

FACILITY CONDITION ASSESSMENT

prepared for

DLR Group

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



**BUREAU
VERITAS**



Reidy Creek
2869 North Broadway
Escondido, California 92025

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.us.bureauveritas.com

BV CONTACT:

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

BV PROJECT #:

164076.23R000-020.017

DATE OF REPORT:

August 31, 2023

ON SITE DATE:

August 16, 2023

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies 2

 Facility Condition Index (FCI) 3

 Immediate Needs..... 5

 Key Findings 6

 Plan Types..... 8

2. Building 1: Administration/Library 9

3. Building 2: Kindergarten Classrooms 11

4. Building 3: Classrooms 13

5. Building 4: Classrooms 15

6. Building 5: Classrooms 17

7. Building 6: MPR/Kitchen..... 19

8. Portables 20-23 21

9. Site Summary..... 23

10. Property Space Use and Observed Areas 24

11. ADA Accessibility 25

12. Purpose and Scope 26

13. Opinions of Probable Costs 28

 Methodology 28

 Definitions 28

14. Certification..... 30

15. Appendices 31

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Six permanent buildings and four portable classrooms
Main Address	2869 North Broadway, Escondido, California 92025
Site Developed	2006
Site Area	11.09 acres (estimated)
Parking Spaces	92 total spaces all in open lots; four of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 16, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Sterling Watson
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	Gregg Young Program Manager Gregg.young@bureauveritas.com 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Reidy Creek Elementary School was originally constructed in 2006 and four portables were added in 2009. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library.

Architectural

All buildings were constructed at the same time and have the same façade, roof and interior finishes. The buildings are wood framed on concrete slabs. The exteriors consist of stucco, steel framed windows, and modified bituminous roofing. No reported structural or façade issues reported. Roof leaks were reported in some areas but are patched as needed. Typical interior and exterior finish replacements are anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Reidy Creek Elementary School utilizes roof top packaged units and split systems for heating and cooling, all equipment is original to the 2006 construction. It was reported that the HVAC equipment is struggling and aging with inconsistent heating and cooling across campus. The electrical system consists of distribution panels in various buildings and is in fair condition. Solar carports were added in 2020 to supplement the electrical system. The plumbing system is in fair condition and no issues were reported. Only Building 6 is protected with a fire sprinkler system, but all are equipped with a fire alarm system. Some MEPF items will require replacement within the near term, for the remaining items, typical lifecycle replacements is expected.

Site

Good lighting observed surrounding the building in the form of building mounted and pole mounted. Open parking lots serve the facility and a new playground was installed earlier this year. The site asphalt was in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

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

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

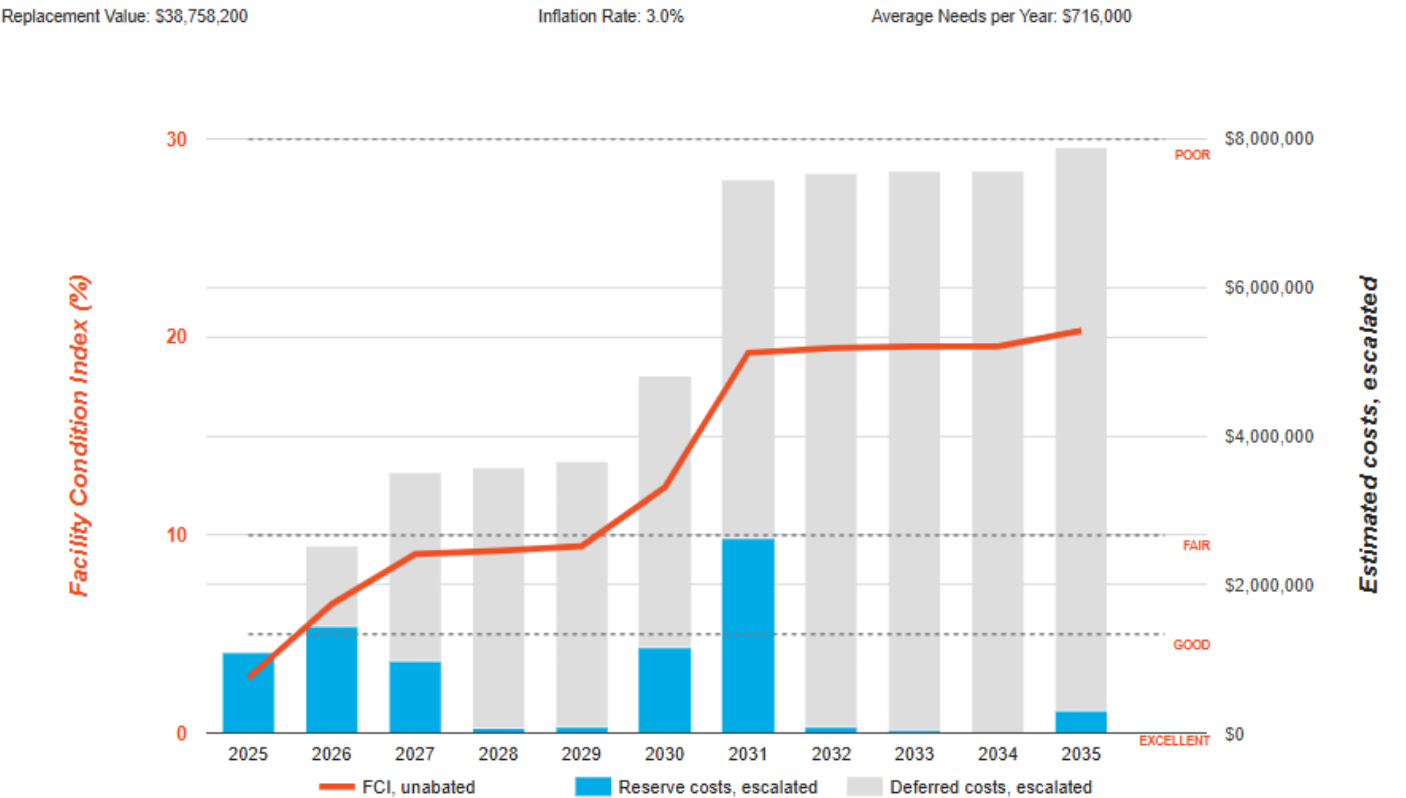
FCI Analysis Reidy Creek(2006)			
Replacement Value	Total SF	Cost/SF	
\$ 38,758,200	55,500	\$ 800	
	Est Reserve Cost		FCI
Current	\$ 1,083,600		2.8 %
3-Year	\$ 3,567,000		9.2 %
5-Year	\$ 4,812,500		12.4 %
10-Year	\$ 7,875,000		20.3 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Reidy Creek



The table below shows the anticipated costs by trade or building system over the next 20 years.

Systems Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$319,700	\$49,100	\$24,000	\$779,200	\$1,172,000
Roofing	\$1,700	\$903,500	-	-	\$22,800	\$928,000
Interiors	-	\$598,900	\$341,000	\$408,200	\$1,387,600	\$2,735,700
Plumbing	-	-	\$12,100	\$37,300	\$394,100	\$443,500
HVAC	\$977,600	\$134,900	\$8,000	-	\$2,240,500	\$3,361,100
Fire Protection	-	-	-	-	\$23,000	\$23,000
Electrical	\$3,100	\$1,500	-	\$675,900	\$242,600	\$923,100
Fire Alarm & Electronic Systems	-	\$119,300	\$239,800	\$412,700	\$411,600	\$1,183,300
Equipment & Furnishings	-	\$5,200	\$537,800	\$140,900	\$837,800	\$1,521,700
Special Construction & Demo	-	-	-	-	\$2,346,400	\$2,346,400
Site Development	\$47,000	\$260,000	\$57,200	\$788,300	\$250,400	\$1,402,900
Site Pavement	\$54,100	-	\$62,700	\$575,200	\$182,000	\$874,000
Site Utilities	-	\$78,200	-	-	-	\$78,200
TOTALS (3% inflation)	\$1,083,600	\$2,421,200	\$1,307,700	\$3,062,500	\$9,118,000	\$16,993,000

Immediate Needs

Facility/Building	Total Items	Total Cost
Reidy Creek / Building 3	1	\$1,200
Total	1	\$1,200

Building 3

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6900139	Reidy Creek / Building 3	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,200
Total (1 items)							\$1,200

Key Findings

**Roofing in Poor condition.**

any type, Repairs per Man-Day
Building 3 Reidy Creek Roof

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Condensate line leaking and not draining in the proper place - AssetCALC ID: 6900139

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Building 6 Reidy Creek Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,600

\$\$\$\$

The heating and cooling was reported to be inconsistent throughout the building - AssetCALC ID: 6900295

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Building 4 Reidy Creek Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$48,000

\$\$\$\$

The heating and cooling was reported to be inconsistent throughout the building - AssetCALC ID: 6900193

**Packaged Unit in Poor condition.**

RTU, Pad or Roof-Mounted
Building 3 Reidy Creek Roof

Uniformat Code: D3050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$48,000

\$\$\$\$

The heating and cooling was reported to be inconsistent throughout the building - AssetCALC ID: 6900138



Split System Ductless in Poor condition.

Single Zone
Building 4 Reidy Creek Roof

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,200



The heating and cooling was reported to be inconsistent throughout the building - AssetCALC ID: 6900191

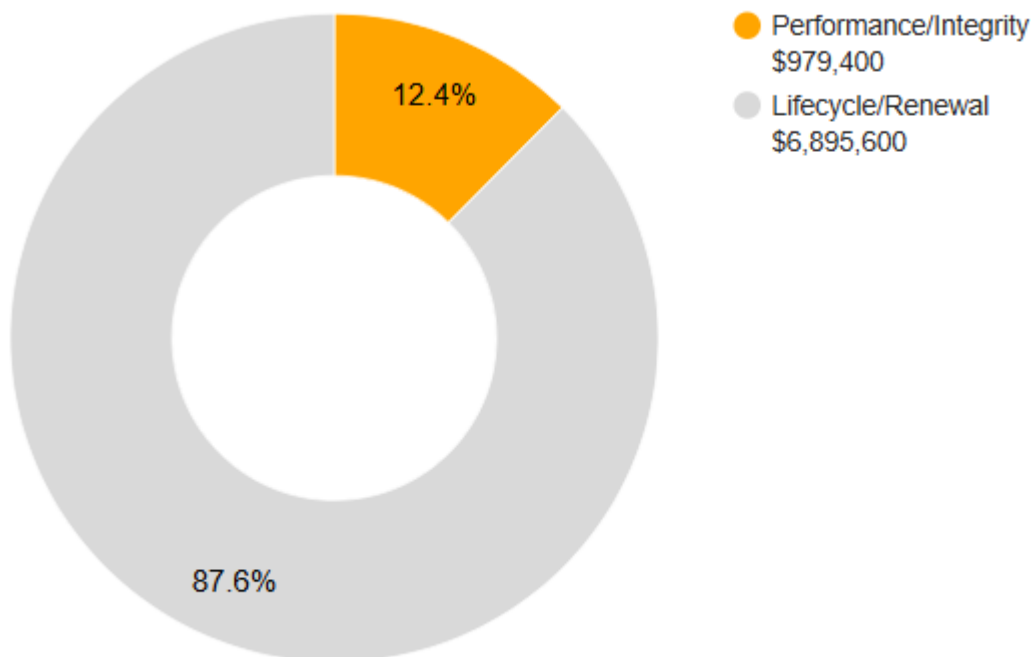
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$7,875,000

2. Building 1: Administration/Library



Building 1: Administration/Library: Systems Summary

Constructed/Renovated	2006	
Building/Group Size	9,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair

Building 1: Administration/Library: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units and mini ductless systems are near the end of their useful life and should be replaced soon.	

3. Building 2: Kindergarten Classrooms



Building 2: Kindergarten Classrooms: Systems Summary

Constructed/Renovated	2006	
Building/Group Size	10,400 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Building 2: Kindergarten Classrooms: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units and mini ductless systems are near the end of their useful life and should be replaced soon.	



4. Building 3: Classrooms



Building 3: Classrooms: Systems Summary

Constructed/Renovated	2006	
Building/Group Size	9,300 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair

Building 3: Classrooms: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units and mini ductless systems are near the end of their useful life and should be replaced soon. A condensate line is leaking and damaging the roof membrane. The line should be repair and the roof replaced in the near term.	

5. Building 4: Classrooms



Building 4: Classrooms: Systems Summary

Constructed/Renovated	2006	
Building Size	9,300 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair

Building 4: Classrooms: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units are near the end of their useful life and should be replaced soon.	

6. Building 5: Classrooms



Building 5: Classrooms: Systems Summary

Constructed/Renovated	2006	
Building Size	9,300 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair

Building 5: Classrooms: Systems Summary

Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units and mini ductless systems are near the end of their useful life and should be replaced soon.	

7. Building 6: MPR/Kitchen



Building 6: MPR/Kitchen: Systems Summary

Constructed/Renovated	2006	
Building Size	8,200 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: ductless split-systems	Poor
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers, hose cabinets, kitchen hood system	Fair

Building 6: MPR/Kitchen: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units and mini ductless systems are near the end of their useful life and should be replaced soon.	

8. Portables 20-23



Portables 20-23: Systems Summary

Constructed/Renovated	2009	
Building Size	4,600 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood-framed structure on wood slab with raised floor	Good
Façade	Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: None Hot Water: None Fixtures: None	--
HVAC	Wall mounted heat pumps	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency Power: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair

Portables 20-23: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Package units and mini ductless systems are near the end of their useful life and should be replaced soon.	

9. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing Sports fields and basketball court with fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and metal halide Building-mounted: LED, and metal halide	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Heat pumps on portables are nearing the end of their useful life and should be replaced in the near term.	

10. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

11. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 2006.

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

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

12. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

13. 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.

14. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Reidy Creek, 2869 North Broadway, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Bradley Fleming,
Project Manager

Reviewed by:



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

15. Appendices

- 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 A:

Photographic Record

Photographic Overview



1 - BUILDING 1



2 - BUILDING 2



3 - BUILDING 3



4 - BUILDING 4



5 - BUILDING 5



6 - BUILDING 6

Photographic Overview



7 - ROOFING



8 - CONDENSATE LINE DRAINAGE ISSUE



9 - CLASSROOM



10 - RESTROOM



11 - COURTYARD



12 - LIBRARY

Photographic Overview



13 - KITCHEN



14 - KINDERGARTEN



15 - FRONT OFFICE



16 - MULTI-PURPOSE ROOM



17 - NURSES OFFICE



18 - CLASSROOM

Photographic Overview



19 - WATER HEATER



20 - DISTRIBUTION PANEL



21 - PACKAGED UNIT



22 - EXHAUST FAN



23 - SPLIT SYSTEM DUCTLESS



24 - SOLAR POWER

Photographic Overview



25 - PLAYGROUND



26 - SHED



27 - PORTABLES



28 - PARKING LOT



29 - SPORTS FEILD





30 - BASKETBALL COURT

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	164076.23R000-020.017	Reidy Creek	
	Source	On-Site Date	
	Google	August 16, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Reidy Creek

Name of person completing form: Sterling Watson

Title / Association w/ property: Maintenance

Length of time associated w/ property:

Date Completed: 8/16/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2006	Renovated 0	
2	Building size in SF	59,628 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		Solar carports installed in 2020
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New playground installed earlier this year		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Ongoing leak in MPR, custodian reported that it was fixed to the best of his knowledge but there havent been any heavy rains since		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Reidy Creek

BV Project Number: 164076.23R000-020.017

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



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



SIGNAGE

	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



ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Great room	Good	Structural Framing	5,500 SF	53	6830914
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	38,500 SF	3	6830853
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	36	22	6830875
B2050	Building exterior	Poor	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	2	0	6830907
B2050	Building exterior	Good	Exterior Door, Steel, Standard	10	32	6830870
B2050	Building exterior	Fair	Overhead/Dock Door, any type, by SF, Refinish	3	2	6830916
B2050	Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	22	6830882
Roofing						
B3010	Roof-mechanical room	Poor	Roofing, Built-Up	220 SF	0	6830850

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Built-Up	22,000 SF	5	6830898
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	5,000 SF	12	6830857
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	48	12	6830923
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	14	6830890
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	32	6830874
C1030	Hallway	Poor	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	0	6830921
C1030	Throughout building	Good	Door Hardware, School, per Door	58	22	6830911
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	30	14	6830920
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	25,700 SF	11	6830883
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	14	12	6830856
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	34,500 SF	3	6830915

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Commercial kitchen	Good	Wall Finishes, Laminated Paneling (FRP)	750 SF	22	6830863
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	500 SF	20	6830924
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	500 SF	6	6830851
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	20	6830878
C2030	Commercial kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	500 SF	3	6830902
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	5,290 SF	3	6830860
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	21,500 SF	5	6830873
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	3	6830903
Plumbing						
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	2	27	6830909
D2010	Mechanical room	Fair	Water Heater, Gas, Tankless	1	1	6830901
D2010	Restrooms	Good	Toilet, Commercial Water Closet	16	22	6830884
D2010	Restrooms	Good	Urinal, Waterless	2	22	6830854
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	4	6830906

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	28,390 SF	32	6830891
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	11	22	6830908
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	12	22	6830904
HVAC						
D3020	Mechanical room	Good	Boiler, Gas, HVAC, 251 to 500 MBH	1	19	6830887
D3020	Mechanical room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	6830897
D3030	Mechanical room	Good	Cooling Tower, Closed Circuit (Fluid Cooler)	1	17	6830867
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	6830858
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	12	7	6830926
D3030	Roof	Fair	Split System Ductless, Single Zone	3	7	6830917
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	12	6830910
D3050	Mechanical room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	2	17	6830881
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	28,390 SF	22	6830919

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical room	Fair	Supplemental Components, Air Separator, HVAC	1	7	6830896
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	7	12	6830893
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	12	6830879
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	8	12	6830877
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper	2	0	6830871
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	8	6830885
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	28,390 SF	17	6830927
Electrical						
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	6830872
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	20	6830864
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	22	6830905
D5020	Electrical room	Good	Distribution Panel, 120/240 V	1	22	6830880
D5020	Mechanical room	Fair	Distribution Panel, 120/240 V	1	6	6830861

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	3	12	6830855
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	28,390 SF	20	6830886
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	28,390 SF	8	6830866
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	8	6830869
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	8	6830922
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	28,390 SF	7	6830865
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	1	6830889
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	28,390 SF	12	6830913
Equipment & Furnishings						
E1030	Commercial kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	22	6830895

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	6830925
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	6830912
E1030	Commercial kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	5	6830900
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	6830852
E1030	Commercial kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	2	5	6830899
E1030	Commercial kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	5	6830876
E1030	Commercial kitchen	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	22	6830888
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	6830892
E2010		Good	Casework, Countertop, Solid Surface	38 LF	32	6830868
E2010	Throughout building	Fair	Casework, Cabinetry, Standard	38 LF	12	6830894

Athletic, Recreational & Playfield Areas

Component Condition Report | Quantum Academy / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Building exterior	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	11	6830859

Component Condition Report | Quantum Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water, 2 IN	2	13	6835717
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	6830961
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	13	6830963
Electrical						
D5010	Parking lot	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	60	17	6830954
Equipment & Furnishings						
E1010	Parking lot	Good	Charging Station, Electric Vehicle, Dual Connection	1	12	6830953
Special Construction & Demo						
F1020	Office	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	700 SF	10	6830967

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Office	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	500 SF	8	6830968
F1020	Site	Fair	Ancillary Building, Wood-Framed, Basic	280 SF	16	6830969
F1020	Training room	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	700 SF	11	6830971
F1020	Lunch shelter	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	500 SF	24	6830965
Pedestrian Plazas & Walkways						
G2010	Lunch shelter	Good	Roadways, Pavement, Concrete	750 SF	44	6830966
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,400 SF	10	6830955
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,400 SF	1	6830964
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	500 SF	20	6830956
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000 SF	1	6830959
G2050	Playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	15,000 SF	17	6830962
Sitework						

Component Condition Report | Quantum Academy / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	6	6830970
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	220 LF	18	6830957
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	8	6830958
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	10,000 SF	8	6830960
Follow-up Studies						
P2030	Site	NA	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1	0	6830862

Appendix F:

Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Reidy Creek	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Reidy Creek / Building 1	\$143,609	\$209,705	\$65,957	\$36,301	\$64,098	\$34,661	\$104,552	\$79,283	\$12,024	\$0	\$36,301
Reidy Creek / Building 2	\$165,788	\$220,296	\$216,248	\$25,930	\$4,540	\$58,685	\$217,152	\$0	\$0	\$0	
Reidy Creek / Building 3	\$173,856	\$154,794	\$199,129	\$0	\$979	\$71,523	\$296,458	\$10,214	\$0	\$0	
Reidy Creek / Building 4	\$172,116	\$154,794	\$201,311	\$0	\$0	\$80,967	\$260,852	\$0	\$0	\$0	
Reidy Creek / Building 5	\$172,116	\$154,794	\$197,031	\$0	\$0	\$113,978	\$274,169	\$0	\$0	\$0	
Reidy Creek / Building 6	\$115,166	\$211,823	\$97,139	\$0	\$8,012	\$675,339	\$248,383	\$2,335	\$0	\$0	
Reidy Creek / Site	\$140,952	\$338,220	\$0	\$0	\$12,820	\$119,938	\$1,227,613	\$0	\$24,048	\$0	\$269,981
Grand Total	\$1,083,604	\$1,444,426	\$976,816	\$62,231	\$90,449	\$1,155,090	\$2,629,179	\$91,832	\$36,071	\$0	\$301,141

Reidy Creek

Reidy Creek / Building 1

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6900075	Exterior Walls, any painted surface, Prep & Paint	10	7	3	7000	SF	\$3.00	\$4.75	\$33,221		
B2020	6900074	Storefront, Glazing & Framing, Replace	30	19	11	180	SF	\$55.00	\$87.01	\$15,661		
B2050	6900068	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	8	EA	\$1,300.00	\$2,056.54	\$16,452		
B3010	6900071	Roofing, Modified Bitumen, Replace	20	19	1	8350	SF	\$10.00	\$15.82	\$132,093		\$132,093
B3060	6900044	Roof Hatch, Metal, Replace	30	19	11	2	EA	\$1,300.00	\$2,056.54	\$4,113		
C1030	6900052	Door Hardware, School, per Door, Replace	30	19	11	22	EA	\$400.00	\$632.78	\$13,921		
C1070	6900061	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	5500	SF	\$3.50	\$5.54	\$30,453		
C1090	6900030	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	6	EA	\$750.00	\$1,186.46	\$7,119		
C2010	6900043	Wall Finishes, Vinyl, Replace	15	8	7	8000	SF	\$2.50	\$3.95	\$31,639		
C2010	6900037	Wall Finishes, any surface, Prep & Paint	10	6	4	8000	SF	\$1.50	\$2.37	\$18,983		
C2030	6900069	Flooring, Vinyl Tile (VCT), Replace	15	11	4	4800	SF	\$5.00	\$7.91	\$37,967		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2030	6900046	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3800	SF	\$7.50	\$11.86	\$45,086		
C2050	6900041	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	3500	SF	\$2.00	\$3.16	\$11,074		
D2010	6900057	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$900.00	\$1,423.76	\$1,424		
D2010	6900040	Toilet, Commercial Water Closet, Replace	30	19	11	6	EA	\$1,300.00	\$2,056.54	\$12,339		
D2010	6900048	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	6	EA	\$1,500.00	\$2,372.93	\$14,238		
D3030	6900047	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593	
D3050	6900056	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$9,000.00	\$14,237.55	\$14,238	\$14,238	
D3050	6900064	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729	
D3050	6900055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	3	EA	\$20,000.00	\$31,639.00	\$94,917	\$94,917	
D3050	6900060	HVAC System, Ductwork, Medium Density, Replace	30	19	11	9000	SF	\$4.00	\$6.33	\$56,950		
D3060	6900070	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	\$2,400.00	\$3,796.68	\$3,797		
D3060	6900034	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D5020	6900032	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$16,000.00	\$25,311.20	\$25,311		
D5020	6900050	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5040	6900066	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	10	0	9	EA	\$220.00	\$348.03	\$3,132	\$3,132	
D5040	6900063	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	9000	SF	\$4.50	\$7.12	\$64,069		
D5040	6900072	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	10	EA	\$600.00	\$949.17	\$9,492		
D6060	6900054	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	9000	SF	\$1.65	\$2.61	\$23,492		
D7030	6900067	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	9000	SF	\$2.00	\$3.16	\$28,475		
D7050	6900036	Fire Alarm Panel, Fully Addressable, Replace	15	14	1	1	EA	\$15,000.00	\$23,729.25	\$23,729	\$23,729	
D7050	6900051	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	19	1	9000	SF	\$3.00	\$4.75	\$42,713	\$42,713	
E1040	6900049	Ceramics Equipment, Kiln, Replace	20	19	1	1	EA	\$3,200.00	\$5,062.24	\$5,062		
E2010	6900058	Casework, Countertop, Plastic Laminate, Replace	15	8	7	30	LF	\$50.00	\$79.10	\$2,373		
E2010	6900042	Casework, Cabinetry Economy, Replace	20	10	10	60	LF	\$175.00	\$276.84	\$16,610		
Totals, Unescalated											\$143,609	\$200,000

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
Totals, Escalated (3.0% inflation, compounded annually)										\$143,609	\$143,609

Reidy Creek / Building 2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6900105	Exterior Walls, any painted surface, Prep & Paint	10	8	2	13500	SF	\$3.00	\$4.75	\$64,069	
B2020	6900093	Window, Steel, 16-25 SF, Replace	30	19	11	12	EA	\$1,700.00	\$2,689.32	\$32,272	
B3010	6900098	Roofing, Modified Bitumen, Replace	20	19	1	10400	SF	\$10.00	\$15.82	\$164,523	\$164,523
B3060	6900082	Roof Hatch, Metal, Replace	30	19	11	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1030	6900076	Door Hardware, School, per Door, Replace	30	19	11	12	EA	\$400.00	\$632.78	\$7,593	
C1070	6900111	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	9200	SF	\$3.50	\$5.54	\$50,939	
C2010	6900088	Wall Finishes, Vinyl, Replace	15	10	5	10000	SF	\$2.50	\$3.95	\$39,549	
C2010	6900078	Wall Finishes, any surface, Prep & Paint	10	8	2	10000	SF	\$1.50	\$2.37	\$23,729	
C2030	6900090	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1400	SF	\$5.00	\$7.91	\$11,074	
C2030	6900079	Flooring, Carpet, Commercial Standard, Replace	10	8	2	8500	SF	\$7.50	\$11.86	\$100,849	
C2050	6900112	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1200	SF	\$2.00	\$3.16	\$3,797	
D2010	6900099	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$550.00	\$870.07	\$870	
D2010	6900094	Toilet, Commercial Water Closet, Replace	30	19	11	8	EA	\$1,300.00	\$2,056.54	\$16,452	
D2010	6900080	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	8	EA	\$1,100.00	\$1,740.15	\$13,921	
D2010	6900103	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266	
D3030	6900100	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593
D3050	6900102	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	5	EA	\$11,000.00	\$17,401.45	\$87,007	\$87,007
D3050	6900086	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	3	EA	\$15,000.00	\$23,729.25	\$71,188	\$71,188
D3050	6900108	HVAC System, Ductwork, Medium Density, Replace	30	19	11	10400	SF	\$4.00	\$6.33	\$65,809	
D3060	6900081	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	3	EA	\$2,400.00	\$3,796.68	\$11,390	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D5020	6900096	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6900097	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5040	6900085	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	\$600.00	\$949.17	\$7,593		
D5040	6900101	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	10400	SF	\$4.50	\$7.12	\$74,035		
D6060	6900106	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	10400	SF	\$1.65	\$2.61	\$27,146		
D7050	6900084	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	19	1	10400	SF	\$3.00	\$4.75	\$49,357		\$-
D7050	6900092	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E2010	6900109	Casework, Countertop, Plastic Laminate, Replace	15	11	4	40	LF	\$50.00	\$79.10	\$3,164		
E2010	6900095	Casework, Cabinetry Economy, Replace	20	14	6	80	LF	\$175.00	\$276.84	\$22,147		
Totals, Unescalated											\$165,788	\$2-
Totals, Escalated (3.0% inflation, compounded annually)											\$165,788	\$2-

Reidy Creek / Building 3

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6900114	Exterior Walls, any painted surface, Prep & Paint	10	8	2	12500	SF	\$3.00	\$4.75	\$59,323		
B2020	6900127	Window, Steel, 16-25 SF, Replace	30	19	11	10	EA	\$1,700.00	\$2,689.32	\$26,893		
B3010	6900139	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,740.15	\$1,740	\$1,740	
B3010	6900146	Roofing, Modified Bitumen, Replace	20	19	1	9500	SF	\$10.00	\$15.82	\$150,285		\$1-
B3060	6900134	Roof Hatch, Metal, Replace	30	19	11	1	EA	\$1,300.00	\$2,056.54	\$2,057		
C1030	6900143	Door Hardware, School, per Door, Replace	30	19	11	8	EA	\$400.00	\$632.78	\$5,062		
C1070	6900155	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	9000	SF	\$3.50	\$5.54	\$49,831		
C1090	6900121	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	7	EA	\$750.00	\$1,186.46	\$8,305		
C2010	6900149	Wall Finishes, Vinyl, Replace	15	10	5	8000	SF	\$2.50	\$3.95	\$31,639		
C2010	6900120	Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	\$1.50	\$2.37	\$18,983		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2030	6900131	Flooring, Vinyl Tile (VCT), Replace	15	10	5	300	SF	\$5.00	\$7.91	\$2,373		
C2030	6900151	Flooring, Carpet, Commercial Standard, Replace	10	8	2	8500	SF	\$7.50	\$11.86	\$100,849		
C2050	6900124	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	300	SF	\$2.00	\$3.16	\$949		
D2010	6900119	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$550.00	\$870.07	\$870		
D2010	6900118	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	8	EA	\$1,100.00	\$1,740.15	\$13,921		
D2010	6900132	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	\$1,500.00	\$2,372.93	\$16,610		
D2010	6900145	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6900141	Toilet, Commercial Water Closet, Replace	30	19	11	8	EA	\$1,300.00	\$2,056.54	\$16,452		
D2010	6900115	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266		
D3030	6900113	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593	
D3050	6900138	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$11,000.00	\$17,401.45	\$69,606	\$69,606	
D3050	6900152	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$15,000.00	\$23,729.25	\$94,917	\$94,917	
D3050	6900153	HVAC System, Ductwork, Medium Density, Replace	30	19	11	9300	SF	\$4.00	\$6.33	\$58,849		
D3060	6900154	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	2	EA	\$2,400.00	\$3,796.68	\$7,593		
D5020	6900136	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6900117	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5040	6900128	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	10	EA	\$600.00	\$949.17	\$9,492		
D5040	6900137	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	9300	SF	\$4.50	\$7.12	\$66,205		
D6060	6900140	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	9300	SF	\$1.65	\$2.61	\$24,275		
D7030	6900129	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	9300	SF	\$2.00	\$3.16	\$29,424		
D7050	6900148	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729		
D7050	6900122	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	9300	SF	\$3.00	\$4.75	\$44,136		
E2010	6900147	Casework, Countertop, Plastic Laminate, Replace	15	10	5	50	LF	\$50.00	\$79.10	\$3,955		
E2010	6900150	Casework, Cabinetry Economy, Replace	20	14	6	90	LF	\$175.00	\$276.84	\$24,916		
Totals, Unescalated											\$173,856	\$1,000,000

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
Totals, Escalated (3.0% inflation, compounded annually)										\$173,856	\$1,100,000	

Reidy Creek / Building 4

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6900176	Exterior Walls, any painted surface, Prep & Paint	10	8	2	13000	SF	\$3.00	\$4.75	\$61,696		
B2020	6900179	Window, Steel, 16-25 SF, Replace	30	19	11	10	EA	\$1,700.00	\$2,689.32	\$26,893		
B3010	6900162	Roofing, Modified Bitumen, Replace	20	19	1	9500	SF	\$10.00	\$15.82	\$150,285		\$1,100,000
B3060	6900184	Roof Hatch, Metal, Replace	30	19	11	1	EA	\$1,300.00	\$2,056.54	\$2,057		
C1030	6900167	Door Hardware, School, per Door, Replace	30	19	11	8	EA	\$400.00	\$632.78	\$5,062		
C1070	6900173	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	8500	SF	\$3.50	\$5.54	\$47,063		
C1090	6900181	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	2	EA	\$750.00	\$1,186.46	\$2,373		
C2010	6900170	Wall Finishes, Vinyl, Replace	15	10	5	8000	SF	\$2.50	\$3.95	\$31,639		
C2010	6900192	Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	\$1.50	\$2.37	\$18,983		
C2030	6900180	Flooring, Vinyl Tile (VCT), Replace	15	10	5	500	SF	\$5.00	\$7.91	\$3,955		
C2030	6900187	Flooring, Carpet, Commercial Standard, Replace	10	8	2	8500	SF	\$7.50	\$11.86	\$100,849		
C2050	6900156	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	800	SF	\$2.00	\$3.16	\$2,531		
D2010	6900171	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$550.00	\$870.07	\$870		
D2010	6900196	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6900174	Toilet, Commercial Water Closet, Replace	30	19	11	3	EA	\$1,300.00	\$2,056.54	\$6,170		
D2010	6900159	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D2010	6900157	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	8	EA	\$1,100.00	\$1,740.15	\$13,921		
D2010	6900166	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266		
D3030	6900191	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593	
D3050	6900194	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$15,000.00	\$23,729.25	\$94,917	\$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
D3050	6900193	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$11,000.00	\$17,401.45	\$69,606	\$69,606
D3050	6900189	HVAC System, Ductwork, Medium Density, Replace	30	19	11	9300	SF	\$4.00	\$6.33	\$58,849	
D3060	6900160	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	\$1,200.00	\$1,898.34	\$1,898	
D3060	6900195	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	\$2,400.00	\$3,796.68	\$3,797	
D5020	6900182	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$15,819.50	\$15,820	
D5020	6900165	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D5040	6900172	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	9300	SF	\$4.50	\$7.12	\$66,205	
D5040	6900178	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	10	EA	\$600.00	\$949.17	\$9,492	
D6060	6900197	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	9300	SF	\$1.65	\$2.61	\$24,275	
D7030	6900161	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	9300	SF	\$2.00	\$3.16	\$29,424	
D7050	6900164	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	9300	SF	\$3.00	\$4.75	\$44,136	
E2010	6900168	Casework, Countertop, Plastic Laminate, Replace	15	10	5	50	LF	\$50.00	\$79.10	\$3,955	
E2010	6900190	Casework, Cabinetry Economy, Replace	20	14	6	90	LF	\$175.00	\$276.84	\$24,916	
Totals, Unescalated										\$172,116	\$172,116
Totals, Escalated (3.0% inflation, compounded annually)										\$172,116	\$172,116

Reidy Creek / Building 5

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6900221	Exterior Walls, any painted surface, Prep & Paint	10	8	2	13000	SF	\$3.00	\$4.75	\$61,696	
B2020	6900207	Window, Steel, 16-25 SF, Replace	30	19	11	10	EA	\$1,700.00	\$2,689.32	\$26,893	
B3010	6900213	Roofing, Modified Bitumen, Replace	20	19	1	9500	SF	\$10.00	\$15.82	\$150,285	\$150,285
B3060	6900222	Roof Hatch, Metal, Replace	30	19	11	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1030	6900227	Door Hardware, School, per Door, Replace	30	19	11	8	EA	\$400.00	\$632.78	\$5,062	
C1070	6900226	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	8500	SF	\$3.50	\$5.54	\$47,063	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C1090	6900224	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	13	EA	\$750.00	\$1,186.46	\$15,424		
C2010	6900223	Wall Finishes, Vinyl, Replace	15	10	5	8000	SF	\$2.50	\$3.95	\$31,639		
C2010	6900231	Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	\$1.50	\$2.37	\$18,983		
C2030	6900219	Flooring, Vinyl Tile (VCT), Replace	15	10	5	500	SF	\$5.00	\$7.91	\$3,955		
C2030	6900214	Flooring, Carpet, Commercial Standard, Replace	10	8	2	8000	SF	\$7.50	\$11.86	\$94,917		
C2050	6900240	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	800	SF	\$2.00	\$3.16	\$2,531		
D2010	6900233	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$550.00	\$870.07	\$870		
D2010	6900234	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D2010	6900210	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	10	EA	\$1,500.00	\$2,372.93	\$23,729		
D2010	6900217	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	8	EA	\$1,100.00	\$1,740.15	\$13,921		
D2010	6900212	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6900204	Toilet, Commercial Water Closet, Replace	30	19	11	13	EA	\$1,300.00	\$2,056.54	\$26,735		
D2010	6900228	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266		
D3030	6900208	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593	
D3050	6900239	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$11,000.00	\$17,401.45	\$69,606	\$69,606	
D3050	6900238	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	\$15,000.00	\$23,729.25	\$94,917	\$94,917	
D3050	6900232	HVAC System, Ductwork, Medium Density, Replace	30	19	11	9300	SF	\$4.00	\$6.33	\$58,849		
D3060	6900218	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	2	EA	\$2,400.00	\$3,796.68	\$7,593		
D5020	6900199	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6900236	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5040	6900205	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	9300	SF	\$4.50	\$7.12	\$66,205		
D5040	6900216	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	8	EA	\$600.00	\$949.17	\$7,593		
D6060	6900201	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	9300	SF	\$1.65	\$2.61	\$24,275		
D7030	6900235	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	9300	SF	\$2.00	\$3.16	\$29,424		
D7050	6900202	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D7050	6900198	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	9300	SF	\$3.00	\$4.75	\$44,136		
E2010	6900203	Casework, Countertop, Plastic Laminate, Replace	15	10	5	50	LF	\$50.00	\$79.10	\$3,955		
E2010	6900215	Casework, Cabinetry Economy, Replace	20	14	6	90	LF	\$175.00	\$276.84	\$24,916		
Totals, Unescalated											\$172,116	\$15
Totals, Escalated (3.0% inflation, compounded annually)											\$172,116	\$15

Reidy Creek / Building 6

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6900283	Exterior Walls, any painted surface, Prep & Paint	10	8	2	11500	SF	\$3.00	\$4.75	\$54,577		
B2020	6900253	Window, Steel, 16-25 SF, Replace	30	19	11	3	EA	\$1,700.00	\$2,689.32	\$8,068		
B2050	6900292	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	8	EA	\$1,300.00	\$2,056.54	\$16,452		
B2050	6900274	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	19	11	1	EA	\$7,500.00	\$11,864.63	\$11,865		
B3010	6900268	Roofing, Modified Bitumen, Replace	20	19	1	8200	SF	\$10.00	\$15.82	\$129,720		\$12
B3060	6900273	Roof Hatch, Metal, Replace	30	19	11	2	EA	\$1,300.00	\$2,056.54	\$4,113		
C1010	6900250	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	19	6	60	SF	\$29.40	\$46.51	\$2,791		
C1030	6900255	Door Hardware, School, per Door, Replace	30	19	11	6	EA	\$400.00	\$632.78	\$3,797		
C1070	6900272	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	7000	SF	\$3.50	\$5.54	\$38,758		
C1090	6900264	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	6	EA	\$750.00	\$1,186.46	\$7,119		
C2010	6900267	Wall Finishes, Vinyl, Replace	15	10	5	7000	SF	\$2.50	\$3.95	\$27,684		
C2010	6900289	Wall Finishes, any surface, Prep & Paint	10	8	2	7000	SF	\$1.50	\$2.37	\$16,610		
C2030	6900260	Flooring, Vinyl Tile (VCT), Replace	15	10	5	7000	SF	\$5.00	\$7.91	\$55,368		
C2050	6900248	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1200	SF	\$2.00	\$3.16	\$3,797		
D2010	6900256	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$550.00	\$870.07	\$870		
D2010	6900277	Water Heater, Electric, Commercial (36 kW), Replace	20	14	6	1	EA	\$18,500.00	\$29,266.08	\$29,266		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6900251	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,200.00	\$1,898.34	\$1,898	
D2010	6900296	Urinal, Standard, Replace	30	19	11	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6900257	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	\$1,500.00	\$2,372.93	\$16,610	
D2010	6900293	Toilet, Commercial Water Closet, Replace	30	19	11	7	EA	\$1,300.00	\$2,056.54	\$14,396	
D2010	6900282	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	1	EA	\$800.00	\$1,265.56	\$1,266	
D3030	6900279	Split System Ductless, Single Zone, Replace	15	15	0	1	EA	\$4,800.00	\$7,593.36	\$7,593	\$7,593
D3050	6900263	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$25,000.00	\$39,548.75	\$79,098	\$79,098
D3050	6900295	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	\$9,000.00	\$14,237.55	\$28,475	\$28,475
D3050	6900243	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	\$48,000.00	\$75,933.60	\$75,934	\$7
D3050	6900245	HVAC System, Ductwork, Medium Density, Replace	30	19	11	8200	SF	\$4.00	\$6.33	\$51,888	
D3060	6900261	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	4	EA	\$2,400.00	\$3,796.68	\$15,187	
D3060	6900262	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	3	EA	\$1,500.00	\$2,372.93	\$7,119	
D5020	6900276	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$20,000.00	\$31,639.00	\$31,639	
D5020	6900287	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$8,384.34	\$8,384	
D5020	6900266	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$9,491.70	\$9,492	
D5040	6900290	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	4	EA	\$220.00	\$348.03	\$1,392	
D5040	6900269	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	12	EA	\$600.00	\$949.17	\$11,390	
D5040	6900247	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	8200	SF	\$4.50	\$7.12	\$58,374	
D6060	6900280	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	8200	SF	\$1.65	\$2.61	\$21,404	
D7030	6900265	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	8200	SF	\$2.00	\$3.16	\$25,944	
D7050	6900244	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D7050	6900288	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	8200	SF	\$3.00	\$4.75	\$38,916	
E1030	6900258	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	2	EA	\$4,600.00	\$7,276.97	\$14,554	
E1030	6900281	Food Preparation Line, Commercial Kitchen, Replace	15	10	5	6	LS	\$20,000.00	\$31,639.00	\$189,834	
E1030	6900246	Cooking Line - Primary, Commercial Kitchen, Replace	15	10	5	1	LS	\$50,000.00	\$79,097.50	\$79,098	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
E1030	6900275	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	2	EA	\$6,300.00	\$9,966.29	\$19,933		
E1030	6900278	Dishwashing Line, Commercial Kitchen, Replace	15	10	5	2	LS	\$25,000.00	\$39,548.75	\$79,098		
E1030	6900270	Refrigeration Line, Commercial Kitchen, Replace	15	10	5	2	LS	\$15,000.00	\$23,729.25	\$47,459		
E1070	6900259	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	800	SF	\$15.00	\$23.73	\$18,983		
Totals, Unescalated											\$115,166	\$20
Totals, Escalated (3.0% inflation, compounded annually)											\$115,166	\$21

Reidy Creek / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2080	6900323	Awning, Fabric, per SF of awning, Replace	10	6	4	900	SF	\$8.00	\$12.66	\$11,390		
B2080	6900298	Awning, Fabric, per SF of awning, Replace	10	2	8	1500	SF	\$8.00	\$12.66	\$18,983		
D2010	6900316	Backflow Preventer, Domestic Water, Replace	30	19	11	2	EA	\$6,600.00	\$10,440.87	\$20,882		
D3030	6900308	Heat Pump, Packaged & Wall-Mounted, Replace	20	20	0	4	EA	\$6,300.00	\$9,966.29	\$39,865	\$39,865	
D4010	6900313	Backflow Preventer, Fire Suppression, Replace	30	19	11	1	EA	\$10,500.00	\$16,610.48	\$16,610		
D5010	6900322	Solar Power, Carport, Solar Cover at Grade, Replace	15	5	10	4	EA	\$9,700.00	\$15,344.92	\$61,380		
D5010	6900304	Solar Power, Inverter, Replace	15	5	10	4	EA	\$6,000.00	\$9,491.70	\$37,967		
D5020	6900324	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$15,819.50	\$15,820		
F1020	6900309	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	200	SF	\$25.00	\$39.55	\$7,910		
F1020	6900310	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	19	16	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6900299	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	19	16	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6900331	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	19	16	1150	SF	\$200.00	\$316.39	\$363,849		
F1020	6900311	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	19	16	1150	SF	\$200.00	\$316.39	\$363,849		
G2020	6900312	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	76000	SF	\$0.45	\$0.71	\$54,103	\$54,103	
G2020	6900326	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	76000	SF	\$3.50	\$5.54	\$420,799		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
G2050	6900330	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	66000	SF	\$0.45	\$0.71	\$46,984	\$46,984	
G2050	6900303	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	9	EA	\$4,750.00	\$7,514.26	\$67,628		
G2050	6900329	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	19	6	66000	SF	\$3.50	\$5.54	\$365,430		
G2050	6900320	Play Structure, Multipurpose, Medium, Replace	20	19	1	2	EA	\$20,000.00	\$75,279.00	\$150,558		\$150
G2050	6900302	Play Structure, Multipurpose, Small, Replace	20	14	6	10	EA	\$10,000.00	\$15,819.50	\$158,195		
G2050	6900321	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	2	EA	\$2,500.00	\$6,682.38	\$13,365		
G2050	6900307	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	2	13	2800	SF	\$3.50	\$5.54	\$15,503		
G2060	6900297	Park Bench, Metal Powder-Coated, Replace	20	19	1	10	EA	\$700.00	\$1,107.37	\$11,074		\$11
G2060	6900305	Picnic Table, Metal Powder-Coated, Replace	20	19	1	70	EA	\$700.00	\$1,107.37	\$77,516		\$77
G2060	6900317	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	19	1	12	EA	\$700.00	\$1,107.37	\$13,288		\$13
G2060	6900325	Bike Rack, Portable 6-10 Bikes, Replace	15	10	5	3	EA	\$500.00	\$790.98	\$2,373		
G2060	6900318	Flagpole, Metal, Replace	30	19	11	1	EA	\$2,500.00	\$3,954.88	\$3,955		
G2060	6900300	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	6	14	1	EA	\$25,000.00	\$39,548.75	\$39,549		
G2060	6900327	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	14	6	1	EA	\$1,700.00	\$2,689.32	\$2,689		
G4050	6900328	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	19	1	12	EA	\$4,000.00	\$6,327.80	\$75,934		\$75
Totals, Unescalated											\$140,952	\$328
Totals, Escalated (3.0% inflation, compounded annually)											\$140,952	\$338

* Markup has been included in unit costs.