

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

DLR Group

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Riverside, California 92507
Kevin Fleming



Rincon Middle School
925 Lehner Avenue
Escondido, California 92025

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BV PROJECT #:

164076.23R000-021.017

DATE OF REPORT:

August 22, 2023

ON SITE DATE:

August 10, 2023

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	10
Main Address	925 Lehner Avenue, Escondido, California 92025
Site Developed	1986 Phase 1 1995 Phase 2 1999 Relocatable Classrooms 2015 Building 1
Site Area	18.25 acres (estimated)
Parking Spaces	100 total spaces all in open lots; 4 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 10, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 kffleming@dlrgroup.com
On-site Point of Contact (POC)	Michael
Assessment and Report Prepared By	Bradley Fleming
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Rincon Middle School was originally constructed in 1986 with a second phase of buildings built in 1995. The relocatable classrooms were added later around 1999 and building 1 in 2015. The campus consists of administration areas, classrooms, theater, labs, commercial kitchen, and library.

Architectural

The buildings are a mix of site-built structures, permanent modular structures, and relocatable buildings. The administration, food service/library, and multipurpose buildings are site-built, while the permanent classroom buildings are modular structures with some site-built additions. Covered walkways attached to the classroom buildings connect the main buildings throughout the campus. The building structures are generally in good condition.

The areas of flat, modified bituminous roofing on buildings A, H, J, K, L, N, and M and covered walkways are generally cracked, leaking, and have been patched numerous times. These areas of roofing must be replaced.

The buildings have been well maintained. Exterior paint appears fresh. The interior finishes have been periodically replaced as needed over the years, and none appears excessively aged.

Painted glued-laminated (glulam) wood beams on cylindrical concrete columns are found throughout the site. The beams have begun to shrink, peel, delaminate, and rot, with some apparent termite damage also visible. An architectural/structural engineering study is recommended to determine an approach to these deteriorating beams.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All permanent buildings are heated and cooled by rooftop package units, most of which were replaced in 2018. Others date to 2014. The wall-mounted heat pump units on the relocatable classrooms vary in age, and during the onsite HVAC maintenance was currently repairing some units. The electrical components are generally original and in fair condition with no reported problems. Interior lighting has been retrofitted to LED, as have all the exterior building and site lights. Conveying systems consist of a wheelchair lift in the multipurpose room. Plumbing systems consist of copper domestic water piping and cast-iron waste piping. No significant problems were reported. Hot water is provided by electric or gas storage-type water heaters up to 75 gallons in size. Building M (Multipurpose) is the only building with a sprinkler system. The buildings have fire alarm systems throughout. The security and surveillance systems are reported to be aged and in need of replacement.

Site

The site has a front asphalt parking lot, an asphalt access road to the trash area, and asphalt athletic courts. The asphalt areas are in fair condition other than a small area of ponding and deterioration in the middle parking stall area by the street. Steel tube fencing occurs at the entrance to the campus; the perimeter of the campus is enclosed in chain link fencing. Site lighting has been upgraded to LED. A basketball court covered with a metal roof is located beside Building P. The court is recessed below grade and surrounded by concrete retaining walls that form benches. Irrigated fields line the built-up area of the campus on two sides.

Recommended Additional Studies

Bureau Veritas recommends an architectural/structural engineering study to determine a solution to the deteriorating wood beams throughout the campus. The beams are a prominent and widespread design feature of the school. A design study should determine the most desirable approach to addressing the current deterioration and preventing further deterioration, whether it be repair, replacement, or removal of the beams.

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 | Rincon Middle School(1986)

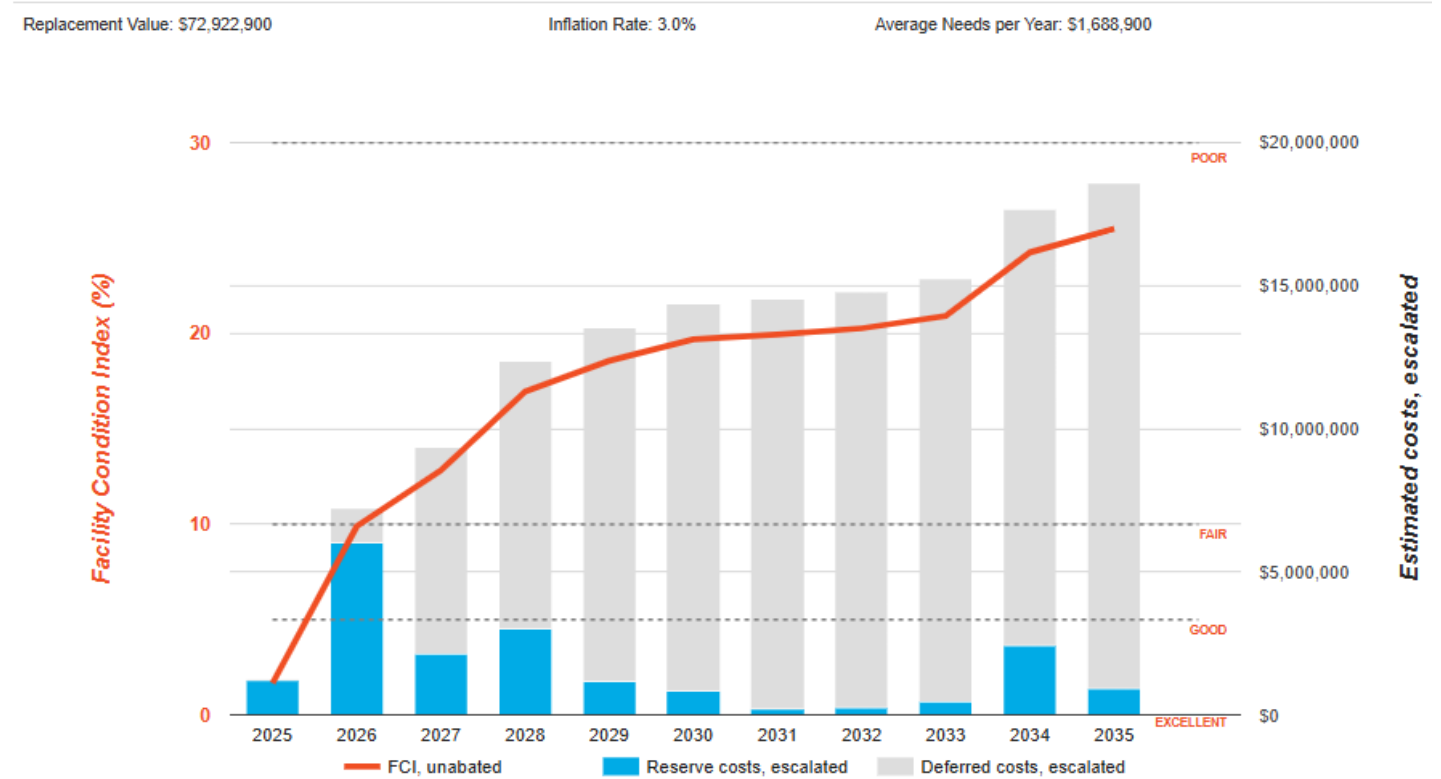
Replacement Value \$ 72,922,900	Total SF 103,390	Cost/SF \$ 800	
	Est Reserve Cost		FCI
Current	\$ 1,212,200		1.7 %
3-Year	\$ 12,354,500		16.9 %
5-Year	\$ 14,350,000		19.7 %
10-Year	\$ 18,577,200		25.5 %

Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Rincon Middle School



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
Structure	\$34,800	-	-	-	-	\$34,800
Facade	-	\$554,100	\$79,300	\$527,600	\$653,600	\$1,814,600
Roofing	\$560,800	\$951,100	\$159,800	\$49,100	\$2,678,500	\$4,399,300
Interiors	\$217,800	\$1,096,000	\$1,293,300	\$806,100	\$3,058,000	\$6,471,200
Conveying	-	-	\$30,300	-	-	\$30,300
Plumbing	\$35,600	\$77,900	\$943,000	\$1,673,900	\$302,200	\$3,032,700
HVAC	\$287,900	\$100,800	\$436,300	\$637,200	\$1,038,900	\$2,501,100
Fire Protection	-	\$33,400	\$893,600	-	-	\$927,000
Electrical	-	\$268,900	\$365,800	\$143,600	\$2,210,700	\$2,989,000
Fire Alarm & Electronic Systems	-	\$842,300	\$303,700	-	\$524,900	\$1,671,000
Equipment & Furnishings	-	\$143,400	\$158,600	\$164,500	\$466,000	\$932,500
Special Construction & Demo	-	\$4,067,000	-	\$23,600	-	\$4,090,600
Site Pavement	\$41,400	-	\$42,500	\$49,300	\$123,300	\$256,500
Site Development	\$22,800	\$1,900	\$294,800	\$152,200	\$419,800	\$891,500
Site Utilities	-	-	-	-	\$76,600	\$76,600
Follow-up Studies	\$11,100	-	-	-	-	\$11,100
TOTALS (3% inflation)	\$1,212,200	\$8,136,800	\$5,001,100	\$4,227,100	\$11,552,500	\$30,129,700

Immediate Needs

Facility/Building	Total Items	Total Cost
Rincon Middle School / A - Library/Food Service	2	\$164,300
Rincon Middle School / H-J-K-L-N Classrooms	1	\$120,000
Rincon Middle School / M - Multipurpose	1	\$63,200
Rincon Middle School	1	\$7,600
Rincon Middle School / Site	2	\$42,500
Total	7	\$397,600

A - Library/Food Service

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6893119	Rincon Middle School / A - Library/Food Service	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$161,500
6893116	Rincon Middle School / A - Library/Food Service	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	\$2,800
Total (2 items)							\$164,300

H-J-K-L-N Classrooms

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6893242	Rincon Middle School / H-J-K-L-N Classrooms	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$120,000
Total (1 items)							\$120,000

M - Multipurpose

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6893262	Rincon Middle School / M - Multipurpose	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$63,200
Total (1 items)							\$63,200

Rincon Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6896687	Rincon Middle School	All buildings	P2030	Engineering Study, Structural, General Design	NA	Performance/Integrity	\$7,600
Total (1 items)							\$7,600

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6893033	Rincon Middle School / Site	Covered Walkway	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$39,300
6893060	Rincon Middle School / Site	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$3,200
Total (2 items)							\$42,500

Key Findings



Structural Flooring/Decking in Poor condition.

Wood
Rincon Middle School Throughout Building

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,000

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Allowance for repair of decorative glulam beams. - AssetCALC ID: 6893164



Roofing in Poor condition.

Modified Bitumen
Site Rincon Middle School Covered Walkway

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$39,300

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Roof is cracked and deteriorating - AssetCALC ID: 6893033



Roofing in Poor condition.

Modified Bitumen
A - Library/Food Service Rincon Middle School Roof

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

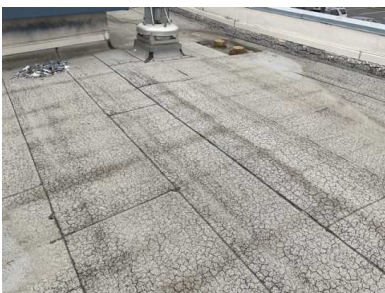
Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$161,500

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Roof is showing signs of ponding cracking and ongoing repairs - AssetCALC ID: 6893119



Roofing in Poor condition.

Modified Bitumen
M - Multipurpose Rincon Middle School Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,200

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Heavy surface cracking and deterioration - AssetCALC ID: 6893262



Roofing in Poor condition.

Modified Bitumen
H-J-K-L-N Classrooms Rincon Middle School
Roof

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$120,000

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Heavy surface cracking and deterioration - AssetCALC ID: 6893242



Parking Lots in Poor condition.

Pavement, Asphalt
Site Rincon Middle School Site

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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Ponding present and poor grading - AssetCALC ID: 6893060

No photo

Modernization recommendation
Item does not currently exist at site

Recommended Follow-up Study: Structural, General Design

Structural, General Design
Rincon Middle School All Buildings

Uniformat Code: P2030
Recommendation: **Perform Study in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,600

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Bureau Veritas recommends an architectural/structural engineering study to determine a solution to the deteriorating wood beams throughout the campus. The beams are a prominent and widespread design feature of the school. A design study should determine the most desirable approach to addressing the current deterioration and preventing further deterioration, whether it be repair, replacement, or removal of the beams. - AssetCALC ID: 6896687



Roof Skylight in Poor condition.

Per Unit, Up To 20 Square Feet
A - Library/Food Service Rincon Middle School
Roof

Uniformat Code: B3060
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

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Skylight is broken - AssetCALC ID: 6893116

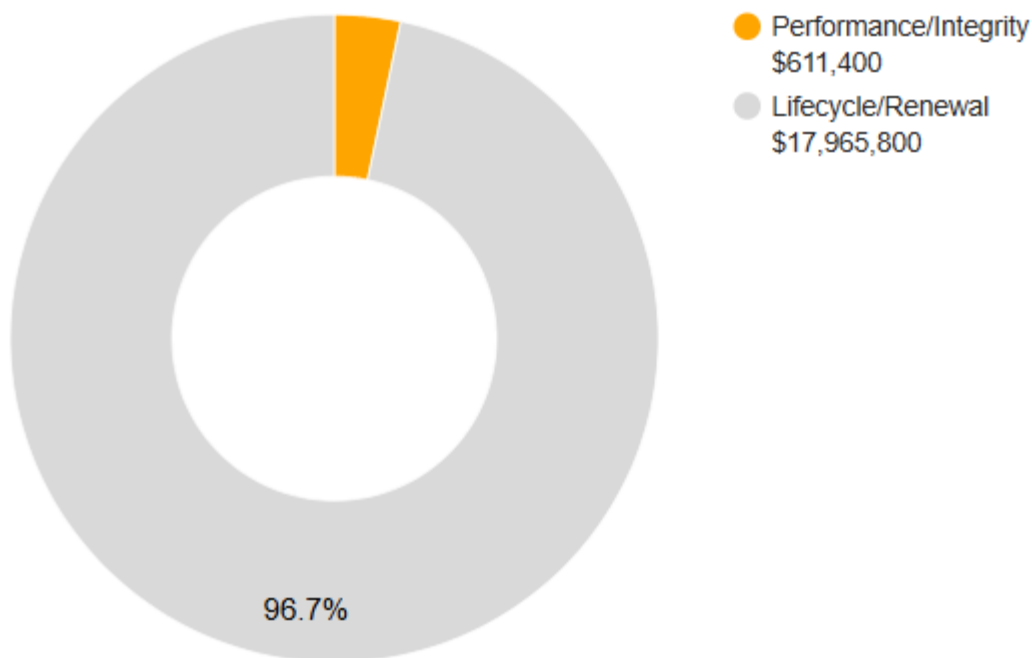
Plan Types

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: \$18,577,200

2. Building A: Library/Food Service



Building A: Library/Food Service: Systems Summary

Constructed/Renovated	1986	
Building/Group Size	14,800 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood or metal stud structure on concrete slab	Fair
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile, fiberglass-reinforced panel Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop package units Supplemental components: rooftop exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Building A: Library/Food Service: Systems Summary

Fire Alarm	Central alarm panel for campus, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Aged roofing	

3. Building B-C-D-E - Classrooms



Building B-C-D-E - Classrooms: Systems Summary

Constructed/Renovated	1986	
Building/Group Size	18,000 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular, wood-framed structure on steel frame with raised floor	Fair
Façade	Wall Finish: Painted wood Windows: Aluminum	Fair
Roof	Flat construction with TPO finish	Good
Interiors	Walls: Vinyl, ceramic tile, painted gypsum board Floors: Carpet, ceramic tile Ceilings: ACT, painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop package units Supplemental components: roof-mounted exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Building B-C-D-E - Classrooms: Systems Summary

Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	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	None observed at time of assessment.	

4. Building F - Administration



Building F - Administration: Systems Summary

Constructed/Renovated	1986	
Building/Group Size	3,400 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood or metal stud structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with TPO finish Secondary: Hip construction with metal finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile 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 Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Individual rooftop package units Supplemental components: roof-mounted exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Building F - Administration: Systems Summary

Fire Alarm	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	None observed at time of assessment.	

5. Building G - Relocatable Classrooms



Building G - Relocatable Classrooms: Systems Summary

Constructed/Renovated	1986	
Building Size	5,760 square feet	
Number of Stories	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Modular, wood-framed structure on steel frame with raised floor	Fair
Façade	Wall Finish: Painted wood Windows: Aluminum	Fair
Roof	Flat construction with TPO finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT, LVT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater Fixtures: Sinks in classrooms	Fair
HVAC	Individual wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Individual panels with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Building G - Relocatable Classrooms: Systems Summary

Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	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	None observed at time of assessment.	

6. Building H-J-K-L-N - Classrooms



Building H-J-K-L-N - Classrooms: Systems Summary

Constructed/Renovated	1995	
Building Size	31,370 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular, wood-framed structure on steel frame with raised floor	Fair
Façade	Wall Finish: Stucco Windows: Steel	Fair
Roof	Flat construction with TPO finish Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Vinyl, fiberglass-reinforced panel Floors: Carpet, sheet vinyl, VCT Ceilings: ACT, painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop package units, split heat pump systems, wall-mounted heat pumps Supplemental components: roof-mounted exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair

Building H-J-K-L-N - Classrooms: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	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	Modified bituminous roofing is deteriorated, with numerous patches. Single ply roofing has ponding, aging and is developing leaks.	

7. Building M - Multipurpose



Building M - Multipurpose: Systems Summary

Constructed/Renovated	1995	
Building Size	11,380 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Steel frame on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish Secondary: Hip construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, painted wood, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: ACT, glue-on acoustical tile, painted gypsum board	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop package units Supplemental components: roof-mounted exhaust fans	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair

Building M - Multipurpose: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	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	Aged roofing	

8. Building P - Physical Education



Building P - Physical Education: Systems Summary

Constructed/Renovated	1995	
Building Size	9,500 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Steel frame on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Glass block windows	Fair
Roof	Flat construction with modified bituminous finish Secondary: Hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: ACT, painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas-fired domestic boiler Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop package units Supplemental components: roof-mounted exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair

Building P - Physical Education: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	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	None observed at time of assessment.	

9. Building 52-59 - Relocatable Classrooms



Building 52-59 - Relocatable Classrooms: Systems Summary

Constructed/Renovated	1999	
Building Size	7,680 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular, wood-framed structure on steel frame with raised floor	Fair
Façade	Wall Finish: Painted wood Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual wall-mounted heat pump units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Fair
Equipment/Special	None	--

Building 52-59 - Relocatable Classrooms: Systems Summary

Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.
Key Issues and Findings	Heat pumps are at the end of their expected useful lives



10. Building 1 - Classrooms



Building 1 - Classrooms: Systems Summary

Constructed/Renovated	2015	
Building Size	1,500 square feet	
Number of Stories	One above grade	
System	Description	Condition
Structure	Conventional wood or metal stud structure on concrete slab	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas-fired tankless water heater Fixtures: Toilet and sink in restroom	Good
HVAC	Individual rooftop package unit	Good
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good

Building 1 - Classrooms: Systems Summary

Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

11. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property identification signage, chain link and steel tube fencing Play fields and play courts	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	Pre-fabricated metal storage building	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	Widespread alligator cracking in main parking lot	

12. 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

13. ADA Accessibility

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

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

However, this does not:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- 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 1986.

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

14. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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.

15. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

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

16. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rincon Middle School, 925 Lehner Avenue, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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


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

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

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

Prepared by: Bradley Fleming,
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Reviewed by:



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17. 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 A



2 - BUILDINGS B, C, D, E



3 - BUILDING F (ADMINISTRATION)



4 - BUILDING G



5 - BUILDINGS H, J, K, L, AND N (CLASSROOMS)



6 - BUILDING M (MULTIPURPOSE)

Photographic Overview



7 - BUILDING P - PHYSICAL EDUCATION



8 - BUILDINGS 52-59



9 - CLASSROOM 1



10 - ROOFING



11 - ROOFING



12 - ROOFING

Photographic Overview



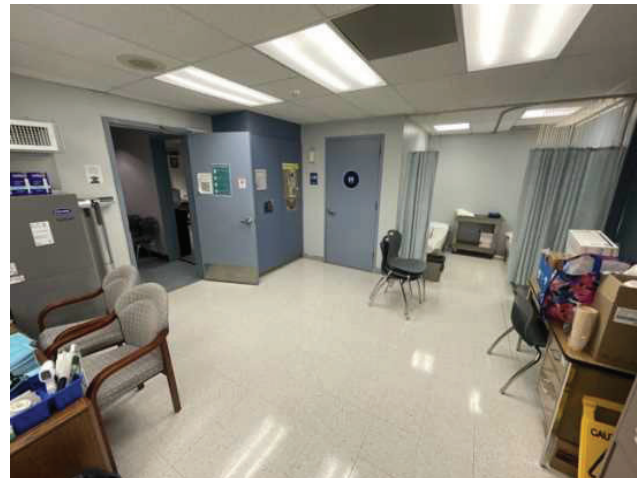
13 - OFFICES



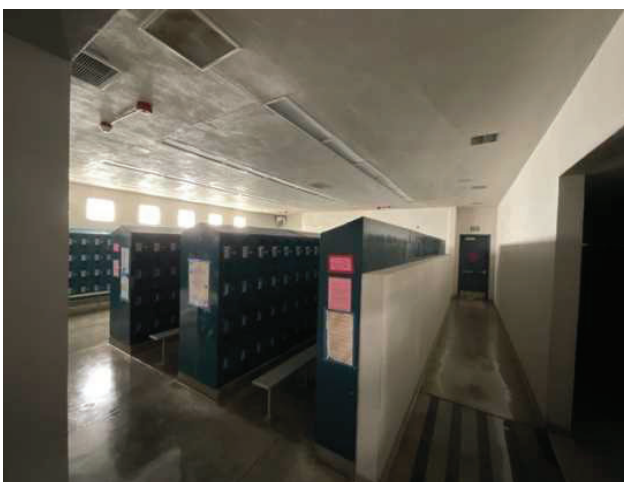
14 - MULTIPURPOSE ROOM



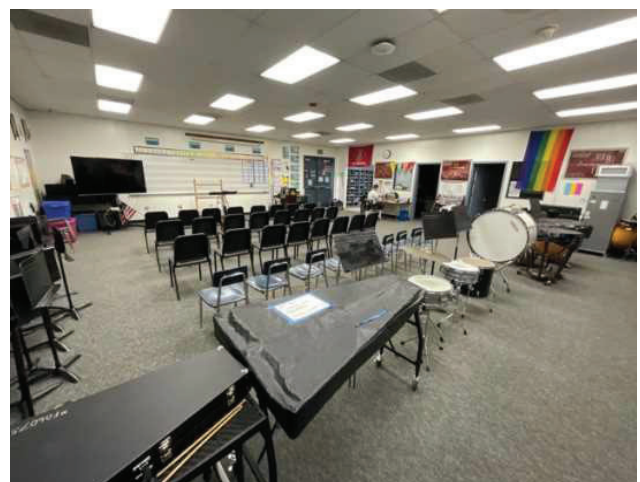
15 - LIBRARY



16 - NURSES OFFICE



17 - LOCKER ROOMS



18 - BAND ROOM

Photographic Overview



19 - CLASSROOM



20 - TEACHERS LOUNGE



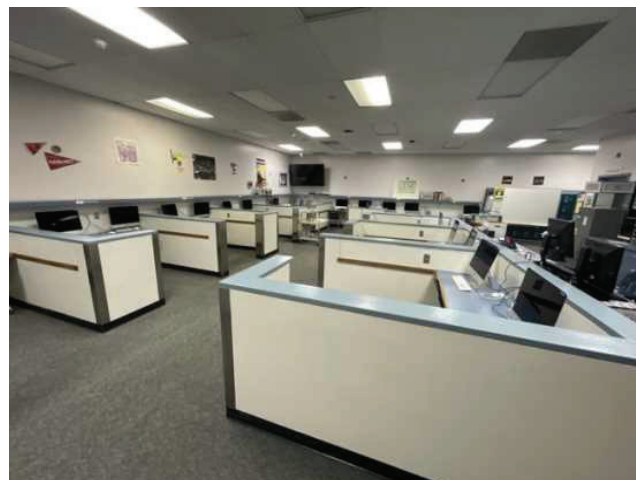
21 - KITCHEN (UNDER CONSTRUCTION)



22 - CULINARY CLASSROOM



23 - LAB CLASSROOM



24 - COMPUTER LAB

Photographic Overview



25 - WHEELCHAIR LIFT



26 - PACKAGED UNIT



27 - BOILER



28 - SECONDARY TRANSFORMER



29 - HEAT PUMP



30 - SWITCHBOARD

Photographic Overview



31 - BASKETBALL COURT



32 - BASKETBALL COURT



33 - ACCESSIBLE PARKING



34 - SOLAR POWER



35 - STORAGE SHED

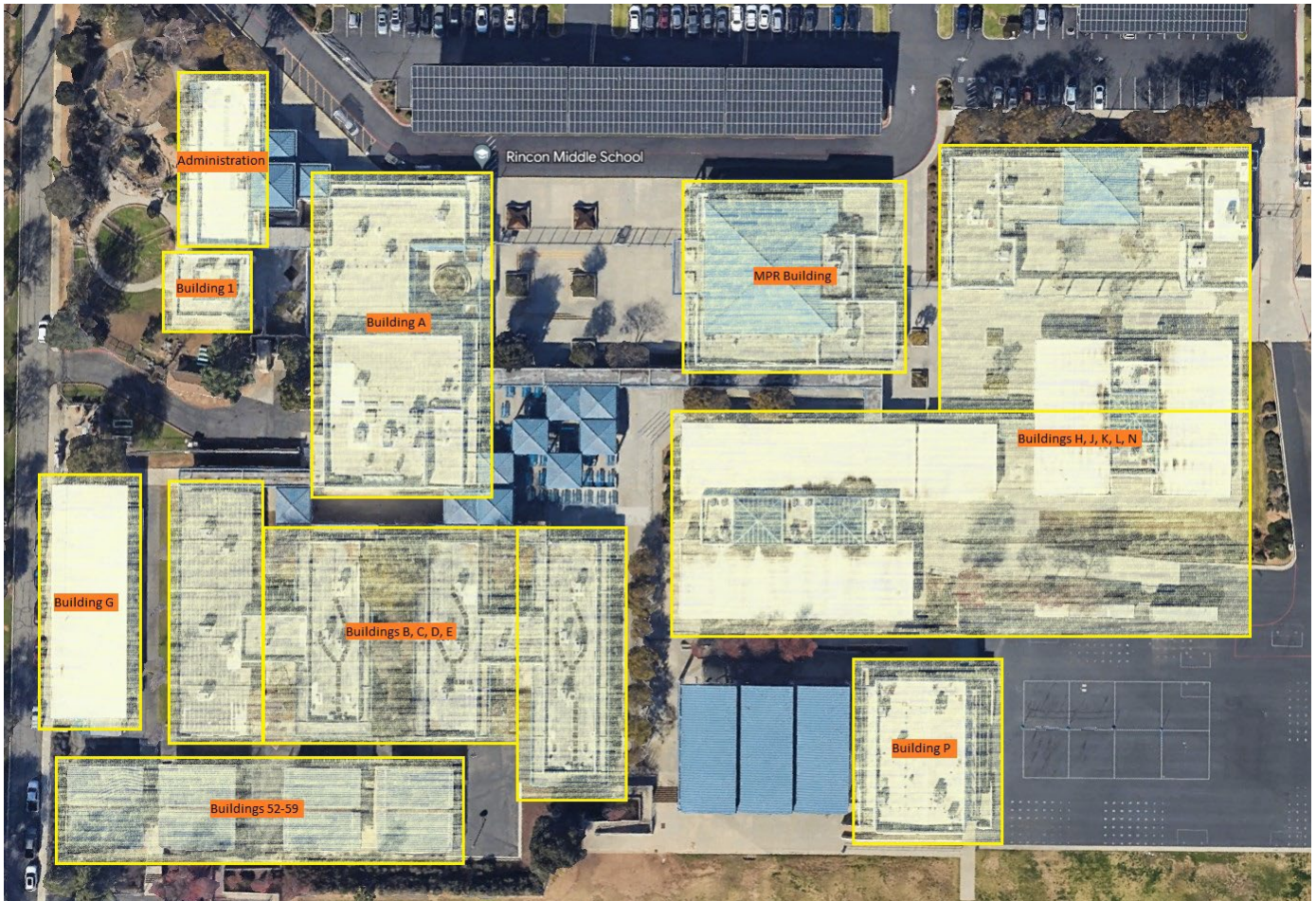




36 - GARDEN AREA

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	164076.23R000-021.017	Rincon Middle School	
	Source	On-Site Date	
	Google	August 10, 2023	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rincon Middle School

Name of person completing form: Michael

Title / Association w/ property: Maintenance

Length of time associated w/ property:

Date Completed: August 10, 2023

Phone Number: 760.484.3828

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 1986	Renovated 0	
2	Building size in SF	112,189 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		Packaged unit's updated in 2018
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	✗				Areas of minor settlement
8	Are there any wall, window, basement or roof leaks?		✗			
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?		✗			HVAC maintenance is currently on site for repairs
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: Rincon Middle School

BV Project Number: 164076.23R000-021.017

Abbreviated Accessibility Checklist

Facility History and 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 RAMP



ACCESSIBLE PATH

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 ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



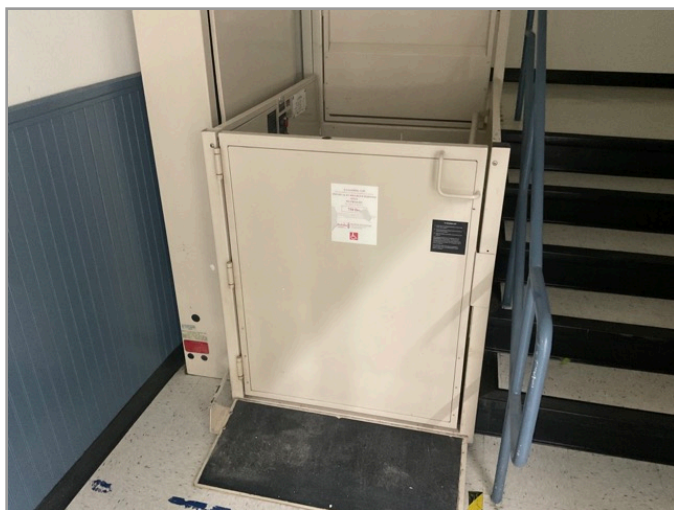
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



WHEELCHAIR LIFT



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:

Component Condition Report

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	2,500 SF	21	6900045
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	7,000 SF	3	6900075
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	180 SF	11	6900074
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	21	6900065
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	11	6900068
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,350 SF	1	6900071
B3010	Roof	Fair	Roofing, Metal	1,600 SF	21	6900035
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	21	6900038
B3060	Roof	Fair	Roof Hatch, Metal	2	11	6900044
Interiors						

Component Condition Report | Reidy Creek / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	20	21	6900062
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	22	21	6900073
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	11	6900052
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,500 SF	7	6900061
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	10	6900030
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	550 SF	21	6900053
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	4	6900037
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,000 SF	7	6900043
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,800 SF	2	6900046
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	21	6900059
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	4,800 SF	4	6900069

Component Condition Report | Reidy Creek / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	2	6900041
Plumbing						
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	6900057
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	11	6900040
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,000 SF	21	6900039
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	6	11	6900048
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	21	6900033
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6900047
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6900056
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,000 SF	11	6900060
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	0	6900064
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	3	0	6900055
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	6900070

Component Condition Report | Reidy Creek / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	6900034
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900032
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	6900050
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,000 SF	21	6900031
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	9	0	6900066
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,000 SF	6	6900063
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	8	6900072
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,000 SF	6	6900054
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,000 SF	5	6900067

Component Condition Report | Reidy Creek / Building 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm Panel, Fully Addressable	1	1	6900036
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,000 SF	1	6900051

Equipment & Furnishings

E1040	Building exterior	Fair	Ceramics Equipment, Kiln	1	1	6900049
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	10	6900042
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	30 LF	7	6900058

Component Condition Report | Reidy Creek / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500 SF	2	6900105
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	12	11	6900093

Component Condition Report | Reidy Creek / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	21	6900083
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	10,400 SF	1	6900098
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	21	6900104
B3060	Roof	Fair	Roof Hatch, Metal	1	11	6900082
Interiors						
C1030	Throughout building	Fair	Door Hardware, School, per Door	12	11	6900076
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	21	6900091
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,200 SF	6	6900111
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	2	6900078
C2010	Throughout building	Fair	Wall Finishes, Vinyl	10,000 SF	5	6900088
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	21	6900077
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	21	6900089

Component Condition Report | Reidy Creek / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,400 SF	5	6900090
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,500 SF	2	6900079
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	2	6900112
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	10,400 SF	21	6900110
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	4	6900099
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	11	6900094
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	6900103
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	11	6900080
D2030	Roof	Fair	Supplemental Components, Drains, Roof	14	21	6900087
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6900100
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	5	0	6900102
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	10,400 SF	11	6900108

Component Condition Report | Reidy Creek / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	3	0	6900086
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	3	2	6900081
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	6900097
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900096
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	10,400 SF	21	6900107
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	6900085
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	10,400 SF	6	6900101
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	10,400 SF	6	6900106
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	3	6900092
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	10,400 SF	1	6900084

Component Condition Report | Reidy Creek / Building 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	80 LF	6	6900095
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	4	6900109

Component Condition Report | Reidy Creek / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,500 SF	2	6900114
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	10	11	6900127
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	21	6900130
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	6900139
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	1	6900146

Component Condition Report | Reidy Creek / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	21	6900144
B3060	Roof	Fair	Roof Hatch, Metal	1	11	6900134
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	12	21	6900116
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	21	6900135
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	11	6900143
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	9,000 SF	6	6900155
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	7	6900121
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	6900120
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	21	6900142
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,000 SF	5	6900149
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	300 SF	5	6900131

Component Condition Report | Reidy Creek / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	21	6900125
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,500 SF	2	6900151
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	2	6900124
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	11	6900118
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	11	6900132
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	4	6900119
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	6900115
D2010	Restrooms	Fair	Urinal, Standard	2	11	6900145
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,300 SF	21	6900123
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	11	6900141
D2030	Roof	Fair	Supplemental Components, Drains, Roof	16	21	6900126
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6900113
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6900138
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6900152

Component Condition Report | Reidy Creek / Building 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,300 SF	11	6900153
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	2	6900154
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900136
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	6900117
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,300 SF	21	6900133
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	6	6900128
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,300 SF	6	6900137
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,300 SF	6	6900140
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,300 SF	6	6900129

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	6900148
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,300 SF	6	6900122

E2010	Throughout building	Fair	Casework, Cabinetry Economy	90 LF	6	6900150
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	6900147

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,000 SF	2	6900176
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	10	11	6900179
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	21	6900185
Roofing						

Component Condition Report | Reidy Creek / Building 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	1	6900162
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	21	6900163
B3060	Roof	Fair	Roof Hatch, Metal	1	11	6900184
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	12	21	6900177
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	11	6900167
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	21	6900169
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	6	6900173
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	2	6	6900181
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,000 SF	5	6900170
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	6900192
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	21	6900188

Component Condition Report | Reidy Creek / Building 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,500 SF	2	6900187
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	5	6900180
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	21	6900175
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	2	6900156
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	11	6900196
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	6900171
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,300 SF	21	6900183
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	6900166
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	11	6900174
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	11	6900159
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	11	6900157
D2030	Roof	Fair	Supplemental Components, Drains, Roof	16	21	6900186
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6900191

Component Condition Report | Reidy Creek / Building 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6900194
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,300 SF	11	6900189
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6900193
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	2	6900160
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	2	6900195
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	6900165
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900182
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,300 SF	21	6900158
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,300 SF	6	6900172
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	6	6900178
Fire Alarm & Electronic Systems						

Component Condition Report | Reidy Creek / Building 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,300 SF	6	6900197
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,300 SF	5	6900161
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,300 SF	6	6900164

Equipment & Furnishings

E2010	Throughout building	Fair	Casework, Cabinetry Economy	90 LF	6	6900190
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	6900168

Component Condition Report | Reidy Creek / Building 5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,000 SF	2	6900221
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	10	11	6900207

Component Condition Report | Reidy Creek / Building 5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	14	21	6900237
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	1	6900213
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	21	6900206
B3060	Roof	Fair	Roof Hatch, Metal	1	11	6900222
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 24 SF	12	21	6900229
C1030	Throughout building	Fair	Door Hardware, School, per Door	8	11	6900227
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	21	6900200
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,500 SF	6	6900226
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	13	6	6900224
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,000 SF	5	6900223
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	21	6900225

Component Condition Report | Reidy Creek / Building 5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	6900231
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	8,000 SF	2	6900214
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	21	6900220
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	500 SF	5	6900219
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	2	6900240
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	11	6900210
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	6900228
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	6900233
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,300 SF	21	6900230
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	8	11	6900217
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	5	6900234
D2010	Restrooms	Fair	Urinal, Standard	2	11	6900212
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	11	6900204

Component Condition Report | Reidy Creek / Building 5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Roof	Fair	Supplemental Components, Drains, Roof	16	21	6900211
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6900208
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,300 SF	11	6900232
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6900239
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	6900238
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	2	6900218
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	6900236
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900199
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,300 SF	21	6900209
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,300 SF	6	6900205
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	6	6900216

Component Condition Report | Reidy Creek / Building 5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,300 SF	6	6900201
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,300 SF	5	6900235
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	6900202
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,300 SF	6	6900198
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	90 LF	6	6900215
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	50 LF	5	6900203

Component Condition Report | Reidy Creek / Building 6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	11,500 SF	2	6900283

Component Condition Report | Reidy Creek / Building 6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	3	11	6900253
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	11	6900274
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	11	6900292
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	21	6900242
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,200 SF	1	6900268
B3010	Roof	Fair	Roofing, Metal	250 SF	21	6900294
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	24 LF	21	6900252
B3060	Roof	Fair	Roof Hatch, Metal	2	11	6900273
Interiors						
C1010	Stage	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	60 SF	6	6900250
C1030	Throughout building	Fair	Door Hardware, School, per Door	6	11	6900255
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	21	6900285

Component Condition Report | Reidy Creek / Building 6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	6	6900272
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	6	6900264
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	7,000 SF	2	6900289
C2010	Throughout building	Fair	Wall Finishes, Vinyl	7,000 SF	5	6900267
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	21	6900291
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	21	6900249
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	7,000 SF	5	6900260
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,200 SF	2	6900248
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	11	6900296
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,200 SF	21	6900241
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	11	6900257
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	11	6900293
D2010	Utility closet	Fair	Water Heater, Electric, Commercial (36 kW)	1	6	6900277

Component Condition Report | Reidy Creek / Building 6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	6900251
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	6900282
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	5	6900256
D2030	Roof	Fair	Supplemental Components, Drains, Roof	10	21	6900254
HVAC						
D3030	Roof	Poor	Split System Ductless, Single Zone	1	0	6900279
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6900263
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	8,200 SF	11	6900245
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	6900295
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	1	6900243
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	2	6900261
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	3	4	6900262
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,200 SF	21	6900284

Component Condition Report | Reidy Creek / Building 6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	21	6900286
Electrical						
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	11	6900287
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	11	6900266
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900276
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,200 SF	21	6900271
D5040	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	6	6900269
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	2	6900290
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,200 SF	6	6900247
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	8,200 SF	6	6900280

Component Condition Report | Reidy Creek / Building 6

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Building exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	8,200 SF	5	6900265
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	6900244
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	8,200 SF	6	6900288
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	5	6900258
E1030	Kitchen	Fair	Food Preparation Line, Commercial Kitchen	6 LS	5	6900281
E1030	Kitchen	Fair	Cooking Line - Primary, Commercial Kitchen	1 LS	5	6900246
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	5	6900275
E1030	Kitchen	Fair	Dishwashing Line, Commercial Kitchen	2 LS	5	6900278
E1030	Kitchen	Fair	Refrigeration Line, Commercial Kitchen	2 LS	5	6900270
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	5	6900259

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2080	Site	Excellent	Awning, Fabric, per SF of awning	1,500 SF	8	6900298
B2080	Site	Fair	Awning, Fabric, per SF of awning	900 SF	4	6900323
Roofing						
B3010	Common Area Hallways	Fair	Roofing, Metal	6,000 SF	21	6900301
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	11	6900316
HVAC						
D3030	Portables	Poor	Heat Pump, Packaged & Wall-Mounted	4	0	6900308
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	11	6900313
Electrical						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	4	10	6900322
D5010	Site	Good	Solar Power, Inverter	4	10	6900304
D5020	Site	Fair	Secondary Transformer, Dry, Stepdown	1	11	6900324
Special Construction & Demo						

Component Condition Report | Reidy Creek / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Portables	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	16	6900310
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	11	6900309
F1020	Portables	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	16	6900299
F1020	Portables	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	16	6900331
F1020	Portables	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,150 SF	16	6900311
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	76,000 SF	0	6900312
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	76,000 SF	6	6900326
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	10	6	6900302
G2050	Site	Fair	Play Structure, Multipurpose, Medium	2	1	6900320
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	9	6	6900303

Component Condition Report | Reidy Creek / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	66,000 SF	6	6900329
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	6	6900321
G2050	Site	Excellent	Playfield Surfaces, Chips Rubber, 3" Depth	2,800 SF	13	6900307
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	66,000 SF	0	6900330
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	320 LF	31	6900314
G2060	Site	Fair	Park Bench, Metal Powder-Coated	10	1	6900297
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	70	1	6900305
G2060	Site	Good	Dumpster Pad, Concrete, Replace/Install	400 SF	31	6900315
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	14	6900300
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	3,500 LF	21	6900306
G2060	Site	Fair	Flagpole, Metal	1	11	6900318
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	12	1	6900317
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	6	6900327

Component Condition Report | Reidy Creek / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	3	5	6900325
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	21	6900319
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	1	6900328

Appendix F:

Replacement Reserves

Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033
Rincon Middle School	\$45,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rincon Middle School / 1 - Classroom	\$0	\$0	\$31,418	\$0	\$0	\$15,130	\$0	\$0	\$0
Rincon Middle School / 52-59 Relos	\$0	\$4,067,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rincon Middle School / A - Library/Food Service	\$260,389	\$130,353	\$191,325	\$0	\$25,728	\$106,367	\$2,456	\$68,096	\$110,707
Rincon Middle School / B-C-D-E Classrooms	\$217,835	\$3,259	\$158,598	\$15,212	\$98,034	\$64,187	\$0	\$64,205	\$18,036
Rincon Middle School / F - Admin	\$0	\$9,019	\$158,511	\$0	\$41,085	\$0	\$1,511	\$0	\$0
Rincon Middle School / G - Relo Classrooms	\$0	\$276,022	\$88,949	\$34,849	\$2,315	\$5,502	\$19,834	\$0	\$0
Rincon Middle School / H-J-K-L-N Classrooms	\$174,015	\$327,430	\$1,097,904	\$256,769	\$338,998	\$0	\$36,267	\$84,439	\$197,992
Rincon Middle School / M - Multipurpose	\$91,595	\$163,756	\$114,547	\$48,834	\$102,557	\$8,069	\$0	\$16,343	\$0
Rincon Middle School / P - Phys Ed	\$35,594	\$90,188	\$39,955	\$12,965	\$255,672	\$550,174	\$0	\$0	\$127,252
Rincon Middle School / Site	\$386,858	\$926,074	\$262,587	\$2,636,953	\$312,822	\$68,909	\$129,392	\$2,189	\$13,627
Grand Total	\$1,212,161	\$5,993,103	\$2,143,795	\$3,005,582	\$1,177,211	\$818,338	\$189,460	\$235,272	\$467,614

Rincon Middle School

Uniform	Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029
B1010	6893164		Structural Flooring/Decking, Wood, Repair	0	0	0	2000	SF	\$11.00	\$17.40	\$34,803	\$34,803				
P2030	6896687		Engineering Study, Structural, General Design	0	0	0	1	EA	\$7,000.00	\$11,073.65	\$11,074	\$11,074				
Totals, Unescalated											\$45,877		\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$45,877		\$0	\$0	\$0	\$0

Rincon Middle School / 1 - Classroom

Uniform	Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029
B2010	6893082		Exterior Walls, any painted surface, Prep & Paint	10	8	2	2490	SF	\$3.00	\$4.75	\$11,817				\$11,817	
B2020	6893076		Storefront, Glazing & Framing, Replace	30	10	20	110	SF	\$55.00	\$87.01	\$9,571					
B3010	6893084		Roofing, Modified Bitumen, Replace	20	10	10	1710	SF	\$10.00	\$15.82	\$27,051					
B3060	6893077		Roof Hatch, Metal, Replace	30	10	20	1	EA	\$1,300.00	\$2,056.54	\$2,057					

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028
C1030	6893069	Door Hardware, School, per Door, Replace	30	10	20	2	EA		\$400.00	\$632.78	\$1,266				
C1070	6893067	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1500	SF		\$3.50	\$5.54	\$8,305				
C2010	6893085	Wall Finishes, Vinyl, Replace	15	10	5	2500	SF		\$2.50	\$3.95	\$9,887				
C2030	6893065	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1500	SF		\$7.50	\$11.86	\$17,797			\$17,797	
D2010	6893070	Water Heater, Gas, Tankless, Replace	15	10	5	1	EA		\$2,000.00	\$3,163.90	\$3,164				
D2010	6893083	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	10	20	1	EA		\$1,100.00	\$1,740.15	\$1,740				
D2010	6893078	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	1	EA		\$1,500.00	\$2,372.93	\$2,373				
D2010	6893072	Toilet, Commercial Water Closet, Replace	30	10	20	1	EA		\$1,300.00	\$2,056.54	\$2,057				
D3050	6893066	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA		\$11,000.00	\$17,401.45	\$17,401				
D5020	6893068	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA		\$2,000.00	\$3,163.90	\$3,164				
E2010	6893071	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	120	LF		\$300.00	\$474.59	\$56,950				
Totals, Unescalated												\$0	\$0	\$29,614	\$0
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$31,418	\$0

Rincon Middle School / 52-59 Relos

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
F1020	6893884	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893879	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893876	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893888	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893880	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893878	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893886	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893881	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893885	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:
F1020	6893887	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF		\$200.00	\$316.39	\$303,734	\$30:

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
F1020	6893883	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF	\$200.00	\$316.39	\$303,734	\$303,734
F1020	6893882	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF	\$200.00	\$316.39	\$303,734	\$303,734
F1020	6893877	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	34	1	960	SF	\$200.00	\$316.39	\$303,734	\$303,734
Totals, Unescalated										\$0	\$3,941
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$4,061

Rincon Middle School / A - Library/Food Service

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6893115	Exterior Walls, any painted surface, Prep & Paint	10	9	1	9500	SF	\$3.00	\$4.75	\$45,086	\$45,086
B2020	6893123	Storefront, Glazing & Framing, Replace	30	29	1	400	SF	\$55.00	\$87.01	\$34,803	\$34,803
B2050	6893130	Exterior Door, Steel, Standard, Replace	40	39	1	24	EA	\$600.00	\$949.17	\$22,780	\$22,780
B3010	6893119	Roofing, Modified Bitumen, Replace	20	20	0	14800	SF	\$10.00	\$15.82	\$234,129	\$234,129
B3020	6893117	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	32	8	12	LF	\$90.00	\$142.38	\$1,709	\$1,709
B3060	6893116	Roof Skylight, per unit, up to 20 SF, Replace	30	30	0	2	EA	\$1,300.00	\$2,056.54	\$4,113	\$4,113
B3060	6893097	Roof Hatch, Metal, Replace	30	24	6	1	EA	\$1,300.00	\$2,056.54	\$2,057	\$2,057
C1020	6893103	Interior Window, Fixed, 24 SF, Replace	40	30	10	14	EA	\$850.00	\$1,344.66	\$18,825	\$18,825
C1030	6893104	Interior Door, Wood, Solid-Core, Replace	40	30	10	18	EA	\$700.00	\$1,107.37	\$19,933	\$19,933
C1030	6893135	Door Hardware, School, per Door, Replace	30	22	8	18	EA	\$400.00	\$632.78	\$11,390	\$11,390
C1070	6893132	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	14000	SF	\$3.50	\$5.54	\$77,516	\$77,516
C1090	6893128	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	15	EA	\$750.00	\$1,186.46	\$17,797	\$17,797
C1090	6893095	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	12	8	50	LF	\$500.00	\$790.98	\$39,549	\$39,549
C2010	6893124	Wall Finishes, Ceramic Tile, Replace	40	27	13	1500	SF	\$18.00	\$28.48	\$42,713	\$42,713
C2010	6893109	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	4000	SF	\$16.00	\$25.31	\$101,245	\$101,245
C2010	6893125	Wall Finishes, any surface, Prep & Paint	10	8	2	26000	SF	\$1.50	\$2.37	\$61,696	\$61,696
C2030	6893114	Flooring, Quarry Tile, Replace	50	38	12	3300	SF	\$26.00	\$41.13	\$135,731	\$135,731
C2030	6893131	Flooring, Ceramic Tile, Replace	40	26	14	750	SF	\$18.00	\$28.48	\$21,356	\$21,356

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
C2030	6893100	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1500	SF	\$5.00	\$7.91	\$11,865	
C2030	6893139	Flooring, Carpet, Commercial Standard, Replace	10	8	2	9000	SF	\$7.50	\$11.86	\$106,782	
C2050	6893134	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	750	SF	\$2.00	\$3.16	\$2,373	
D2010	6893096	Water Heater, Gas, Commercial (125 MBH), Replace	20	12	8	1	EA	\$12,400.00	\$19,616.18	\$19,616	
D2010	6893112	Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	4	EA	\$800.00	\$1,265.56	\$5,062	
D2010	6893118	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	\$1,500.00	\$2,372.93	\$2,373	
D2010	6893113	Toilet, Commercial Water Closet, Replace	30	12	18	6	EA	\$1,300.00	\$2,056.54	\$12,339	
D2010	6893120	Urinal, Standard, Replace	30	12	18	8	EA	\$1,100.00	\$1,740.15	\$13,921	
D2030	6893108	Supplemental Components, Drains, Roof, Replace	40	32	8	12	EA	\$797.00	\$1,260.81	\$15,130	
D3050	6893136	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$40,000.00	\$63,278.00	\$63,278	
D3050	6893138	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$11,000.00	\$17,401.45	\$34,803	
D3050	6893102	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$15,000.00	\$23,729.25	\$23,729	
D3050	6893099	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	5	EA	\$5,500.00	\$8,700.73	\$43,504	
D3050	6893129	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$20,000.00	\$31,639.00	\$31,639	
D3050	6893137	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$15,000.00	\$23,729.25	\$47,459	
D3060	6893105	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	19	1	2	EA	\$3,000.00	\$4,745.85	\$9,492	
D3060	6893133	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1	2	EA	\$1,400.00	\$2,214.73	\$4,429	
D3060	6893101	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	19	1	2	EA	\$2,400.00	\$3,796.68	\$7,593	
D3060	6893107	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	20	0	5	EA	\$2,800.00	\$4,429.46	\$22,147	\$22,147
D5020	6893106	Switchboard, 277/480 V, Replace	40	29	11	1	EA	\$75,000.00	\$118,646.25	\$118,646	
D5020	6893098	Switchboard, 120/208 V, Replace	40	29	11	1	EA	\$45,000.00	\$71,187.75	\$71,188	
E1030	6893127	Commercial Kitchen, Refrigeration Line, Replace	15	3	12	9	LS	\$15,000.00	\$23,729.25	\$213,563	
E1030	6893121	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$9,966.29	\$9,966	
E2010	6893126	Casework, Countertop, Plastic Laminate, Replace	15	10	5	150	LF	\$50.00	\$79.10	\$11,865	
E2010	6893122	Casework, Cabinetry Economy, Replace	20	13	7	200	LF	\$175.00	\$276.84	\$55,368	
Totals, Unescalated											\$260,389

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)												\$260,389.5

Rincon Middle School / B-C-D-E Classrooms

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027
B2010	6893165	Exterior Walls, any painted surface, Prep & Paint	10	8	2	17000	SF	\$3.00	\$4.75	\$80,679			\$80,679
B2020	6893169	Window, Steel, 16-25 SF, Replace	30	21	9	48	EA	\$1,700.00	\$2,689.32	\$129,087			
B2050	6893160	Exterior Door, Steel, Standard, Replace	40	33	7	55	EA	\$600.00	\$949.17	\$52,204			
B3010	6893167	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	26000	SF	\$17.00	\$26.89	\$699,222			
B3020	6893152	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	24	16	24	LF	\$90.00	\$142.38	\$3,417			
B3060	6893154	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	2	EA	\$1,300.00	\$2,056.54	\$4,113			
C1030	6893141	Interior Door, Wood, Solid-Core, Replace	40	26	14	27	EA	\$700.00	\$1,107.37	\$29,899			
C1030	6893146	Door Hardware, School, per Door, Replace	30	20	10	27	EA	\$400.00	\$632.78	\$17,085			
C1070	6893151	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	15360	SF	\$3.50	\$5.54	\$85,046			
C1090	6893170	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	12	EA	\$750.00	\$1,186.46	\$14,238			
C2010	6893163	Wall Finishes, Ceramic Tile, Replace	40	26	14	2400	SF	\$18.00	\$28.48	\$68,340			
C2010	6893158	Wall Finishes, Vinyl, Replace	15	13	2	15000	SF	\$2.50	\$3.95	\$59,323			\$59,323
C2010	6893156	Wall Finishes, any surface, Prep & Paint	10	10	0	15000	SF	\$1.50	\$2.37	\$35,594	\$35,594		
C2030	6893145	Flooring, Ceramic Tile, Replace	40	26	14	1200	SF	\$18.00	\$28.48	\$34,170			
C2030	6893162	Flooring, Carpet, Commercial Standard, Replace	10	10	0	15360	SF	\$7.50	\$11.86	\$182,241	\$182,241		
C2050	6893148	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1200	SF	\$2.00	\$3.16	\$3,797			\$3,797
D2010	6893172	Water Heater, Electric, Residential, Replace	15	11	4	2	EA	\$650.00	\$1,028.27	\$2,057			
D2010	6893155	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	\$800.00	\$1,265.56	\$1,266			
D2010	6893159	Toilet, Commercial Water Closet, Replace	30	19	11	12	EA	\$1,300.00	\$2,056.54	\$24,678			
D2010	6893153	Urinal, Standard, Replace	30	19	11	6	EA	\$1,100.00	\$1,740.15	\$10,441			
D2010	6893147	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	13	EA	\$1,500.00	\$2,372.93	\$30,848			
D2010	6893161	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	16	EA	\$1,100.00	\$1,740.15	\$27,842			

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027
D2030	6893150	Supplemental Components, Drains, Roof, Replace	40	26	14	32	EA	\$797.00	\$1,260.81	\$40,346			
D3050	6893149	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	2	EA	\$8,200.00	\$12,971.99	\$25,944			
D3050	6893171	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	16	EA	\$11,000.00	\$17,401.45	\$278,423			
D3060	6893168	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	3	EA	\$1,200.00	\$1,898.34	\$5,695			\$5,695
D5020	6893143	Distribution Panel, 120/208 V, Replace	30	29	1	1	EA	\$2,000.00	\$3,163.90	\$3,164		\$3,164	
E2010	6893144	Casework, Countertop, Plastic Laminate, Replace	15	12	3	160	LF	\$50.00	\$79.10	\$12,656			
E2010	6893157	Casework, Cabinetry Economy, Replace	20	15	5	200	LF	\$175.00	\$276.84	\$55,368			
Totals, Unescalated											\$217,835	\$3,164	\$149,494
Totals, Escalated (3.0% inflation, compounded annually)											\$217,835	\$3,259	\$158,598

Rincon Middle School / F - Admin

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027
B2010	6893196	Exterior Walls, any painted surface, Prep & Paint	10	8	2	3640	SF	\$3.00	\$4.75	\$17,275			\$17,275
B2020	6893186	Storefront, Glazing & Framing, Replace	30	28	2	275	SF	\$55.00	\$87.01	\$23,927			\$23,927
B2050	6893188	Exterior Door, Steel, Standard, Replace	40	38	2	17	EA	\$600.00	\$949.17	\$16,136			\$16,136
B3010	6893191	Roofing, Metal, Replace	40	36	4	1775	SF	\$13.00	\$20.57	\$36,503			
B3010	6893184	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	4400	SF	\$17.00	\$26.89	\$118,330			
B3020	6893175	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	26	14	12	LF	\$90.00	\$142.38	\$1,709			
C1030	6893180	Interior Door, Wood, Solid-Core, Replace	40	28	12	7	EA	\$700.00	\$1,107.37	\$7,752			
C1030	6893182	Door Hardware, School, per Door, Replace	30	21	9	7	EA	\$400.00	\$632.78	\$4,429			
C1070	6893185	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	3352	SF	\$3.50	\$5.54	\$18,559			\$18,559
C2010	6893178	Wall Finishes, Ceramic Tile, Replace	40	24	16	162	SF	\$18.00	\$28.48	\$4,613			
C2010	6893177	Wall Finishes, Vinyl, Replace	15	13	2	6800	SF	\$2.50	\$3.95	\$26,893			\$26,893
C2030	6893195	Flooring, Ceramic Tile, Replace	40	30	10	162	SF	\$18.00	\$28.48	\$4,613			
C2030	6893197	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2500	SF	\$5.00	\$7.91	\$19,774			\$19,774
C2030	6893181	Flooring, Carpet, Commercial Standard, Replace	10	9	1	738	SF	\$7.50	\$11.86	\$8,756		\$8,756	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027
C2050	6893174	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	48	SF	\$2.00	\$3.16	\$152			\$152
D2010	6893198	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	\$650.00	\$1,028.27	\$1,028			
D2010	6893183	Sink/Lavatory, Service Sink, Floor, Replace	35	29	6	1	EA	\$800.00	\$1,265.56	\$1,266			
D2010	6893179	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	1	EA	\$1,100.00	\$1,740.15	\$1,740			
D2010	6893193	Toilet, Commercial Water Closet, Replace	30	21	9	1	EA	\$1,300.00	\$2,056.54	\$2,057			
D2010	6893199	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	1	EA	\$1,500.00	\$2,372.93	\$2,373			
D2030	6893187	Supplemental Components, Drains, Roof, Replace	40	26	14	4	EA	\$797.00	\$1,260.81	\$5,043			
D3050	6893192	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$5,500.00	\$8,700.73	\$8,701			
D3050	6893190	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$11,000.00	\$17,401.45	\$34,803			
D5020	6893176	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$3,163.90	\$3,164			
E2010	6893194	Casework, Countertop, Plastic Laminate, Replace	15	13	2	75	LF	\$50.00	\$79.10	\$5,932			\$5,932
E2010	6893189	Casework, Cabinetry Economy, Replace	20	18	2	75	LF	\$175.00	\$276.84	\$20,763			\$20,763
Totals, Unescalated											\$0	\$8,756	\$149,412
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$9,019	\$158,511

Rincon Middle School / G - Relo Classrooms

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027
B2010	6893201	Exterior Walls, any painted surface, Prep & Paint		10	8	2	3680	SF	\$3.00	\$4.75	\$17,465		
B2020	6893214	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	28	2	12	EA	\$950.00	\$1,502.85	\$18,034		
B2050	6893200	Exterior Door, Wood, Solid-Core, Replace		25	23	2	6	EA	\$700.00	\$1,107.37	\$6,644		
B3010	6893202	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	19	1	7000	SF	\$17.00	\$26.89	\$188,252		
C1070	6893209	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	22	3	5760	SF	\$3.50	\$5.54	\$31,892		
C2010	6893215	Wall Finishes, Vinyl, Replace		15	13	2	4864	SF	\$2.50	\$3.95	\$19,237		
C2030	6893208	Flooring, Vinyl Tile (VCT), Replace		15	13	2	1440	SF	\$5.00	\$7.91	\$11,390		
C2030	6893207	Flooring, Luxury Vinyl Tile (LVT), Replace		15	3	12	2000	SF	\$7.50	\$11.86	\$23,729		
C2030	6893205	Flooring, Carpet, Commercial Standard, Replace		10	9	1	2320	SF	\$7.50	\$11.86	\$27,526		

Replacement Reserves Report

8/22/2025

Unif	mat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6893206		Water Heater, Gas, Residential, Replace	15	11	4	1	EA	\$1,300.00	\$2,056.54	\$2,057	
D2010	6893204		Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	21	EA	\$1,100.00	\$1,740.15	\$36,543	
D3030	6893323		Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	19	1	6	EA	\$5,500.00	\$8,700.73	\$52,204	
D5020	6893212		Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$7,000.00	\$11,073.65	\$11,074	
D5040	6893211		Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	5760	SF	\$4.50	\$7.12	\$41,004	
D5040	6893213		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	5	EA	\$600.00	\$949.17	\$4,746	
E2010	6893210		Casework, Countertop, Plastic Laminate, Replace	15	10	5	60	LF	\$50.00	\$79.10	\$4,746	
E2010	6893203		Casework, Cabinetry Economy, Replace	20	14	6	60	LF	\$175.00	\$276.84	\$16,610	
Totals, Unescalated												
Totals, Escalated (3.0% inflation, compounded annually)												

Rincon Middle School / H-J-K-L-N Classrooms

Unif	mat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	202
B2010	6893239		Exterior Walls, any painted surface, Prep & Paint	10	8	2	28000	SF	\$3.00	\$4.75	\$132,884		
B2020	6893216		Window, Steel, 16-25 SF, Replace	30	21	9	56	EA	\$1,700.00	\$2,689.32	\$150,602		
B2050	6893220		Exterior Door, Wood, Solid-Core, Replace	25	18	7	62	EA	\$700.00	\$1,107.37	\$68,657		
B2080	6893219		Awning, Metal, per SF of awning, Replace	40	36	4	2970	SF	\$15.00	\$23.73	\$70,476		
B3010	6893242		Roofing, Modified Bitumen, Replace	20	20	0	11000	SF	\$10.00	\$15.82	\$174,015	\$174,015	
B3010	6893240		Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	23130	SF	\$17.00	\$26.89	\$622,039		
C1010	6893247		Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	22	3	20	SF	\$29.40	\$46.51	\$930		
C1030	6893221		Interior Door, Wood, Solid-Core, Replace	40	26	14	14	EA	\$700.00	\$1,107.37	\$15,503		
C1030	6893228		Door Hardware, School, per Door, Replace	30	20	10	14	EA	\$400.00	\$632.78	\$8,859		
C1070	6893217		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	30670	SF	\$3.50	\$5.54	\$169,814		
C2010	6893244		Wall Finishes, Laminated Paneling (FRP), Replace	30	24	6	1200	SF	\$16.00	\$25.31	\$30,373		
C2010	6893233		Wall Finishes, Vinyl, Replace	15	13	2	60000	SF	\$2.50	\$3.95	\$237,293		
C2030	6893250		Flooring, Vinyl Tile (VCT), Replace	15	12	3	15310	SF	\$5.00	\$7.91	\$121,098		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	202
C2030	6893234	Flooring, Vinyl Sheeting, Replace	15	12	3	700	SF		\$7.00	\$11.07	\$7,752		
C2030	6893232	Flooring, Carpet, Commercial Standard, Replace	10	9	1	15360	SF		\$7.50	\$11.86	\$182,241		\$182,241
C2050	6893243	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	700	SF		\$2.00	\$3.16	\$2,215		\$2,215
D2010	6893236	Water Heater, Gas, Residential, Replace	15	14	1	1	EA		\$1,300.00	\$2,056.54	\$2,057		\$2,057
D2010	6893246	Water Heater, Electric, Residential, Replace	15	14	1	1	EA		\$550.00	\$870.07	\$870		\$870
D2010	6893248	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA		\$1,400.00	\$2,214.73	\$2,215		
D2010	6893226	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	4	EA		\$1,500.00	\$2,372.93	\$9,492		
D2010	6893245	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	35	EA		\$1,100.00	\$1,740.15	\$60,905		
D2010	6893227	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	21	9	9	EA		\$1,500.00	\$2,372.93	\$21,356		
D2010	6893237	Toilet, Commercial Water Closet, Replace	30	21	9	9	EA		\$1,300.00	\$2,056.54	\$18,509		
D2010	6893241	Urinal, Standard, Replace	30	21	9	5	EA		\$1,100.00	\$1,740.15	\$8,701		
D2030	6893218	Supplemental Components, Drains, Roof, Replace	40	38	2	10	EA		\$797.00	\$1,260.81	\$12,608		
D3030	6893224	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	19	EA		\$5,200.00	\$8,226.14	\$156,297		
D3030	6893230	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	2	EA		\$4,400.00	\$6,960.58	\$13,921		
D3050	6893249	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	5	EA		\$11,000.00	\$17,401.45	\$87,007		
D3050	6893225	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA		\$5,500.00	\$8,700.73	\$8,701		
D3060	6893235	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	6	EA		\$1,400.00	\$2,214.73	\$13,288		
D5020	6893223	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA		\$30,000.00	\$47,458.50	\$47,459		\$47,459
D5020	6893229	Switchboard, 120/208 V, Replace	40	37	3	1	EA		\$52,100.00	\$82,419.60	\$82,420		
D5020	6893238	Switchboard, 120/208 V, Replace	40	29	11	2	EA		\$66,000.00	\$104,408.70	\$208,817		
E2010	6893222	Casework, Cabinetry Economy, Replace	20	19	1	300	LF		\$175.00	\$276.84	\$83,052		\$83,052
E2010	6893231	Casework, Countertop, Solid Surface, Replace	40	38	2	160	LF		\$110.00	\$174.01	\$27,842		
Totals, Unescalated												\$174,015	\$317,893
Totals, Escalated (3.0% inflation, compounded annually)												\$174,015	\$327,430

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B2010	6893255	Exterior Walls, any painted surface, Prep & Paint	10	9	1	11000	SF	\$3.00	\$4.75	\$52,204	
B2020	6893256	Storefront, Glazing & Framing, Replace	30	28	2	160	SF	\$55.00	\$87.01	\$13,921	
B2050	6893258	Exterior Door, Steel, Standard, Replace	40	29	11	18	EA	\$600.00	\$949.17	\$17,085	
B3010	6893269	Roofing, Metal, Replace	40	29	11	6250	SF	\$13.00	\$20.57	\$128,533	
B3010	6893262	Roofing, Modified Bitumen, Replace	20	20	0	5790	SF	\$10.00	\$15.82	\$91,595	\$91,595
B3020	6893263	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	36	4	30	LF	\$90.00	\$142.38	\$4,271	
B3060	6893266	Roof Skylight, per unit, up to 20 SF, Replace	30	29	1	3	EA	\$1,300.00	\$2,056.54	\$6,170	
B3060	6893253	Roof Skylight, per unit, up to 20 SF, Replace	30	29	1	2	EA	\$1,300.00	\$2,056.54	\$4,113	
B3060	6893264	Roof Hatch, Metal, Replace	30	28	2	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1030	6893277	Interior Door, Wood, Solid-Core, Replace	40	29	11	21	EA	\$700.00	\$1,107.37	\$23,255	
C1030	6893251	Door Hardware, School, per Door, Replace	30	23	7	21	EA	\$400.00	\$632.78	\$13,288	
C1070	6893280	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4500	SF	\$3.50	\$5.54	\$24,916	
C1070	6893278	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	14	11	1500	SF	\$3.50	\$5.54	\$8,305	
C2010	6893284	Wall Finishes, Ceramic Tile, Replace	40	29	11	900	SF	\$18.00	\$28.48	\$25,628	
C2010	6893267	Wall Finishes, Fabric, Replace	15	13	2	1400	SF	\$2.00	\$3.16	\$4,429	
C2010	6893288	Wall Finishes, any surface, Prep & Paint	10	9	1	18000	SF	\$1.50	\$2.37	\$42,713	
C2030	6893273	Flooring, Ceramic Tile, Replace	40	29	11	600	SF	\$18.00	\$28.48	\$17,085	
C2030	6893281	Flooring, Plywood, Replace	30	26	4	1100	SF	\$4.00	\$6.33	\$6,961	
C2030	6893275	Flooring, Vinyl Tile (VCT), Replace	15	13	2	7400	SF	\$5.00	\$7.91	\$58,532	
C2030	6893283	Flooring, Carpet, Commercial Standard, Replace	10	9	1	2000	SF	\$7.50	\$11.86	\$23,729	
C2050	6893279	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	4500	SF	\$2.00	\$3.16	\$14,238	
D1010	6893287	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	21	4	1	EA	\$17,000.00	\$26,893.15	\$26,893	
D2010	6893276	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$650.00	\$1,028.27	\$1,028	
D2010	6893268	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	6	EA	\$1,100.00	\$1,740.15	\$10,441	
D2010	6893272	Toilet, Commercial Water Closet, Replace	30	27	3	6	EA	\$1,300.00	\$2,056.54	\$12,339	
D2010	6893252	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	\$1,500.00	\$2,372.93	\$4,746	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
D2010	6893274	Urinal, Standard, Replace	30	27	3	2	EA	\$1,100.00	\$1,740.15	\$3,480	
D2010	6893259	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	4	EA	\$1,100.00	\$1,740.15	\$6,961	
D2030	6893257	Supplemental Components, Drains, Roof, Replace	40	38	2	16	EA	\$797.00	\$1,260.81	\$20,173	
D3050	6893254	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$40,000.00	\$63,278.00	\$126,556	
D3050	6893285	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$5,500.00	\$8,700.73	\$8,701	
D3050	6893260	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$25,000.00	\$39,548.75	\$79,098	
D3060	6893271	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	4	EA	\$1,400.00	\$2,214.73	\$8,859	
D4010	6893265	Supplemental Components, Fire Riser, Wet, Replace	40	39	1	1	EA	\$10,000.00	\$15,819.50	\$15,820	
D5020	6893270	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,000.00	\$11,073.65	\$11,074	
E1070	6893282	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	2000	SF	\$15.00	\$23.73	\$47,459	
E2010	6893286	Casework, Countertop, Plastic Laminate, Replace	15	12	3	20	LF	\$50.00	\$79.10	\$1,582	
E2010	6893261	Casework, Cabinetry Economy, Replace	20	16	4	20	LF	\$175.00	\$276.84	\$5,537	
Totals, Unescalated											\$91,595
Totals, Escalated (3.0% inflation, compounded annually)											\$91,595

Rincon Middle School / P - Phys Ed

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6893303	Exterior Walls, any painted surface, Prep & Paint	10	9	1	7200	SF	\$3.00	\$4.75	\$34,170		\$34,170
B2010	6893301	Exterior Walls, Glass Block, Replace	40	26	14	500	SF	\$50.00	\$79.10	\$39,549		
B2050	6893320	Exterior Door, Steel, Standard, Replace	40	30	10	11	EA	\$600.00	\$949.17	\$10,441		
B3010	6893321	Roofing, Metal, Replace	40	29	11	8500	SF	\$13.00	\$20.57	\$174,805		
B3010	6893315	Roofing, Modified Bitumen, Replace	20	16	4	6400	SF	\$10.00	\$15.82	\$101,245		
B3020	6893311	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	29	11	24	LF	\$90.00	\$142.38	\$3,417		
B3060	6893302	Roof Hatch, Metal, Replace	30	22	8	1	EA	\$1,300.00	\$2,056.54	\$2,057		
C1020	6893299	Interior Window, Fixed, 24 SF, Replace	40	30	10	6	EA	\$850.00	\$1,344.66	\$8,068		
C1030	6893289	Interior Door, Wood, Solid-Core, Replace	40	29	11	10	EA	\$700.00	\$1,107.37	\$11,074		

Replacement Reserves Report

8/22/2025

Uniformat CodeID		Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost	w/ Markup*	Subtotal	2025	2026			
C1030	6893319	Door Hardware, School, per Door, Replace	30	22	8	10	EA	\$400.00	\$632.78	\$6,328			
C1070	6893308	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	2142	SF	\$3.50	\$5.54	\$11,860		\$	
C1090	6893297	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	6	EA	\$750.00	\$1,186.46	\$7,119			
C1090	6893310	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	600	LF	\$500.00	\$790.98	\$474,585			
C2010	6893290	Wall Finishes, Ceramic Tile, Replace	40	30	10	1600	SF	\$18.00	\$28.48	\$45,560			
C2010	6893316	Wall Finishes, Vinyl, Replace	15	12	3	3000	SF	\$2.50	\$3.95	\$11,865			
C2010	6893296	Wall Finishes, any surface, Prep & Paint	10	9	1	14000	SF	\$1.50	\$2.37	\$33,221		\$33,221	
C2030	6893313	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	6058	SF	\$12.00	\$18.98	\$115,001			
C2030	6893317	Flooring, Ceramic Tile, Replace	40	30	10	800	SF	\$18.00	\$28.48	\$22,780			
C2030	6893294	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2142	SF	\$5.00	\$7.91	\$16,943		\$1	
C2030	6893293	Flooring, Carpet, Commercial Standard, Replace	10	9	1	500	SF	\$7.50	\$11.86	\$5,932		\$5,932	
C2050	6893306	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	4500	SF	\$2.00	\$3.16	\$14,238		\$14,238	
D2010	6893298	Storage Tank, Domestic Water, Replace	30	26	4	1	EA	\$2,400.00	\$3,796.68	\$3,797			
D2010	6893305	Boiler, Gas, Domestic, Replace	25	25	0	1	EA	\$22,500.00	\$35,593.88	\$35,594	\$35,594		
D2010	6893304	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	22	8	14	EA	\$1,100.00	\$1,740.15	\$24,362			
D2010	6893295	Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	1	EA	\$800.00	\$1,265.56	\$1,266			
D2010	6893300	Toilet, Commercial Water Closet, Replace	30	22	8	6	EA	\$1,300.00	\$2,056.54	\$12,339			
D2010	6893314	Urinal, Standard, Replace	30	22	8	2	EA	\$1,100.00	\$1,740.15	\$3,480			
D2010	6893292	Shower, Ceramic Tile, Replace	30	22	8	10	EA	\$2,500.00	\$3,954.88	\$39,549			
D2030	6893309	Supplemental Components, Drains, Roof, Replace	40	30	10	12	EA	\$797.00	\$1,260.81	\$15,130			
D3050	6893312	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	4	EA	\$5,500.00	\$8,700.73	\$34,803			
D3050	6893318	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$15,000.00	\$23,729.25	\$47,459			
D3060	6893291	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	4	EA	\$1,400.00	\$2,214.73	\$8,859		\$	
D5020	6893307	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$7,000.00	\$11,073.65	\$11,074			
Totals, Unescalated											\$35,594	\$87,561	\$3
Totals, Escalated (3.0% inflation, compounded annually)											\$35,594	\$90,188	\$3

Replacement Reserves Report

8/22/2025

Rincon Middle School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B3010	6893042	Roofing, Metal, Replace	40	38	2	3872	SF	\$13.00	\$20.57	\$79,629	
B3010	6893033	Roofing, Modified Bitumen, Replace	20	20	0	3600	SF	\$10.00	\$15.82	\$56,950	\$5
D2010	6893038	Backflow Preventer, Domestic Water, Replace	30	29	1	2	EA	\$5,200.00	\$8,226.14	\$16,452	
D2010	6893039	Backflow Preventer, Domestic Water, Replace	30	29	1	4	EA	\$3,200.00	\$5,062.24	\$20,249	
D2010	6893045	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	37	3	42000	SF	\$11.00	\$17.40	\$730,861	
D2010	6893035	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	61000	SF	\$11.00	\$17.40	\$1,061,488	
D3050	6893034	HVAC System, Ductwork, Medium Density, Replace	30	30	0	42000	SF	\$4.00	\$6.33	\$265,768	\$26
D3050	6893031	HVAC System, Ductwork, Medium Density, Replace	30	27	3	61000	SF	\$4.00	\$6.33	\$385,996	
D4010	6893048	Backflow Preventer, Fire Suppression, Replace	30	29	1	1	EA	\$10,500.00	\$16,610.48	\$16,610	
D4010	6893057	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	37	3	103390	SF	\$5.00	\$7.91	\$817,789	
D5010	6893044	Solar Power, Inverter, Replace	15	6	9	4	EA	\$6,000.00	\$9,491.70	\$37,967	
D5010	6893040	Solar Power, Carport, Solar Cover at Grade, Replace	15	6	9	4	EA	\$9,700.00	\$15,344.92	\$61,380	
D5020	6893030	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	\$10,000.00	\$15,819.50	\$15,820	
D5020	6893032	Switchboard, 277/480 V, Replace	40	29	11	1	EA	\$120,000.00	\$189,834.00	\$189,834	
D5030	6893061	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	42000	SF	\$2.50	\$3.95	\$166,105	
D5030	6893054	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	61000	SF	\$2.50	\$3.95	\$241,247	
D5040	6893059	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	9	1	35	EA	\$220.00	\$348.03	\$12,181	
D5040	6893028	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	103390	SF	\$4.50	\$7.12	\$736,010	
D5040	6893041	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	130	EA	\$600.00	\$949.17	\$123,392	
D6060	6893049	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	103390	SF	\$1.65	\$2.61	\$269,870	
D7030	6893053	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	14	1	103390	SF	\$2.00	\$3.16	\$327,116	
D7050	6893056	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	19	1	103390	SF	\$3.00	\$4.75	\$490,673	
F1020	6893046	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	24	6	500	SF	\$25.00	\$39.55	\$19,774	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
G2020	6893060	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	540	SF	\$5.50	\$8.70	\$4,698	\$
G2020	6893027	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	51500	SF	\$0.45	\$0.71	\$36,662	\$3
G2050	6893051	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	32000	SF	\$0.45	\$0.71	\$22,780	\$2
G2050	6893026	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	2500	SF	\$0.45	\$0.71	\$1,780	
G2050	6893062	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	22	3	32000	SF	\$3.50	\$5.54	\$177,178	
G2050	6893024	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	8	EA	\$4,750.00	\$7,514.26	\$60,114	
G2050	6893052	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	6	19	2	EA	\$4,750.00	\$7,514.26	\$15,029	
G2060	6893025	Picnic Table, Metal Powder-Coated, Replace	20	14	6	80	EA	\$700.00	\$1,107.37	\$88,589	
G2060	6893036	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	17	8	4	EA	\$1,700.00	\$2,689.32	\$10,757	
G2060	6893029	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	3000	LF	\$21.00	\$33.22	\$99,663	
G2060	6893047	Fences & Gates, Fence, Metal Tube 6', Replace	40	24	16	100	LF	\$40.00	\$63.28	\$6,328	
G2060	6893063	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	6	14	1	EA	\$25,000.00	\$39,548.75	\$39,549	
G2060	6893043	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	16	4	3	EA	\$1,700.00	\$2,689.32	\$8,068	
G2060	6893058	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	24	16	60	LF	\$160.00	\$253.11	\$15,187	
G2060	6893050	Dumpster Pad, Concrete, Replace/Install	50	34	16	1500	SF	\$15.00	\$23.73	\$35,594	
G4050	6893055	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	6	14	8	EA	\$4,000.00	\$6,327.80	\$50,622	
Totals, Unescalated											\$38
Totals, Escalated (3.0% inflation, compounded annually)											\$38

* Markup has been included in unit costs.