	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	3	25	6889452
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	80 LF	15	6889440
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	80 LF	35	6889456

## Component Condition Report | Mission Middle School / Building 11-16

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

## Component Condition Report | Mission Middle School / Building 11-16

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	6889498
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	110	25	6889474
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	25	6889489
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	35	6889496
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	15	6889484
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	110 LF	15	6889477
<b>Interiors</b>						
C1030	Throughout	Good	Door Hardware, School, per Door	18	25	6890335
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	9	35	6889490
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,300 SF	20	6889504
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	4	15	6889485



## Component Condition Report | Mission Middle School / Building 11-16

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, Vinyl	4,500 SF	10	6889479
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	35	6889473
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,500 SF	5	6889503
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	35	6889507
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	8,200 SF	10	6889508
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	5	6889482
<b>Plumbing</b>						
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	25	6889476
D2010	Library	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	6889500
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	6889491
D2010	Restrooms	Good	Urinal, Waterless	3	25	6889475
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	25	6889494
<b>HVAC</b>						
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	4	10	6889478

## Component Condition Report | Mission Middle School / Building 11-16

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,500 SF	25	6889472
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	15	6889495
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	5	15	6889499
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	15	6889505
<b>Electrical</b>						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	6889492
D5020	Electrical room	Good	Distribution Panel, 277/480 V	2	25	6889501
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,500 SF	35	6889481
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	15	6889493
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,500 SF	15	6889483
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,500 SF	15	6889487

## Component Condition Report | Mission Middle School / Building 11-16

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	9,500 SF	10	6889497
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,500 SF	15	6889486
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	10	6889506

### Equipment & Furnishings

E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	90 LF	15	6889480
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	90 LF	35	6889502

## Component Condition Report | Mission Middle School / Building 21-26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	5	6889581
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	110	25	6889592

## Component Condition Report | Mission Middle School / Building 21-26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	8	35	6889574
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	15	6889565
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	110 LF	15	6889570
<b>Interiors</b>						
C1030	Throughout	Good	Door Hardware, School, per Door	13	25	6890336
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	5	35	6889579
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	20	6889571
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	7	15	6889593
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	5,500 SF	5	6889588
C2010	Throughout building	Good	Wall Finishes, Vinyl	3,500 SF	10	6889572
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	700 SF	35	6889566
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	8,500 SF	10	6889587

## Component Condition Report | Mission Middle School / Building 21-26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	35	6889564
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	5	6889563
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	7	25	6889577
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	6889589
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	25	6889594
D2010	Building exterior	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	10	6889591
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone	2	10	6889584
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	9,500 SF	25	6889561
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	5	15	6889580
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	15	6889590
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	15	6889583
Electrical						



## Component Condition Report | Mission Middle School / Building 21-26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Distribution Panel, 277/480 V	2	25	6889567
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	6889562
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,500 SF	35	6889569
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	15	6889568
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,500 SF	15	6889582
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	9,500 SF	15	6889573
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	9,500 SF	10	6889585
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,500 SF	15	6889586
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	90 LF	15	6889575

## Component Condition Report | Mission Middle School / Building 21-26

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	90 LF	35	6889578

## Component Condition Report | Mission Middle School / Building 31

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	3	6889595
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	16	8	6889618
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	13	6889605
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	2	0	6889599
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,900 SF	6	6889612
B3010	Roof	Fair	Roofing, Built-Up	300 SF	3	6889610
Interiors						

## Component Condition Report | Mission Middle School / Building 31

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	9	6	6889601
C1030	Throughout	Fair	Door Hardware, School, per Door	12	12	6890337
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,200 SF	8	6889607
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	2	6889598
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	1	6889606
<b>HVAC</b>						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	6	1	6889604
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	2,200 SF	25	6889596
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	6889600
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	2	10	6889615
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	25	6889613

## Component Condition Report | Mission Middle School / Building 31

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	6889603
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,200 SF	13	6889616
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,200 SF	8	6889608
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	6	6889611
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	2,200 SF	10	6889609
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,200 SF	8	6889617
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	24 LF	10	6889614
E2010	Throughout building	Fair	Casework, Cabinetry Economy	24 LF	6	6889602

## Component Condition Report | Mission Middle School / Building 32-33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,300 SF	3	6889637
B2020	Building Exterior	Poor	Window, Wood, up to 15 SF	18	0	6889621
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	16	6889633
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,300 SF	8	6889639
Interiors						
C1030	Throughout	Fair	Door Hardware, School, per Door	3	8	6890338
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	8	6889623
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,500 SF	3	6889638
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,300 SF	2	6889624
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	900 SF	4	6889625
Plumbing						

## Component Condition Report | Mission Middle School / Building 32-33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	10	6889641
HVAC						
D3030	Rear of building	Fair	Heat Pump, Packaged & Wall-Mounted	2	6	6889634
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	2,280 SF	8	6889636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	4	6889635
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	2	10	6889622
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,280 SF	14	6889627
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,280 SF	6	6889632
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	6889640
Fire Alarm & Electronic Systems						



## Component Condition Report | Mission Middle School / Building 32-33

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	2,280 SF	10	6889630
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,280 SF	8	6889629

### Equipment & Furnishings

E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	28 LF	6	6889626
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	28 LF	14	6889631

## Component Condition Report | Mission Middle School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	16,500 SF	3	6889677
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	25	10	6889650
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	10	6889654

## Component Condition Report | Mission Middle School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	20	6889663
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Modified Bitumen	12,400 SF	6	6889703
<b>Interiors</b>						
C1030	Throughout	Fair	Door Hardware, School, per Door	28	12	6890339
C1030	Throughout building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	4	16	6889697
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	18	6889666
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,500 SF	10	6889673
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	6	6889710
C2010	Throughout building	Fair	Wall Finishes, Vinyl	1,400 SF	5	6889679
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	16	6889648
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,500 SF	3	6889701
C2010	Commercial kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	900 SF	11	6889664

**Component Condition Report | Mission Middle School / MPR**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Stage	Fair	Flooring, Rubber Tile	200 SF	5	6889669
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	7,500 SF	6	6889645
C2030	Commercial kitchen	Fair	Flooring, Ceramic Tile	2,900 SF	16	6889684
C2030	Restrooms	Fair	Flooring, Ceramic Tile	250 SF	16	6889667
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,500 SF	3	6889700
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	12	6889681
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	6889675
D2010	Commercial kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	11	6889702
D2010	Restrooms	Fair	Urinal, Waterless	2	12	6889662
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	6889683
D2010	Roof	Fair	Water Heater, Gas, Residential	1	1	6889706
D2010	Commercial kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	13	6889680
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	12	6889691

## Component Condition Report | Mission Middle School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building exterior	Fair	Heat Pump, Packaged & Wall-Mounted	7	6	6889690
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	1	6889686
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	6	6889704
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,400 SF	10	6889668
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	6889707
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	6	6889653
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	3	6	6889644
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	2	8	6889708
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	8	6889705
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	13	6889660

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Stage	Fair	Distribution Panel, 120/240 V	1	8	6889651
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	25	6889698
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	13	6889655
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,400 SF	16	6889671
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,400 SF	8	6889692
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	9	8	6889693
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	12,400 SF	8	6889685
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	12,400 SF	10	6889652
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,400 SF	8	6889661
Equipment & Furnishings						

## Component Condition Report | Mission Middle School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	6	6889688
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	6889689
E1030	Commercial kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	5	6889687
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Processor	2	3	6889658
E1030	Commercial kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	3	6889678
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	6	6889682
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steam Kettle	2	8	6889672
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	13	6889647
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	3	6	6889646
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	3	6	6889643

## Component Condition Report | Mission Middle School / MPR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	7	6889657
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	2	6	6889659
E1030	Commercial kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	6889665
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	6	5	6889670
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	6	6889709
E1030	Commercial kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	13	6889656
E1030	Commercial kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	2	8	6889694
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	700 SF	6	6889649

## Component Condition Report | Mission Middle School / Office

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



**Component Condition Report | Mission Middle School / Office**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	8,500 SF	5	6889903
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	1,800 SF	25	6889880
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	16	25	6889906
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	35	6889912
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	25	6889882
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal	2,300 SF	35	6889907
B3010	Roof	Good	Roofing, Modified Bitumen	4,100 SF	15	6889876
<b>Interiors</b>						
C1030	Throughout	Good	Door Hardware, School, per Door	19	26	6890340
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	12	35	6889878
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,800 SF	20	6889885

## Component Condition Report | Mission Middle School / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	2,100 SF	5	6889890
C2010	Throughout building	Good	Wall Finishes, Vinyl	6,500 SF	10	6889896
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	300 SF	35	6889895
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,200 SF	5	6889900
C2030	Restrooms	Good	Flooring, Ceramic Tile	200 SF	35	6889905
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	3,200 SF	10	6889910
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	180 SF	6	6889897
Plumbing						
D2010	Throughout building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	26	6889911
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	4	26	6889894
D2010	Restrooms	Good	Toilet, Commercial Water Closet	4	25	6889914
D2010	Custodian room	Good	Water Heater, Gas, Tankless	1	10	6889893
D2010	Custodian room	Good	Sink/Lavatory, Service Sink, Floor	1	31	6889881

## Component Condition Report | Mission Middle School / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone	1	11	6889883
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	6,800 SF	25	6889904
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	6889879
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	6889888
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	15	6889877
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	4	16	6889913
Electrical						
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	26	6889889
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown	1	25	6889887
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,800 SF	35	6889886
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	15	6889875
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,800 SF	15	6889884

## Component Condition Report | Mission Middle School / Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Good	Intercom/PA System, Intercom System Upgrade, Facility-Wide	6,800 SF	15	6889899
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	6,800 SF	10	6889909
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,800 SF	15	6889892
<b>Equipment &amp; Furnishings</b>						
E1040	Lobby	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	6889898
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	28 LF	16	6889908
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	28 LF	36	6889901
<b>Sitework</b>						
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	19	16	6889902

## Component Condition Report | Mission Middle School / PE 37-38

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	800 SF	0	6889916
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	6	6889922
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	3,348 SF	8	6889928
<b>Interiors</b>						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	2	8	6889921
C1030	Throughout	Fair	Door Hardware, School, per Door	10	12	6890341
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	88 LF	5	6889941
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	8	6889939
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,100 SF	35	6889947
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,800 SF	3	6889948
C2030	Throughout building	Good	Flooring, Ceramic Tile	3,000 SF	28	6889946

## Component Condition Report | Mission Middle School / PE 37-38

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	250 SF	5	6889943
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,100 SF	3	6889927
<b>Plumbing</b>						
D2010	Electrical room	Good	Water Heater, Gas, Residential, 30 to 50 GAL	1	8	6889923
D2010	Restrooms	Fair	Urinal, Waterless	3	13	6889930
D2010	Restrooms	Fair	Shower, Ceramic Tile	12	13	6889944
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	13	6889950
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	16	6889942
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,348 SF	16	6889925
<b>HVAC</b>						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	2	3	6889918
<b>Electrical</b>						
D5020	Classroom	Fair	Distribution Panel, 120/240 V	1	12	6889938
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,348 SF	16	6889949

## Component Condition Report | Mission Middle School / PE 37-38

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	6889935
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,348 SF	8	6889931
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	3,348 SF	10	6889926
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,348 SF	8	6889945
<b>Equipment &amp; Furnishings</b>						
E2010	Office	Fair	Casework, Countertop, Solid Surface	18 LF	13	6889917
E2010	Office	Fair	Casework, Cabinetry, Hardwood Standard	18 LF	8	6889915



## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033
Mission Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mission Middle School / Building 01-06	\$0	\$0	\$0	\$0	\$0	\$94,905	\$0	\$0	\$0
Mission Middle School / Building 11-16	\$0	\$0	\$0	\$0	\$0	\$92,704	\$0	\$0	\$0
Mission Middle School / Building 21-26	\$0	\$0	\$0	\$0	\$0	\$92,704	\$0	\$0	\$0
Mission Middle School / Building 31	\$1,898	\$131,982	\$7,552	\$22,818	\$0	\$0	\$56,668	\$0	\$83,766
Mission Middle School / Building 32-33	\$22,780	\$0	\$16,363	\$23,596	\$12,285	\$0	\$59,048	\$0	\$99,317
Mission Middle School / MPR	\$0	\$32,588	\$0	\$175,647	\$0	\$73,907	\$660,843	\$20,818	\$518,426
Mission Middle School / Office	\$0	\$0	\$0	\$0	\$0	\$113,061	\$680	\$0	\$0
Mission Middle School / PE 37-38	\$3,797	\$0	\$0	\$28,350	\$0	\$82,985	\$15,111	\$0	\$167,796
Mission Middle School / Site	\$129,373	\$34,095	\$6,122,405	\$1,886,940	\$0	\$24,758	\$64,082	\$1,494,220	\$584,006
Mission Middle School / Two Story Building	\$0	\$0	\$194,598	\$12,100	\$0	\$0	\$0	\$211,171	\$0
Grand Total	\$157,849	\$198,666	\$6,340,918	\$2,149,451	\$12,285	\$575,024	\$856,432	\$1,726,209	\$1,453,311

Mission Middle School

Mission Middle School / Building 01-06

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889465	Exterior Walls, any painted surface, Prep & Paint	10	5	5	13500	SF	\$3.00	\$4.75	\$64,069	
B3010	6889462	Roofing, Modified Bitumen, Replace	20	5	15	9500	SF	\$10.00	\$15.82	\$150,285	
B3020	6889457	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	120	LF	\$9.00	\$14.24	\$1,709	
C1070	6889471	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	8500	SF	\$3.50	\$5.54	\$47,063	
C2010	6889454	Wall Finishes, Vinyl, Replace	15	5	10	5500	SF	\$2.50	\$3.95	\$21,752	
C2010	6889468	Wall Finishes, any surface, Prep & Paint	10	5	5	7500	SF	\$1.50	\$2.37	\$17,797	
C2030	6889450	Flooring, Vinyl Tile (VCT), Replace	15	5	10	6500	SF	\$5.00	\$7.91	\$51,413	
D3030	6889444	Split System Ductless, Single Zone, Replace	15	5	10	2	EA	\$6,100.00	\$9,649.90	\$19,300	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D3030	6889439	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	\$4,600.00	\$7,276.97	\$7,277	
D3050	6889442	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	2	EA	\$15,000.00	\$23,729.25	\$47,459	
D3050	6889463	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	5	EA	\$11,000.00	\$17,401.45	\$87,007	
D3060	6889460	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	4	EA	\$1,200.00	\$1,898.34	\$7,593	
D5040	6889447	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	9500	SF	\$4.50	\$7.12	\$67,628	
D5040	6889453	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	8	EA	\$400.00	\$632.78	\$5,062	
D6060	6889459	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	5	15	9500	SF	\$1.50	\$2.37	\$22,543	
D7030	6889448	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	9500	SF	\$2.00	\$3.16	\$30,057	
D7050	6889446	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	9500	SF	\$3.00	\$4.75	\$45,086	
E2010	6889440	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	80	LF	\$300.00	\$474.59	\$37,967	
Totals, Unescalated											\$
Totals, Escalated (3.0% inflation, compounded annually)											\$

Mission Middle School / Building 11-16

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889498	Exterior Walls, any painted surface, Prep & Paint	10	5	5	13500	SF	\$3.00	\$4.75	\$64,069	
B3010	6889484	Roofing, Modified Bitumen, Replace	20	5	15	9500	SF	\$10.00	\$15.82	\$150,285	
B3020	6889477	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	110	LF	\$9.00	\$14.24	\$1,566	
C1070	6889504	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	8300	SF	\$3.50	\$5.54	\$45,956	
C1090	6889485	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	4	EA	\$750.00	\$1,186.46	\$4,746	
C2010	6889479	Wall Finishes, Vinyl, Replace	15	5	10	4500	SF	\$2.50	\$3.95	\$17,797	
C2010	6889503	Wall Finishes, any surface, Prep & Paint	10	5	5	5500	SF	\$1.50	\$2.37	\$13,051	
C2030	6889508	Flooring, Vinyl Tile (VCT), Replace	15	5	10	8200	SF	\$5.00	\$7.91	\$64,860	
C2050	6889482	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	900	SF	\$2.00	\$3.16	\$2,848	
D2010	6889491	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	1	EA	\$1,500.00	\$2,372.93	\$2,373	

Replacement Reserves Report

8/22/2025

Uniformalt Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D3030	6889478	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	4	EA	\$3,400.00	\$5,378.63	\$21,515	
D3050	6889495	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	2	EA	\$15,000.00	\$23,729.25	\$47,459	
D3050	6889499	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	5	EA	\$11,000.00	\$17,401.45	\$87,007	
D3060	6889505	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	4	EA	\$1,200.00	\$1,898.34	\$7,593	
D5040	6889493	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	16	EA	\$400.00	\$632.78	\$10,124	
D5040	6889483	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	9500	SF	\$4.50	\$7.12	\$67,628	
D6060	6889487	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	5	15	9500	SF	\$1.50	\$2.37	\$22,543	
D7030	6889497	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	9500	SF	\$2.00	\$3.16	\$30,057	
D7050	6889506	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6889486	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	9500	SF	\$3.00	\$4.75	\$45,086	
E2010	6889480	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	90	LF	\$300.00	\$474.59	\$42,713	
Totals, Unescalated											\$
Totals, Escalated (3.0% inflation, compounded annually)											\$

Mission Middle School / Building 21-26

Uniformalt Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889581	Exterior Walls, any painted surface, Prep & Paint	10	5	5	13500	SF	\$3.00	\$4.75	\$64,069	
B3010	6889565	Roofing, Modified Bitumen, Replace	20	5	15	9500	SF	\$10.00	\$15.82	\$150,285	
B3020	6889570	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	110	LF	\$9.00	\$14.24	\$1,566	
C1070	6889571	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	8500	SF	\$3.50	\$5.54	\$47,063	
C1090	6889593	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	7	EA	\$750.00	\$1,186.46	\$8,305	
C2010	6889572	Wall Finishes, Vinyl, Replace	15	5	10	3500	SF	\$2.50	\$3.95	\$13,842	
C2010	6889588	Wall Finishes, any surface, Prep & Paint	10	5	5	5500	SF	\$1.50	\$2.37	\$13,051	
C2030	6889587	Flooring, Vinyl Tile (VCT), Replace	15	5	10	8500	SF	\$5.00	\$7.91	\$67,233	
C2050	6889563	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	900	SF	\$2.00	\$3.16	\$2,848	

Replacement Reserves Report

8/22/2025

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6889591	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D3030	6889584	Split System Ductless, Single Zone, Replace	15	5	10	2	EA	\$4,800.00	\$7,593.36	\$15,187	
D3050	6889580	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	5	EA	\$11,000.00	\$17,401.45	\$87,007	
D3050	6889590	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	2	EA	\$15,000.00	\$23,729.25	\$47,459	
D3060	6889583	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	\$1,200.00	\$1,898.34	\$1,898	
D5040	6889568	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	18	EA	\$400.00	\$632.78	\$11,390	
D5040	6889582	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	9500	SF	\$4.50	\$7.12	\$67,628	
D6060	6889573	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	5	15	9500	SF	\$1.50	\$2.37	\$22,543	
D7030	6889585	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	9500	SF	\$2.00	\$3.16	\$30,057	
D7050	6889586	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	9500	SF	\$3.00	\$4.75	\$45,086	
E2010	6889575	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	90	LF	\$300.00	\$474.59	\$42,713	
Totals, Unescalated											\$
Totals, Escalated (3.0% inflation, compounded annually)											\$

Mission Middle School / Building 31

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889595	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3000	SF	\$3.00	\$4.75	\$14,238	
B2020	6889618	Window, Steel, up to 15 SF, Replace	30	22	8	16	EA	\$1,100.00	\$1,740.15	\$27,842	
B2050	6889599	Exterior Door, Steel, Standard, Replace	40	40	0	2	EA	\$600.00	\$949.17	\$1,898	\$1,898
B2050	6889605	Exterior Door, Steel, Standard, Replace	40	27	13	3	EA	\$600.00	\$949.17	\$2,848	
B3010	6889610	Roofing, Built-Up, Replace	25	22	3	300	SF	\$14.00	\$22.15	\$6,644	
B3010	6889612	Roofing, Modified Bitumen, Replace	20	14	6	1900	SF	\$10.00	\$15.82	\$30,057	
C1030	6889601	Interior Door, Wood, Hollow-Core Residential, Replace	20	14	6	9	EA	\$400.00	\$632.78	\$5,695	
C1030	6890337	Door Hardware, School, per Door, Replace	30	18	12	12	EA	\$400.00	\$632.78	\$7,593	
C1070	6889607	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	2200	SF	\$3.50	\$5.54	\$12,181	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2010	6889598	Wall Finishes, any surface, Prep & Paint	10	8	2	3000	SF	\$1.50	\$2.37	\$7,119	
C2030	6889606	Flooring, Carpet, Commercial Standard, Replace	10	9	1	2000	SF	\$7.50	\$11.86	\$23,729	
D3050	6889604	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	6	EA	\$11,000.00	\$17,401.45	\$104,409	
D3060	6889600	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	\$1,200.00	\$1,898.34	\$1,898	
D5020	6889615	Distribution Panel, 120/208 V, Replace	30	20	10	2	EA	\$2,000.00	\$3,163.90	\$6,328	
D5030	6889616	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	2200	SF	\$2.50	\$3.95	\$8,701	
D5040	6889611	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	5	EA	\$400.00	\$632.78	\$3,164	
D5040	6889608	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	2200	SF	\$4.50	\$7.12	\$15,661	
D7030	6889609	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	2200	SF	\$2.00	\$3.16	\$6,961	
D7050	6889617	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2200	SF	\$3.00	\$4.75	\$10,441	
E2010	6889602	Casework, Cabinetry Economy, Replace	20	14	6	24	LF	\$175.00	\$276.84	\$6,644	
E2010	6889614	Casework, Countertop, Solid Surface, Replace	40	30	10	24	LF	\$110.00	\$174.01	\$4,176	
Totals, Unescalated											\$1,810
Totals, Escalated (3.0% inflation, compounded annually)											\$1,810

Mission Middle School / Building 32-33

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889637	Exterior Walls, any painted surface, Prep & Paint	10	7	3	3300	SF	\$3.00	\$4.75	\$15,661	
B2020	6889621	Window, Wood, up to 15 SF, Replace	30	30	0	18	EA	\$800.00	\$1,265.56	\$22,780	\$22,780
B2050	6889633	Exterior Door, Steel, Standard, Replace	40	24	16	3	EA	\$600.00	\$949.17	\$2,848	
B3010	6889639	Roofing, Modified Bitumen, Replace	20	12	8	2300	SF	\$10.00	\$15.82	\$36,385	
C1030	6890338	Door Hardware, School, per Door, Replace	30	22	8	3	EA	\$400.00	\$632.78	\$1,898	
C1070	6889623	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	2000	SF	\$3.50	\$5.54	\$11,074	
C2010	6889638	Wall Finishes, any surface, Prep & Paint	10	7	3	2500	SF	\$1.50	\$2.37	\$5,932	
C2030	6889625	Flooring, Vinyl Tile (VCT), Replace	15	11	4	900	SF	\$5.00	\$7.91	\$7,119	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2030	6889624	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1300	SF	\$7.50	\$11.86	\$15,424	
D2010	6889641	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	2	EA	\$1,200.00	\$1,898.34	\$3,797	
D3030	6889634	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	2	EA	\$6,300.00	\$9,966.29	\$19,933	
D3050	6889636	HVAC System, Ductwork, Medium Density, Replace	30	22	8	2280	SF	\$4.00	\$6.33	\$14,427	
D3060	6889635	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	2	EA	\$1,200.00	\$1,898.34	\$3,797	
D5020	6889622	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D5030	6889627	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	2280	SF	\$2.50	\$3.95	\$9,017	
D5040	6889632	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	2280	SF	\$4.50	\$7.12	\$16,231	
D5040	6889640	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	\$400.00	\$632.78	\$3,797	
D7030	6889630	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	2280	SF	\$2.00	\$3.16	\$7,214	
D7050	6889629	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	2280	SF	\$3.00	\$4.75	\$10,821	
E2010	6889626	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	28	LF	\$300.00	\$474.59	\$13,288	
E2010	6889631	Casework, Countertop, Solid Surface, Replace	40	26	14	28	LF	\$110.00	\$174.01	\$4,872	
Totals, Unescalated											\$22,781
Totals, Escalated (3.0% inflation, compounded annually)											\$22,781

Mission Middle School / MPR

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889677	Exterior Walls, any painted surface, Prep & Paint	10	7	3	16500	SF	\$3.00	\$4.75	\$78,307	
B2020	6889650	Window, Wood Historical, 16-25 SF, Restore	30	20	10	25	EA	\$3,600.00	\$5,695.02	\$142,376	
B2050	6889663	Exterior Door, Steel, Standard, Replace	40	20	20	16	EA	\$600.00	\$949.17	\$15,187	
B2050	6889654	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	1	EA	\$4,400.00	\$6,960.58	\$6,961	
B3010	6889703	Roofing, Modified Bitumen, Replace	20	14	6	12400	SF	\$10.00	\$15.82	\$196,162	
C1030	6889697	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	24	16	4	EA	\$950.00	\$1,502.85	\$6,011	
C1030	6889666	Interior Door, Wood, Solid-Core, Replace	40	22	18	8	EA	\$700.00	\$1,107.37	\$8,859	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C1030	6890339	Door Hardware, School, per Door, Replace	30	18	12	28	EA	\$400.00	\$632.78	\$17,718	
C1070	6889673	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	7500	SF	\$3.50	\$5.54	\$41,526	
C1090	6889710	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	3	EA	\$750.00	\$1,186.46	\$3,559	
C2010	6889648	Wall Finishes, Ceramic Tile, Replace	40	24	16	300	SF	\$18.00	\$28.48	\$8,543	
C2010	6889664	Wall Finishes, Laminated Paneling (FRP), Replace	30	19	11	900	SF	\$16.00	\$25.31	\$22,780	
C2010	6889679	Wall Finishes, Vinyl, Replace	15	10	5	1400	SF	\$2.50	\$3.95	\$5,537	
C2010	6889701	Wall Finishes, any surface, Prep & Paint	10	7	3	5500	SF	\$1.50	\$2.37	\$13,051	
C2030	6889684	Flooring, Ceramic Tile, Replace	40	24	16	2900	SF	\$18.00	\$28.48	\$82,578	
C2030	6889667	Flooring, Ceramic Tile, Replace	40	24	16	250	SF	\$18.00	\$28.48	\$7,119	
C2030	6889669	Flooring, Rubber Tile, Replace	15	10	5	200	SF	\$9.00	\$14.24	\$2,848	
C2030	6889645	Flooring, Vinyl Tile (VCT), Replace	15	9	6	7500	SF	\$5.00	\$7.91	\$59,323	
C2050	6889700	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	6500	SF	\$2.00	\$3.16	\$20,565	
D2010	6889706	Water Heater, Gas, Residential, Replace	15	14	1	1	EA	\$1,900.00	\$3,005.71	\$3,006	
D2010	6889675	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D2010	6889683	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6889702	Sink/Lavatory, Service Sink, Floor, Replace	35	24	11	1	EA	\$800.00	\$1,265.56	\$1,266	
D2010	6889681	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	18	12	3	EA	\$1,700.00	\$2,689.32	\$8,068	
D2010	6889662	Urinal, Waterless, Replace	30	18	12	2	EA	\$600.00	\$949.17	\$1,898	
D2010	6889691	Toilet, Commercial Water Closet, Replace	30	18	12	4	EA	\$1,300.00	\$2,056.54	\$8,226	
D2010	6889680	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	2	EA	\$1,200.00	\$1,898.34	\$3,797	
D3030	6889686	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$7,100.00	\$11,231.85	\$11,232	
D3030	6889690	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	7	EA	\$6,300.00	\$9,966.29	\$69,764	
D3050	6889707	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	\$11,000.00	\$17,401.45	\$17,401	
D3050	6889704	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	2	EA	\$9,000.00	\$14,237.55	\$28,475	
D3050	6889653	Make-Up Air Unit, MUA or MAU, Replace	20	14	6	1	EA	\$35,000.00	\$55,368.25	\$55,368	
D3050	6889668	HVAC System, Ductwork, Medium Density, Replace	30	20	10	12400	SF	\$4.00	\$6.33	\$78,465	



## Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D3060	6889644	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	3	EA	\$2,400.00	\$3,796.68	\$11,390	
D3060	6889708	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	12	8	2	EA	\$4,000.00	\$6,327.80	\$12,656	
D4010	6889705	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	20	LF	\$400.00	\$632.78	\$12,656	
D5020	6889651	Distribution Panel, 120/240 V, Replace	30	22	8	1	EA	\$2,500.00	\$3,954.88	\$3,955	
D5020	6889660	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	\$8,000.00	\$12,655.60	\$12,656	
D5020	6889655	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	\$11,500.00	\$18,192.43	\$18,192	
D5030	6889671	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	12400	SF	\$2.50	\$3.95	\$49,040	
D5040	6889692	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	12400	SF	\$4.50	\$7.12	\$88,273	
D5040	6889693	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	9	EA	\$400.00	\$632.78	\$5,695	
D6060	6889685	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	12	8	12400	SF	\$1.50	\$2.37	\$29,424	
D7030	6889652	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	12400	SF	\$2.00	\$3.16	\$39,232	
D7050	6889661	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	12400	SF	\$3.00	\$4.75	\$58,849	
E1030	6889658	Foodservice Equipment, Food Processor, Replace	10	7	3	2	EA	\$1,900.00	\$3,005.71	\$6,011	
E1030	6889678	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	2	EA	\$8,280.00	\$13,098.55	\$26,197	
E1030	6889665	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	\$10,500.00	\$16,610.48	\$16,610	
E1030	6889687	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	10	5	1	EA	\$3,800.00	\$6,011.41	\$6,011	
E1030	6889670	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	6	EA	\$4,700.00	\$7,435.17	\$44,611	
E1030	6889688	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	2	EA	\$6,300.00	\$9,966.29	\$19,933	
E1030	6889682	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	2	EA	\$4,500.00	\$7,118.78	\$14,238	
E1030	6889646	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	3	EA	\$4,600.00	\$7,276.97	\$21,831	
E1030	6889643	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	3	EA	\$5,700.00	\$9,017.12	\$27,051	
E1030	6889659	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	9	6	2	EA	\$6,400.00	\$10,124.48	\$20,249	
E1030	6889709	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	9	6	1	EA	\$6,000.00	\$9,491.70	\$9,492	
E1030	6889657	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	2	EA	\$4,600.00	\$7,276.97	\$14,554	
E1030	6889689	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	1	EA	\$15,000.00	\$23,729.25	\$23,729	
E1030	6889672	Foodservice Equipment, Steam Kettle, Replace	20	12	8	2	EA	\$30,000.00	\$47,458.50	\$94,917	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
E1030	6889694	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	2	EA	\$25,000.00	\$39,548.75	\$79,098	
E1030	6889647	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	17	13	1	EA	\$2,500.00	\$3,954.88	\$3,955	
E1030	6889656	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	17	13	1	EA	\$2,100.00	\$3,322.10	\$3,322	
E1070	6889649	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	700	SF	\$15.00	\$23.73	\$16,610	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Mission Middle School / Office

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889903	Exterior Walls, any painted surface, Prep & Paint	10	5	5	8500	SF	\$3.00	\$4.75	\$40,340	
B3010	6889876	Roofing, Modified Bitumen, Replace	20	5	15	4100	SF	\$10.00	\$15.82	\$64,860	
C1070	6889885	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	6800	SF	\$3.50	\$5.54	\$37,650	
C2010	6889896	Wall Finishes, Vinyl, Replace	15	5	10	6500	SF	\$2.50	\$3.95	\$25,707	
C2010	6889890	Wall Finishes, any surface, Prep & Paint	10	5	5	2100	SF	\$1.50	\$2.37	\$4,983	
C2030	6889910	Flooring, Vinyl Tile (VCT), Replace	15	5	10	3200	SF	\$5.00	\$7.91	\$25,311	
C2030	6889900	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4200	SF	\$7.50	\$11.86	\$49,831	
C2050	6889897	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	180	SF	\$2.00	\$3.16	\$570	
D2010	6889893	Water Heater, Gas, Tankless, Replace	15	5	10	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D3030	6889883	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	\$6,100.00	\$9,649.90	\$9,650	
D3050	6889879	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D3050	6889888	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$7,500.00	\$11,864.63	\$11,865	
D3050	6889877	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	2	EA	\$9,000.00	\$14,237.55	\$28,475	
D3060	6889913	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	4	EA	\$1,200.00	\$1,898.34	\$7,593	
D5040	6889875	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	6	EA	\$400.00	\$632.78	\$3,797	
D5040	6889884	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	6800	SF	\$4.50	\$7.12	\$48,408	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D6060	6889899	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	5	15	6800	SF	\$1.50	\$2.37	\$16,136	
D7030	6889909	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	6800	SF	\$2.00	\$3.16	\$21,515	
D7050	6889892	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	6800	SF	\$3.00	\$4.75	\$32,272	
E1040	6889898	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$2,372.93	\$2,373	
E2010	6889908	Casework, Cabinetry, Hardwood Standard, Replace	20	4	16	28	LF	\$300.00	\$474.59	\$13,288	
G2060	6889902	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	4	16	19	EA	\$150.00	\$237.29	\$4,509	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

Mission Middle School / PE 37-38

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889916	Exterior Walls, any painted surface, Prep & Paint	10	10	0	800	SF	\$3.00	\$4.75	\$3,797	\$3,797
B2050	6889922	Exterior Door, Steel, Standard, Replace	40	34	6	8	EA	\$600.00	\$949.17	\$7,593	
B3010	6889928	Roofing, Built-Up, Replace	25	17	8	3348	SF	\$14.00	\$22.15	\$74,149	
C1030	6889921	Interior Door, Wood, Hollow-Core Residential, Replace	20	12	8	2	EA	\$400.00	\$632.78	\$1,266	
C1030	6890341	Door Hardware, School, per Door, Replace	30	18	12	10	EA	\$400.00	\$632.78	\$6,328	
C1090	6889939	Toilet Partitions, Metal, Replace	20	12	8	5	EA	\$850.00	\$1,344.66	\$6,723	
C1090	6889941	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	88	LF	\$500.00	\$790.98	\$69,606	
C2010	6889948	Wall Finishes, any surface, Prep & Paint	10	7	3	2800	SF	\$1.50	\$2.37	\$6,644	
C2030	6889943	Flooring, Vinyl Tile (VCT), Replace	15	10	5	250	SF	\$5.00	\$7.91	\$1,977	
C2050	6889927	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3100	SF	\$2.00	\$3.16	\$9,808	
D2010	6889923	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	7	8	1	EA	\$1,300.00	\$2,056.54	\$2,057	
D2010	6889925	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	24	16	3348	SF	\$11.00	\$17.40	\$58,260	
D2010	6889930	Urinal, Waterless, Replace	30	17	13	3	EA	\$600.00	\$949.17	\$2,848	
D2010	6889944	Shower, Ceramic Tile, Replace	30	17	13	12	EA	\$2,500.00	\$3,954.88	\$47,459	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal 2025	
D2010	6889950	Toilet, Commercial Water Closet, Replace	30	17	13	5	EA	\$1,300.00	\$2,056.54	\$10,283	
D2010	6889942	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	14	16	2	EA	\$2,500.00	\$3,954.88	\$7,910	
D3060	6889918	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	2	EA	\$3,000.00	\$4,745.85	\$9,492	
D5020	6889938	Distribution Panel, 120/240 V, Replace	30	18	12	1	EA	\$2,500.00	\$3,954.88	\$3,955	
D5030	6889949	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	3348	SF	\$2.50	\$3.95	\$13,241	
D5040	6889935	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	\$400.00	\$632.78	\$5,062	
D5040	6889931	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3348	SF	\$4.50	\$7.12	\$23,834	
D7030	6889926	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	3348	SF	\$2.00	\$3.16	\$10,593	
D7050	6889945	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	3348	SF	\$3.00	\$4.75	\$15,889	
E2010	6889915	Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	18	LF	\$300.00	\$474.59	\$8,543	
E2010	6889917	Casework, Countertop, Solid Surface, Replace	40	27	13	18	LF	\$110.00	\$174.01	\$3,132	
Totals, Unescalated										\$3,797	
Totals, Escalated (3.0% inflation, compounded annually)										\$3,797	

Mission Middle School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6889953	Exterior Walls, any painted surface, Prep & Paint	10	7	3	800	SF	\$3.00	\$4.75	\$3,797	
B2050	6889993	Exterior Door, Steel, Standard, Replace	40	24	16	3	EA	\$600.00	\$949.17	\$2,848	
B3010	6889954	Roofing, Metal, Replace	40	24	16	550	SF	\$13.00	\$20.57	\$11,311	
B3010	6889962	Roofing, Metal, Replace	40	24	16	6200	SF	\$13.00	\$20.57	\$127,505	
C1070	6889964	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	17	8	550	SF	\$3.50	\$5.54	\$3,045	
C2010	6889992	Wall Finishes, Laminated Paneling (FRP), Replace	30	17	13	600	SF	\$16.00	\$25.31	\$15,187	
C2030	6889986	Flooring, Ceramic Tile, Replace	40	27	13	550	SF	\$18.00	\$28.48	\$15,661	
D2010	6889968	Backflow Preventer, Domestic Water, Replace	30	17	13	14	EA	\$3,200.00	\$5,062.24	\$70,871	
D2010	6889957	Backflow Preventer, Domestic Water, Replace	30	17	13	2	EA	\$18,000.00	\$28,475.10	\$56,950	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6889984	Toilet, Commercial Water Closet, Replace	30	17	13	3	EA	\$1,300.00	\$2,056.54	\$6,170	
D2010	6889966	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	17	13	3	EA	\$1,500.00	\$2,372.93	\$7,119	
D5020	6889974	Switchboard, 120/208 V, Replace	40	30	10	1	EA	\$52,100.00	\$82,419.60	\$82,420	
E1030	6889967	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	14	6	1	EA	\$13,000.00	\$20,565.35	\$20,565	
F1020	6889963	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	33	2	18240	SF	\$200.00	\$316.39	\$5,770,954	
F1020	6889994	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	32	3	1920	SF	\$200.00	\$316.39	\$607,469	
F1020	6889991	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	32	3	1920	SF	\$200.00	\$316.39	\$607,469	
F1020	6889973	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	32	3	1024	SF	\$200.00	\$316.39	\$323,983	
F1020	6889987	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	3840	SF	\$200.00	\$316.39	\$1,214,938	
F1020	6889958	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	25	10	1920	SF	\$200.00	\$316.39	\$607,469	
G2010	6889988	Roadways, Pavement, Asphalt, Repair	0	0	0	1500	SF	\$7.70	\$12.18	\$18,272	\$18,272
G2010	6889956	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0	9500	SF	\$3.50	\$5.54	\$52,600	\$52,600
G2020	6889970	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	30000	SF	\$0.45	\$0.71	\$21,356	\$21,356
G2020	6889978	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	33200	SF	\$0.45	\$0.71	\$23,634	\$23,634
G2020	6889979	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	14	11	33200	SF	\$3.50	\$5.54	\$183,823	
G2050	6889982	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	13300	SF	\$0.45	\$0.71	\$9,468	\$9,468
G2050	6889977	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	6	EA	\$4,750.00	\$7,514.26	\$45,086	
G2050	6889990	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	14	11	13300	SF	\$3.50	\$5.54	\$73,640	
G2050	6889989	Trail, Natural, Soil, Replace/Install	10	7	3	24500	SF	\$4.75	\$7.51	\$184,099	
G2060	6889960	Fences & Gates, Fence, Chain Link 8', Replace	40	24	16	2600	LF	\$25.00	\$39.55	\$102,827	
G2060	6889995	Fences & Gates, Fence, Metal Tube 6', Replace	40	22	18	1100	LF	\$40.00	\$63.28	\$69,606	
G2060	6889965	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$25,000.00	\$39,548.75	\$39,549	
G2060	6889955	Dumpster Enclosure, Gates, Metal, Replace/Install	20	4	16	2	EA	\$1,700.00	\$2,689.32	\$5,379	
G2080	6889976	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	225000	SF	\$1.00	\$1.58	\$355,939	
G2080	6889985	Landscaping, Sod at Eroded Areas, Repair	0	0	0	9500	SF	\$1.00	\$1.58	\$14,998	\$14,998

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
G4050	6889981	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	9	EA	\$4,000.00	\$6,327.80	\$56,950			
G4050	6889972	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	7	13	7	EA	\$4,200.00	\$6,644.19	\$46,509			
P2030	6889983	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$11,073.65	\$11,074	\$11,074		
P2030	6889969	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$11,073.65	\$11,074	\$11,074		
Totals, Unescalated												\$129,373	\$33
Totals, Escalated (3.0% inflation, compounded annually)												\$129,373	\$34

Mission Middle School / Two Story Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B1080	6890014	Stair Treads, Raised Rubber Tile, Replace	18	8	10	150	SF	\$10.00	\$15.82	\$2,373	
B2010	6890018	Exterior Walls, any painted surface, Prep & Paint	10	8	2	6500	SF	\$3.00	\$4.75	\$30,848	
B2050	6889998	Overhead/Dock Door, any type, by SF, Refinish	10	8	2	6	EA	\$450.00	\$711.88	\$4,271	
B3010	6890009	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	5200	SF	\$17.00	\$26.89	\$139,844	
C1070	6890019	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	15500	SF	\$3.50	\$5.54	\$85,821	
C1090	6890008	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	18	EA	\$750.00	\$1,186.46	\$21,356	
C2010	6890011	Wall Finishes, Vinyl, Replace	15	8	7	17500	SF	\$2.50	\$3.95	\$69,210	
C2030	6890013	Flooring, Vinyl Tile (VCT), Replace	15	8	7	3500	SF	\$5.00	\$7.91	\$27,684	
C2030	6890025	Flooring, Carpet, Commercial Standard, Replace	10	8	2	12500	SF	\$7.50	\$11.86	\$148,308	
C2050	6890016	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3500	SF	\$2.00	\$3.16	\$11,074	
D1010	6890033	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,000.00	\$14,237.55	\$14,238	
D1010	6890029	Elevator Controls, Automatic, 1 Car, Replace	20	8	12	1	EA	\$5,000.00	\$7,909.75	\$7,910	
D2010	6890020	Water Heater, Gas, Tankless, Replace	15	8	7	1	EA	\$1,600.00	\$2,531.12	\$2,531	
D2010	6889999	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D3050	6890015	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	4	EA	\$11,000.00	\$17,401.45	\$69,606	
D3050	6889996	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	8	EA	\$9,000.00	\$14,237.55	\$113,900	

Replacement Reserves Report

8/22/2025

Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D3060	6890023	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	8	12	2	EA	\$1,400.00	\$2,214.73	\$4,429	
D4010	6890024	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	16844	SF	\$1.07	\$1.69	\$28,512	
D5040	6890022	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	16844	SF	\$4.50	\$7.12	\$119,909	
D5040	6890006	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	16	EA	\$400.00	\$632.78	\$10,124	
D6060	6890002	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	8	12	16844	SF	\$1.50	\$2.37	\$39,970	
D7030	6890027	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	16844	SF	\$2.00	\$3.16	\$53,293	
D7050	6890001	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	16844	SF	\$3.00	\$4.75	\$79,939	
Totals, Unescalated											\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0

\* Markup has been included in unit costs.