

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

## **DLR Group**

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



Rock Springs Elementary School  
1155 Deodar Road  
Escondido, California 92025

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### **BV PROJECT #:**

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### **DATE OF REPORT:**

September 12, 2023

### **ON SITE DATE:**

August 28, 2023

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	Seven permanent buildings and 16 relocatable classrooms
Main Address	1155 Deodar Road, Escondido, California 92025
Site Developed	1994 1997, 1999 Relos Buildings
Site Area	11 acres (estimated)
Parking Spaces	88 total spaces all in open lots; Four of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 28, 2023
Management Point of Contact	Kevin Fleming 951.682.0470 <a href="mailto:kffleming@dlrgroup.com">kffleming@dlrgroup.com</a>
On-site Point of Contact (POC)	Michael
Assessment and Report Prepared By	Bradley Fleming
Reviewed By	Gregg Young Program Manager <a href="mailto:Gregg.Young@bureauveritas.com">Gregg.Young@bureauveritas.com</a> 800.733.0660
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The Rock Springs Elementary School was originally constructed in 1994 and 16 relocatable classrooms were added in 1997 and 1999. The campus consists of administration areas, classrooms, theater, commercial kitchen, and library. The original buildings have been renovated over the years.

### Architectural

The main buildings are permanent modular structures, and the relocatable buildings serve as additional classrooms. The structure and façade of the main buildings are in good condition. The exterior consists of stucco and aluminum framed windows. No reported structural or façade issues reported. The roofing is original and shows signs of significant wear, especially over the covered walkways. During the time of visit there was observable standing water on the roof of the office building and library building. The interior and exterior finish has been refreshed as needed over the years. Typical interior finish, exterior finish, and roof replacements are budgeted and anticipated.

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

All permanent buildings use roof top packaged units and split systems for heating and cooling, most equipment was installed in 2018 with a few units in 2013. The portable classrooms have wall mounted heat pumps that have been reported to be struggling and well past their remaining useful life. Domestic hot water is provided by individual water heaters. The plumbing system is in fair condition and no issues were reported. The electrical system is original and in fair condition with no reported problems. The lighting was upgraded to LED across the whole campus last year. Buildings are protected by fire alarm systems.

### Site

The site has two main asphalt parking lots and an asphalt athletic court all in fair condition. Two solar carports and a solar playground cover were added a few years ago. Site lighting observed surrounding the building is in the form of building mounted and pole mounted upgraded to LED last year.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

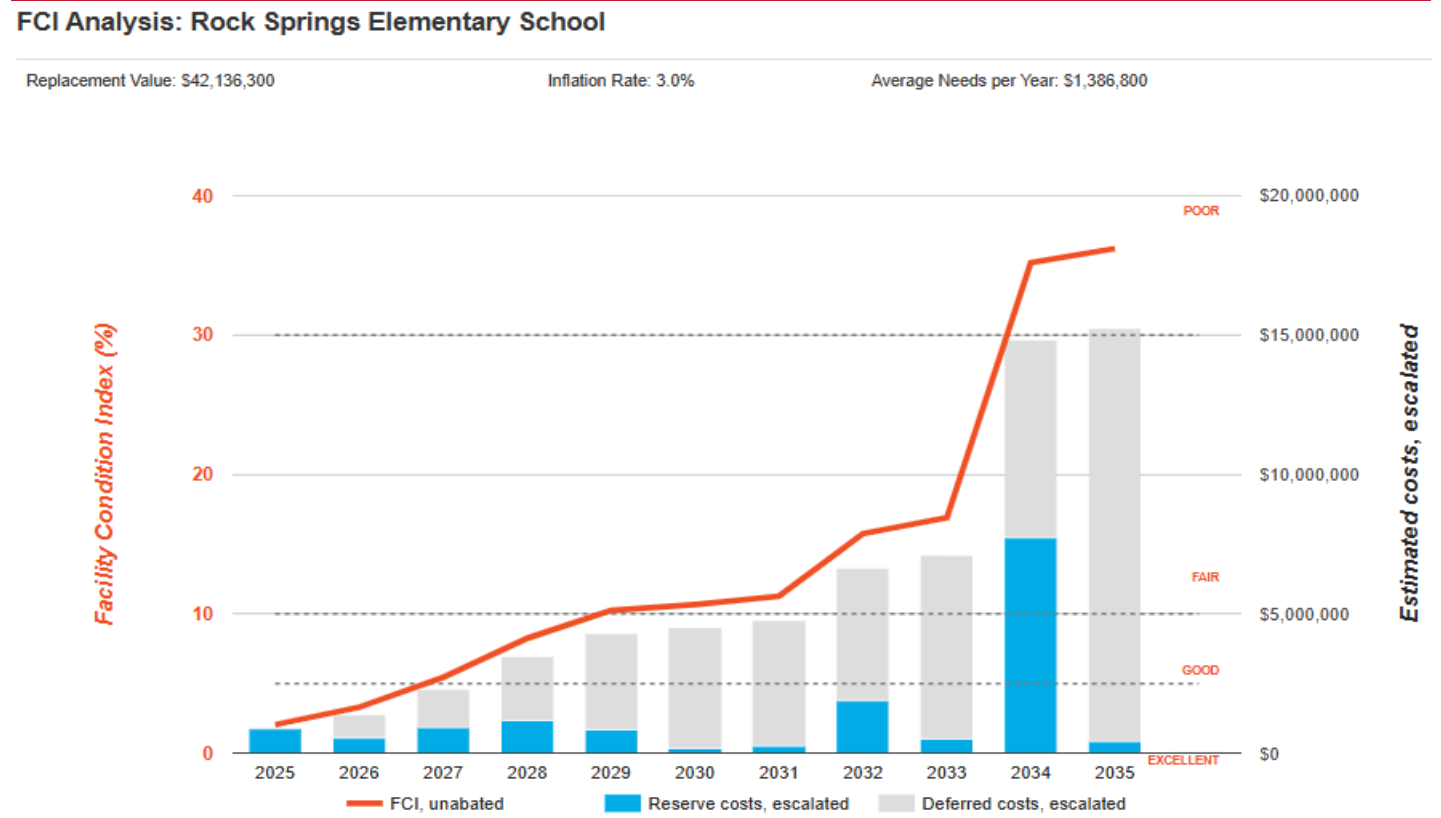
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their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

FCI Analysis   Rock Springs Elementary School(1994)			
Replacement Value	Total SF	Cost/SF	
\$ 42,136,300	45,100	\$ 800	
	Est Reserve Cost		FCI
Current	\$ 863,400		2.0 %
3-Year	\$ 3,472,700		8.2 %
5-Year	\$ 4,489,300		10.7 %
10-Year	\$ 15,254,500		36.2 %

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



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

<b>Systems Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	\$233,900	\$309,200	-	\$168,500	\$711,700
Roofing	\$501,500	\$21,800	\$5,600	\$361,700	\$905,700	\$1,796,300
Interiors	\$5,900	\$616,400	\$518,500	\$253,200	\$1,174,800	\$2,568,800
Conveying	\$53,800	-	-	\$36,100	-	\$89,900
Plumbing	-	\$135,700	\$73,900	\$996,900	\$25,100	\$1,231,500
HVAC	-	\$198,100	\$299,800	\$125,900	\$944,100	\$1,567,900
Fire Protection	-	-	-	\$20,600	-	\$20,600
Electrical	\$15,800	\$124,900	\$55,300	\$330,900	\$753,100	\$1,280,000
Fire Alarm & Electronic Systems	\$214,000	\$11,100	\$119,200	\$393,900	\$386,600	\$1,124,800
Equipment & Furnishings	-	\$40,300	\$657,800	\$2,800	\$607,500	\$1,308,300
Special Construction & Demo	-	-	-	\$7,084,600	-	\$7,084,600
Site Development	\$36,000	\$49,400	\$113,000	\$752,000	\$141,500	\$1,091,900
Site Pavement	\$36,300	-	\$42,100	\$406,500	\$122,100	\$607,000
Site Utilities	-	-	-	-	\$320,300	\$320,300
<b>TOTALS (3% inflation)</b>	<b>\$863,400</b>	<b>\$1,431,600</b>	<b>\$2,194,400</b>	<b>\$10,765,100</b>	<b>\$5,549,200</b>	<b>\$20,803,700</b>

## Immediate Needs

No immediate needs at this time

## Key Findings



### Roofing in Poor condition.

Modified Bitumen  
Classroom Buildings Rock Springs Elementary  
School Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

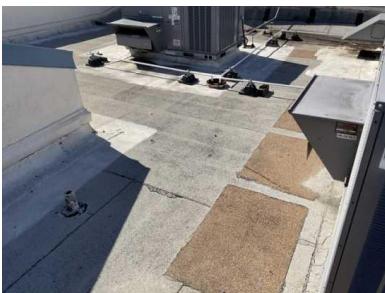
Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$257,500

\$\$\$\$

Roof leaks throughout, custodian reported the roof is set to be replaced in the near future - AssetCALC ID: 6951023



### Roofing in Poor condition.

Modified Bitumen  
Library Building Rock Springs Elementary  
School Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$25,100

\$\$\$\$

Roof leaks throughout, custodian reported the roof is set to be replaced in the near future - AssetCALC ID: 6950989



### Roofing in Poor condition.

Modified Bitumen  
Multi-Purpose Building Rock Springs  
Elementary School Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

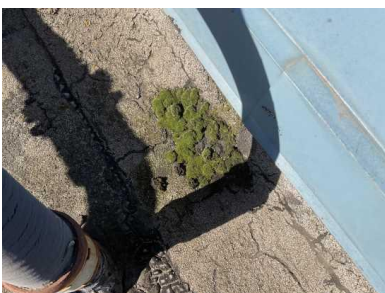
Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$25,100

\$\$\$\$

Roof leaks throughout, custodian reported the roof is set to be replaced in the near future - AssetCALC ID: 6950879



### Roofing in Poor condition.

Modified Bitumen  
Kindergarten Building Rock Springs  
Elementary School Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$27,300

\$\$\$\$

Roof leaks throughout, custodian reported the roof is set to be replaced in the near future - AssetCALC ID: 6950952

**Roofing in Poor condition.**

Modified Bitumen  
Office Building Rock Springs Elementary  
School Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2024**

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,900

\$\$\$\$

Roof leaks throughout, custodian reported the roof is set to be replaced in the near future - AssetCALC ID: 6950813

**Secondary Transformer in Poor condition.**

Dry, Stepdown  
Kindergarten Building Rock Springs  
Elementary School Roof

Uniformat Code: D5020  
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$10,900

\$\$\$\$

Unit is rusting, deteriorating, and has reached end of life - AssetCALC ID: 6950939

**Vertical Lift in Poor condition.**

Wheelchair, 5' Rise  
Multi-Purpose Building Rock Springs  
Elementary School Building exterior

Uniformat Code: D1010  
Recommendation: **Renovate in 2025**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$37,100

\$\$\$\$

Rusting and exposed to the elements - AssetCALC ID: 6950857

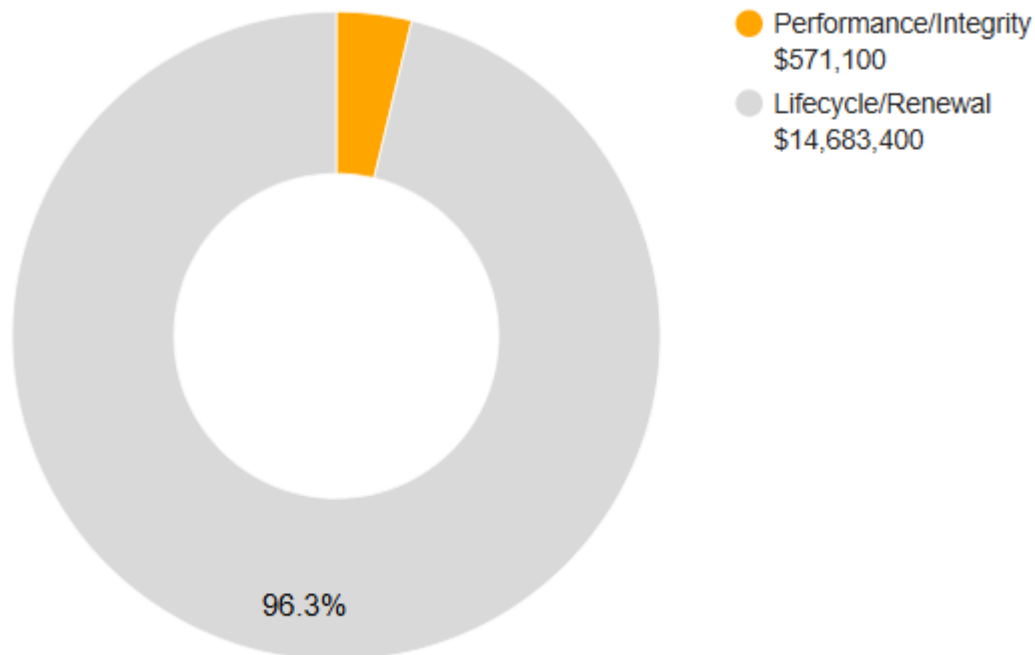
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$15,254,500**



## 2. Office Building



### Office Building: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	3,000 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular, wood-framed structure on steel frames with raised floors	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with metal	Poor
Interiors	Walls: Painted gypsum board 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: None Fixtures: Toilets, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

**Office Building: Systems Summary**

<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Aged roofing	



### 3. Multi-Purpose Building



#### Multi-Purpose Building: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	6,700 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular, wood-framed structure on steel frames with raised floors	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with metal	Poor
Interiors	Walls: Painted gypsum board, ceramic Floors: Wood, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Two wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

**Multi-Purpose Building: Systems Summary**

<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Aged roofing and a step down transformer on the roof is in poor condition and should be replaced in the near term.	

## 4. Kindergarten Building



### Kindergarten Building: Systems Summary

<b>Constructed/Renovated</b>	1994	
<b>Building/Group Size</b>	4,000 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular, wood-framed structure on steel frames with raised floors	Good
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with metal	Poor
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT Ceilings: Hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: Exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

**Kindergarten Building: Systems Summary**

<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Aged roofing	

## 5. Library Building



### Library Building: Systems Summary

<b>Constructed/Renovated</b>	1994	
<b>Building/Group Size</b>	7,800 SF	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular, wood-framed structure on steel frames with raised floors	Good
<b>Façade</b>	Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with metal	Poor
<b>Interiors</b>	Walls: Painted gypsum board, vinyl Floors: Carpet, ceramic tile Ceilings: Painted gypsum board, hard tile	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Individual package units Supplemental components: Exhaust fans	Good
<b>Fire Suppression</b>	Fire extinguishers only	Fair

**Library Building: Systems Summary**

<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Aged roofing and one of the wheel chair lifts is in poor condition and should be replaced in the near term.	



## 6. Classroom Buildings



### Classroom Buildings: Systems Summary

Constructed/Renovated	1994	
Building/Group Size	23,600 SF	
Number of Stories	One above grade	
System	Description	Condition
Structure	Modular, wood-framed structure on steel frames with raised floors	Good
Façade	Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with metal	Poor
Interiors	Walls: Painted gypsum board, ceramic, vinyl Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual package units Supplemental components: Exhaust fans	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair

**Classroom Buildings: Systems Summary**

<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Aged roofing	



## 7. Relocatable Buildings



### Relocatable Buildings: Systems Summary

<b>Constructed/Renovated</b>	1997, 1999	
<b>Building Size</b>	1080 SF each (16 total classrooms)	
<b>Number of Stories</b>	One above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Modular wood-framed structures on steel frames with raised floors	Fair
<b>Façade</b>	Wall Finish: Wood siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with metal finish Secondary: Flat construction with TPO finish on classroom 4	Fair
<b>Interiors</b>	Walls: Vinyl Floors: Carpet, VCT, sheet vinyl Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply, cast iron waste and vent Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
<b>HVAC</b>	Wall mounted heat pumps	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Individual panels with copper wiring Interior Lighting: LED Emergency Power: None	Fair

**Relocatable Buildings: Systems Summary**

<b>Fire Alarm</b>	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
<b>Key Issues and Findings</b>	Aging HVAC equipment and roofs	

## 8. Site Summary



### Site Information

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Pavement/Flatwork</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link and metal tube fencing Sports fields and basketball court with fencing, and site lights Furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Good
<b>Ancillary Structures</b>	Storage shed	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
<b>Key Issues and Findings</b>	None observed at time of assessment.	

## 9. 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

## 10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1994.

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

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

## 11. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 12. 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.

## 13. Certification

DLR Group (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rock Springs Elementary School, 1155 Deodar Road, Escondido, California 92025, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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**Reviewed by:**

  
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## 14. Appendices

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

## Appendix A:

### Photographic Record

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## Photographic Overview



1 - OFFICE BUILDING



2 - MULTI-PURPOSE BUILDING



3 - KINDERGARTEN BUILDING



4 - LIBRARY BUILDING



5 - CLASSROOM BUILDINGS



6 - RELOCATABLE BUILDINGS



## Photographic Overview



7 - ROOFING



8 - ROOFING



9 - CAFETERIA



10 - BREAK ROOM



11 - CLASSROOM



12 - LIBRARY

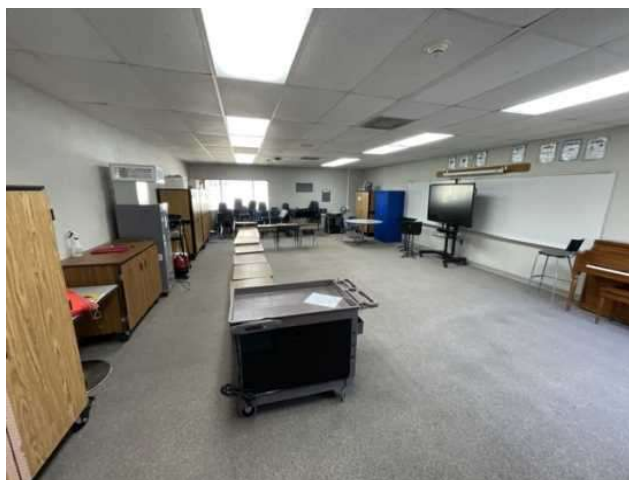
## Photographic Overview



13 - FRONT OFFICE



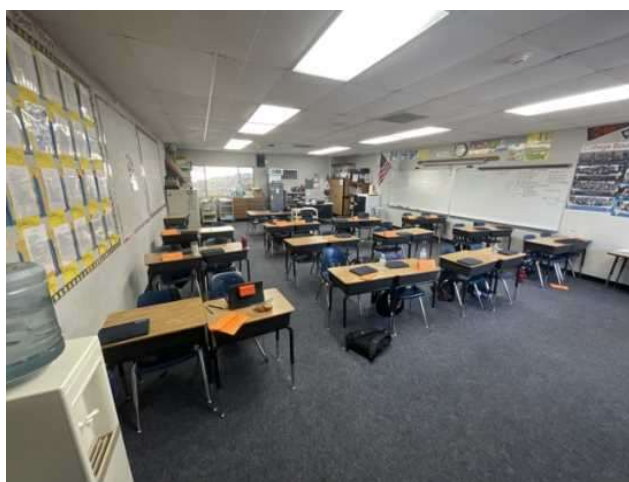
14 - KITCHEN



15 - PORTABLES INTERIOR



16 - CLASSROOM



17 - CLASSROOM



18 - RESTROOM



## Photographic Overview



19 - WALK-IN REFRIGERATOR AND FREEZER



20 - SPLIT SYSTEM DUCTLESS



21 - ELECTRICAL ROOM



22 - SECONDARY TRANSFORMER



23 - PACKAGED UNIT



24 - WATER HEATER



## Photographic Overview



25 - PARKING LOT



26 - PLAYGROUND



27 - CAFETERIA



28 - COURTYARD



29 - PLAY AREA



30 - COVERED WALKWAYS

## Appendix B:

### Site Plan

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## Site Plan



**BUREAU  
VERITAS**

### Project Number

164076.23R000-022.017

### Source

Google

### Project Name

Rock Springs Elementary School

### On-Site Date

August 28, 2023



## Appendix C:

### Pre-Survey Questionnaire

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Rock Springs Elementary School

**Name of person completing form:** Michael

**Title / Association w/ property:** Maintenance

**Length of time associated w/ property:**

**Date Completed:** 8/28/2023

**Phone Number:**

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

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1994	Renovated 0	
2	Building size in SF	64,825 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		Lighting replacement with LED this year New transformer
		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?	Roof scheduled to be replaced later this year or next		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?	✗				Excessive roof wear and leaks throughout
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?		✗			
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**

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rock Springs Elementary School

BV Project Number: 164076.23R000-022.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	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



WHEELCHAIR LIFT CONTROLS

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

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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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



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

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## Component Condition Report | Rock Springs Elementary School / Classroom Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,000 SF	2	6951021
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	1,800 SF	3	6951017
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	36	2	6951008
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	3	6951009
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	23,600 SF	0	6951023
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	36 LF	9	6951037
B3060	Roof	Fair	Roof Hatch, Metal	3	2	6951028
Interiors						
C1010	Classrooms	Fair	Interior Wall, Movable Partitions, Fabric 8 to 10' Height	30 SF	7	6951013
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	18	9	6951040

## Component Condition Report | Rock Springs Elementary School / Classroom Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Door Hardware, School, per Door	60	6	6951039
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	23,000 SF	4	6951010
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	0	6951020
C2010	Throughout building	Fair	Wall Finishes, Vinyl	40,000 SF	3	6951014
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	1	6951036
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	9	6951022
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	20,000 SF	1	6951006
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	9	6951025
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	3	6950997
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	2	6951001
<b>Plumbing</b>						
D2010	Utility closet	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	1	6951002
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	4	6951019
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	2	6951027

## Component Condition Report | Rock Springs Elementary School / Classroom Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	18	4	6951029
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	23,600 SF	9	6950998
D2010	Restrooms	Fair	Urinal, Standard	2	2	6951038
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	2	6951033
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	2	6950999
D2030	Roof	Fair	Supplemental Components, Drains, Roof	36	9	6951034
<b>HVAC</b>						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	18	13	6951000
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	13	6951011
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	23,600 SF	4	6951018
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	6	2	6951012
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	18	2	6951004
<b>Electrical</b>						
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	2	6951031

## Component Condition Report | Rock Springs Elementary School / Classroom Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	3	5	6951035
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	23,600 SF	9	6951007
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	23,600 SF	17	6951003
D5040	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	24	17	6951030
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	18	3	6951026
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	23,600 SF	4	6951005
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	6	6951015
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	23,600 SF	0	6951032
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout building	Fair	Casework, Cabinetry Economy	500 LF	3	6951024

## Component Condition Report | Rock Springs Elementary School / Classroom Buildings

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	300 LF	2	6951016

## Component Condition Report | Rock Springs Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,800 SF	2	6950956
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	320 SF	3	6950928
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	10	2	6950948
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	2,500 SF	0	6950952
B3010	Roof	Fair	Roofing, Metal	1,500 SF	9	6950938
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	24 LF	9	6950930
B3060	Roof	Fair	Roof Hatch, Metal	2	2	6950942
Interiors						

**Component Condition Report | Rock Springs Elementary School / Kindergarten Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
C1030	Throughout building	Fair	Door Hardware, School, per Door	16	4	6950925
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	9	6950929
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	4,000 SF	4	6950936
C2010	Throughout building	Fair	Wall Finishes, Vinyl	8,000 SF	2	6950955
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	800 SF	2	6950947
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	3,200 SF	1	6950934
<b>Plumbing</b>						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,000 SF	9	6950935
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	2	6950949
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	2	6950945
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	4	6950944



## Component Condition Report | Rock Springs Elementary School / Kindergarten Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	2	6950927
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	3	6950926
D2030	Roof	Fair	Supplemental Components, Drains, Roof	8	9	6950946
<b>HVAC</b>						
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	13	6950933
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	4,000 SF	4	6950953
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	3	1	6950951
<b>Electrical</b>						
D5020	Roof	Poor	Secondary Transformer, Dry, Stepdown	1	0	6950939
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	3	6950924
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,000 SF	9	6950941
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,000 SF	17	6950940
D5040	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	6950950

## Component Condition Report | Rock Springs Elementary School / Kindergarten Building

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	4,000 SF	2	6950931
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,000 SF	0	6950954
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	6	6950943
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	60 LF	2	6950932
E2010	Throughout building	Fair	Casework, Cabinetry Economy	100 LF	4	6950937

## Component Condition Report | Rock Springs Elementary School / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,500 SF	2	6950981
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	700 SF	3	6950985

## Component Condition Report | Rock Springs Elementary School / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	2	6950982
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	3	6950963
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Modified Bitumen	2,300 SF	0	6950989
B3010	Roof	Fair	Roofing, Metal	5,500 SF	9	6950958
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	9	6950972
B3060	Roof	Fair	Roof Hatch, Metal	1	2	6950994
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	22	4	6950965
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	9	6950975
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	7,600 SF	4	6950986
C2010	Throughout building	Fair	Wall Finishes, Vinyl	16,000 SF	2	6950984
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	1	6950977

**Component Condition Report | Rock Springs Elementary School / Library Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
C2030	Restrooms	Fair	Flooring, Ceramic Tile	200 SF	9	6950971
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	7,600 SF	1	6950980
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	2	6950970
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	4	6950961
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	4	6950960
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,800 SF	9	6950979
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	4	6950983
D2030	Roof	Fair	Supplemental Components, Drains, Roof	14	9	6950990
<b>HVAC</b>						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,800 SF	4	6950993
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	6950959
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	13	6950992
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	13	6950978

## Component Condition Report | Rock Springs Elementary School / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	6950991
<b>Electrical</b>						
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	2	6950962
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	6	6950968
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,800 SF	9	6950969
D5040	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	17	6950964
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	3	6950987
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,800 SF	17	6950967
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,800 SF	3	6950966
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,800 SF	0	6950988
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	6	6950976

## Component Condition Report | Rock Springs Elementary School / Library Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	120 LF	2	6950974
E2010	Throughout building	Fair	Casework, Cabinetry Economy	160 LF	3	6950973

## Component Condition Report | Rock Springs Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,600 SF	2	6950878
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	7	2	6950881
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	3	6950890
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	2,300 SF	0	6950879
B3010	Roof	Fair	Roofing, Metal	3,900 SF	9	6950860



**Component Condition Report | Rock Springs Elementary School / Multi-Purpose Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	36 LF	3	6950851
B3060	Roof	Fair	Roof Hatch, Metal	3	2	6950885
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, School, per Door	18	4	6950848
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	9	6950863
C1070	Throughout building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	5,000 SF	4	6950850
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	1	6950855
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,000 SF	2	6950884
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	9	6950894
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	9	6950854
C2030	Stage	Fair	Flooring, Wood, Strip	1,200 SF	5	6950876
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	5,000 SF	2	6950871
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	2	6950895

## Component Condition Report | Rock Springs Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Conveying</b>						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	6950889
D1010	Building exterior	Poor	Vertical Lift, Wheelchair, 5' Rise, Renovate	2	0	6950857
<b>Plumbing</b>						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	2	6950888
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	2	6950892
D2010	Restrooms	Fair	Urinal, Standard	3	2	6950861
D2030	Roof	Fair	Supplemental Components, Drains, Roof	6	9	6950875
<b>HVAC</b>						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	6,700 SF	4	6950880
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	9	6950864
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	1	6950866
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	13	6950868
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	3	1	6950865
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	3	1	6950874

## Component Condition Report | Rock Springs Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Fire Protection</b>						
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	9	6950862
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	2	6950856
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	2	6950883
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	2	6950849
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,700 SF	9	6950882
D5040	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	17	6950886
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	3	6950891
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,700 SF	17	6950852
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,700 SF	3	6950877

## Component Condition Report | Rock Springs Elementary School / Multi-Purpose Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,700 SF	0	6950853
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	6	6950887
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	4 LS	3	6950859
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	2 LS	3	6950858
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	2 LS	3	6950872
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	3	6950870
E1030	Kitchen	Fair	Commercial Kitchen, Refrigeration Line	3 LS	3	6950873
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	3	6950869
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	3	6950867
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	4	6950893

**Component Condition Report | Rock Springs Elementary School / Office Building**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,000 SF	2	6950809
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	400 SF	2	6950820
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	8	3	6950811
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	1,000 SF	0	6950813
B3010	Roof	Fair	Roofing, Metal	2,000 SF	9	6950833
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	9	6950804
B3060	Roof	Fair	Roof Hatch, Metal	1	2	6950822
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	12	9	6950837
C1030	Throughout building	Fair	Door Hardware, School, per Door	20	6	6950825
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,700 SF	6	6950836

## Component Condition Report | Rock Springs Elementary School / Office Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,000 SF	2	6950838
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	1	6950832
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	2	6950808
C2030	Restrooms	Fair	Flooring, Ceramic Tile	300 SF	9	6950818
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	2	6950817
<b>Plumbing</b>						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	2	6950805
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	2	6950806
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	2	6950815
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	3,000 SF	9	6950810
D2030	Roof	Fair	Supplemental Components, Drains, Roof	12	9	6950819
<b>HVAC</b>						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	2	6950824
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	6950834



## Component Condition Report | Rock Springs Elementary School / Office Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,000 SF	6	6950831
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	13	6950828
<b>Electrical</b>						
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	4	6950814
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	1	6950821
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	9	6950803
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	17	6950823
D5040	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	17	6950826
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	8	4	6950829
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	3,000 SF	3	6950827
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,000 SF	0	6950807

## Component Condition Report | Rock Springs Elementary School / Office Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	6	6950816
<b>Equipment &amp; Furnishings</b>						
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	6950830
E2010	Throughout building	Fair	Casework, Cabinetry Economy	60 LF	5	6950835
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	3	6950812

## Component Condition Report | Rock Springs Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Electrical</b>						
D5010	Site	Good	Solar Power, Carport, Solar Cover at Grade	3	8	6951119
D5010	Site	Good	Solar Power, Inverter	3	8	6951121
D5020	Site	Fair	Switchboard, 120/208 V	1	18	6951124
D5020	Site	Excellent	Secondary Transformer, Dry, Stepdown	1	28	6951114

## Fire Alarm & Electronic Systems

**Component Condition Report | Rock Springs Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
D7030	Site	Fair	Security/Surveillance System, Full System Upgrade, Average Density	64,825 SF	7	6951125
<b>Special Construction &amp; Demo</b>						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951148
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	7	6951135
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951120
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	7	6951151
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951127
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951128
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951118
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951122
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951131

## Component Condition Report | Rock Springs Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951147
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	450 SF	9	6951146
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951138
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	7	6951144
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951116
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951115
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951141
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,080 SF	9	6951126
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	51,000 SF	8	6951123
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	51,000 SF	0	6951134
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	3	8	6951136

## Component Condition Report | Rock Springs Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	6951132
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	4	6951117
G2050	Site	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	2,000 SF	7	6951150
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	50,600 SF	7	6951143
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	50,600 SF	0	6951142
G2050	Site	Fair	Play Structure, Multipurpose, Large	2	10	6951145
<b>Sitework</b>						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	200 LF	16	6951140
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,000 LF	24	6951113
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	1	6951133
G2060	Site	Fair	Flagpole, Metal	1	6	6951129
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	550 LF	24	6951130
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	40	2	6951139
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	15	12	6951149

## Component Condition Report | Rock Springs Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	12	6951137



## Appendix F:

### Replacement Reserves

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Replacement Reserves Report

8/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033
Rock Springs Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rock Springs Elementary School / Classroom Buildings	\$491,275	\$265,349	\$307,295	\$541,514	\$417,420	\$33,010	\$73,668	\$1,716	\$0
Rock Springs Elementary School / Kindergarten Building	\$74,352	\$50,838	\$123,858	\$51,859	\$97,393	\$0	\$28,334	\$0	\$0
Rock Springs Elementary School / Library Building	\$73,402	\$93,610	\$142,990	\$149,233	\$136,386	\$0	\$32,112	\$0	\$0
Rock Springs Elementary School / Multi-Purpose Building	\$121,968	\$77,315	\$185,451	\$413,516	\$118,403	\$33,010	\$28,334	\$0	\$0
Rock Springs Elementary School / Office Building	\$30,057	\$34,625	\$100,865	\$21,694	\$6,695	\$19,256	\$86,796	\$0	\$0
Rock Springs Elementary School / Site	\$72,327	\$2,444	\$46,992	\$0	\$71,220	\$83,847	\$4,722	\$1,889,965	\$482,100
Grand Total	\$863,381	\$524,181	\$907,452	\$1,177,817	\$847,517	\$169,124	\$253,967	\$1,891,681	\$482,100

Rock Springs Elementary School

Rock Springs Elementary School / Classroom Buildings

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6951021	Exterior Walls, any painted surface, Prep & Paint	10	8	2	12000	SF	\$3.00	\$4.75	\$56,950		
B2020	6951017	Storefront, Glazing & Framing, Replace	30	27	3	1800	SF	\$55.00	\$87.01	\$156,613		
B2050	6951008	Exterior Door, Wood, Solid-Core, Replace	25	23	2	36	EA	\$700.00	\$1,107.37	\$39,865		
B2050	6951009	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	6	EA	\$1,300.00	\$2,056.54	\$12,339		
B3010	6951023	Roofing, Modified Bitumen, Replace	20	20	0	23600	SF	\$10.00	\$15.82	\$373,340	\$373,340	
B3020	6951037	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	36	LF	\$90.00	\$142.38	\$5,126		
B3060	6951028	Roof Hatch, Metal, Replace	30	28	2	3	EA	\$1,300.00	\$2,056.54	\$6,170		
C1010	6951013	Interior Wall, Movable Partitions, Fabric 8 to 10' Height, Replace	25	18	7	30	SF	\$29.40	\$46.51	\$1,395		
C1030	6951040	Interior Door, Wood, Solid-Core, Replace	40	31	9	18	EA	\$700.00	\$1,107.37	\$19,933		
C1030	6951039	Door Hardware, School, per Door, Replace	30	24	6	60	EA	\$400.00	\$632.78	\$37,967		
C1070	6951010	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	23000	SF	\$3.50	\$5.54	\$127,347		
C1090	6951020	Toilet Partitions, Plastic/Laminate, Replace	20	20	0	5	EA	\$750.00	\$1,186.46	\$5,932	\$5,932	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C2010	6951022	Wall Finishes, Ceramic Tile, Replace	40	31	9	400	SF	\$18.00	\$28.48	\$11,390		
C2010	6951014	Wall Finishes, Vinyl, Replace	15	12	3	40000	SF	\$2.50	\$3.95	\$158,195		
C2010	6951036	Wall Finishes, any surface, Prep & Paint	10	9	1	300	SF	\$1.50	\$2.37	\$712		\$
C2030	6951025	Flooring, Ceramic Tile, Replace	40	31	9	600	SF	\$18.00	\$28.48	\$17,085		
C2030	6950997	Flooring, Vinyl Tile (VCT), Replace	15	12	3	3000	SF	\$5.00	\$7.91	\$23,729		
C2030	6951006	Flooring, Carpet, Commercial Standard, Replace	10	9	1	20000	SF	\$7.50	\$11.86	\$237,293		\$237
C2050	6951001	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	600	SF	\$2.00	\$3.16	\$1,898		
D2010	6951002	Water Heater, Electric, Commercial ( 12 kW), Replace	20	19	1	1	EA	\$12,400.00	\$19,616.18	\$19,616		\$19
D2010	6950998	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	23600	SF	\$11.00	\$17.40	\$410,674		
D2010	6951027	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	5	EA	\$1,500.00	\$2,372.93	\$11,865		
D2010	6951038	Urinal, Standard, Replace	30	28	2	2	EA	\$1,100.00	\$1,740.15	\$3,480		
D2010	6951033	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	6	EA	\$1,200.00	\$1,898.34	\$11,390		
D2010	6950999	Toilet, Commercial Water Closet, Replace	30	28	2	5	EA	\$1,300.00	\$2,056.54	\$10,283		
D2010	6951019	Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	1	EA	\$800.00	\$1,265.56	\$1,266		
D2010	6951029	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	18	EA	\$1,100.00	\$1,740.15	\$31,323		
D2030	6951034	Supplemental Components, Drains, Roof, Replace	40	31	9	36	EA	\$797.00	\$1,260.81	\$45,389		
D3050	6951018	HVAC System, Ductwork, Medium Density, Replace	30	26	4	23600	SF	\$4.00	\$6.33	\$149,336		
D3050	6951000	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	18	EA	\$11,000.00	\$17,401.45	\$313,226		
D3050	6951011	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	3	EA	\$9,000.00	\$14,237.55	\$42,713		
D3060	6951012	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	6	EA	\$1,400.00	\$2,214.73	\$13,288		
D3060	6951004	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	18	2	18	EA	\$3,000.00	\$4,745.85	\$85,425		
D5020	6951031	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$16,000.00	\$25,311.20	\$25,311		
D5020	6951035	Distribution Panel, 120/208 V, Replace	30	25	5	3	EA	\$6,000.00	\$9,491.70	\$28,475		
D5030	6951007	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	23600	SF	\$2.50	\$3.95	\$93,335		
D5040	6951026	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	18	EA	\$220.00	\$348.03	\$6,265		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
D5040	6951003	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	23600	SF	\$4.50	\$7.12	\$168,003			
D5040	6951030	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	24	EA	\$600.00	\$949.17	\$22,780			
D6060	6951005	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	23600	SF	\$1.65	\$2.61	\$61,601			
D7050	6951032	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	23600	SF	\$3.00	\$4.75	\$112,002	\$112,002		
D7050	6951015	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729			
E2010	6951016	Casework, Countertop, Plastic Laminate, Replace	15	13	2	300	LF	\$50.00	\$79.10	\$23,729			
E2010	6951024	Casework, Cabinetry Economy, Replace	20	17	3	500	LF	\$175.00	\$276.84	\$138,421			
Totals, Unescalated											\$491,275	\$257	
Totals, Escalated (3.0% inflation, compounded annually)											\$491,275	\$265	

Rock Springs Elementary School / Kindergarten Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025		
B2010	6950956	Exterior Walls, any painted surface, Prep & Paint	10	8	2	3800	SF	\$3.00	\$4.75	\$18,034			
B2020	6950928	Storefront, Glazing & Framing, Replace	30	27	3	320	SF	\$55.00	\$87.01	\$27,842			
B2050	6950948	Exterior Door, Wood, Solid-Core, Replace	25	23	2	10	EA	\$700.00	\$1,107.37	\$11,074			
B3010	6950938	Roofing, Metal, Replace	40	31	9	1500	SF	\$13.00	\$20.57	\$30,848			
B3010	6950952	Roofing, Modified Bitumen, Replace	20	20	0	2500	SF	\$10.00	\$15.82	\$39,549	\$39,549		
B3020	6950930	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	24	LF	\$90.00	\$142.38	\$3,417			
B3060	6950942	Roof Hatch, Metal, Replace	30	28	2	2	EA	\$1,300.00	\$2,056.54	\$4,113			
C1030	6950929	Interior Door, Wood, Solid-Core, Replace	40	31	9	6	EA	\$700.00	\$1,107.37	\$6,644			
C1030	6950925	Door Hardware, School, per Door, Replace	30	26	4	16	EA	\$400.00	\$632.78	\$10,124			
C1070	6950936	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	4000	SF	\$3.50	\$5.54	\$22,147			
C2010	6950955	Wall Finishes, Vinyl, Replace	15	13	2	8000	SF	\$2.50	\$3.95	\$31,639			
C2030	6950947	Flooring, Vinyl Tile (VCT), Replace	15	13	2	800	SF	\$5.00	\$7.91	\$6,328			
C2030	6950934	Flooring, Carpet, Commercial Standard, Replace	10	9	1	3200	SF	\$7.50	\$11.86	\$37,967			\$37,967

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D2010	6950927	Water Heater, Electric, Commercial ( 12 kW), Replace	20	18	2	1	EA	\$12,400.00	\$19,616.18	\$19,616		
D2010	6950935	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	4000	SF	\$11.00	\$17.40	\$69,606		
D2010	6950949	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	4	EA	\$1,100.00	\$1,740.15	\$6,961		
D2010	6950945	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	2	EA	\$1,200.00	\$1,898.34	\$3,797		
D2010	6950926	Toilet, Commercial Water Closet, Replace	30	27	3	8	EA	\$1,300.00	\$2,056.54	\$16,452		
D2010	6950944	Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	1	EA	\$800.00	\$1,265.56	\$1,266		
D2030	6950946	Supplemental Components, Drains, Roof, Replace	40	31	9	8	EA	\$797.00	\$1,260.81	\$10,087		
D3050	6950953	HVAC System, Ductwork, Medium Density, Replace	30	26	4	4000	SF	\$4.00	\$6.33	\$25,311		
D3050	6950933	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	3	EA	\$11,000.00	\$17,401.45	\$52,204		
D3060	6950951	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	19	1	3	EA	\$2,400.00	\$3,796.68	\$11,390		\$1
D5020	6950939	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	\$10,000.00	\$15,819.50	\$15,820	\$15,820	
D5020	6950924	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6950941	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	4000	SF	\$2.50	\$3.95	\$15,820		
D5040	6950940	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	4000	SF	\$4.50	\$7.12	\$28,475		
D5040	6950950	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$600.00	\$949.17	\$7,593		
D6060	6950931	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	4000	SF	\$1.65	\$2.61	\$10,441		
D7050	6950954	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	4000	SF	\$3.00	\$4.75	\$18,983	\$18,983	
D7050	6950943	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E2010	6950932	Casework, Countertop, Plastic Laminate, Replace	15	13	2	60	LF	\$50.00	\$79.10	\$4,746		
E2010	6950937	Casework, Cabinetry Economy, Replace	20	16	4	100	LF	\$175.00	\$276.84	\$27,684		
Totals, Unescalated											\$74,352	\$49,100
Totals, Escalated (3.0% inflation, compounded annually)											\$74,352	\$51,000

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
B2010	6950981	Exterior Walls, any painted surface, Prep & Paint	10	8	2	3500	SF	\$3.00	\$4.75	\$16,610		
B2020	6950985	Storefront, Glazing & Framing, Replace	30	27	3	700	SF	\$55.00	\$87.01	\$60,905		
B2050	6950982	Exterior Door, Wood, Solid-Core, Replace	25	23	2	8	EA	\$700.00	\$1,107.37	\$8,859		
B2050	6950963	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	4	EA	\$1,300.00	\$2,056.54	\$8,226		
B3010	6950958	Roofing, Metal, Replace	40	31	9	5500	SF	\$13.00	\$20.57	\$113,109		
B3010	6950989	Roofing, Modified Bitumen, Replace	20	20	0	2300	SF	\$10.00	\$15.82	\$36,385	\$36,385	
B3020	6950972	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	12	LF	\$90.00	\$142.38	\$1,709		
B3060	6950994	Roof Hatch, Metal, Replace	30	28	2	1	EA	\$1,300.00	\$2,056.54	\$2,057		
C1030	6950975	Interior Door, Wood, Solid-Core, Replace	40	31	9	10	EA	\$700.00	\$1,107.37	\$11,074		
C1030	6950965	Door Hardware, School, per Door, Replace	30	26	4	22	EA	\$400.00	\$632.78	\$13,921		
C1070	6950986	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	7600	SF	\$3.50	\$5.54	\$42,080		
C2010	6950984	Wall Finishes, Vinyl, Replace	15	13	2	16000	SF	\$2.50	\$3.95	\$63,278		
C2010	6950977	Wall Finishes, any surface, Prep & Paint	10	9	1	300	SF	\$1.50	\$2.37	\$712		\$
C2030	6950971	Flooring, Ceramic Tile, Replace	40	31	9	200	SF	\$18.00	\$28.48	\$5,695		
C2030	6950980	Flooring, Carpet, Commercial Standard, Replace	10	9	1	7600	SF	\$7.50	\$11.86	\$90,171		\$90,
C2050	6950970	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	200	SF	\$2.00	\$3.16	\$633		
D2010	6950979	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	7800	SF	\$11.00	\$17.40	\$135,731		
D2010	6950961	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	\$1,300.00	\$2,056.54	\$4,113		
D2010	6950960	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	2	EA	\$1,500.00	\$2,372.93	\$4,746		
D2010	6950983	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	26	4	4	EA	\$1,100.00	\$1,740.15	\$6,961		
D2030	6950990	Supplemental Components, Drains, Roof, Replace	40	31	9	14	EA	\$797.00	\$1,260.81	\$17,651		
D3050	6950993	HVAC System, Ductwork, Medium Density, Replace	30	26	4	7800	SF	\$4.00	\$6.33	\$49,357		
D3050	6950959	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$20,000.00	\$31,639.00	\$31,639		
D3050	6950992	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	3	EA	\$9,000.00	\$14,237.55	\$42,713		
D3050	6950978	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	3	EA	\$15,000.00	\$23,729.25	\$71,188		



Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2030
D3060	6950991	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$2,214.73	\$2,215		
D5020	6950962	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$20,000.00	\$31,639.00	\$31,639		
D5020	6950968	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6950969	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	7800	SF	\$2.50	\$3.95	\$30,848		
D5040	6950987	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	8	EA	\$220.00	\$348.03	\$2,784		
D5040	6950964	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	10	EA	\$600.00	\$949.17	\$9,492		
D5040	6950967	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	7800	SF	\$4.50	\$7.12	\$55,526		
D6060	6950966	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	7800	SF	\$1.65	\$2.61	\$20,360		
D7050	6950988	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	7800	SF	\$3.00	\$4.75	\$37,018	\$37,018	
D7050	6950976	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E2010	6950974	Casework, Countertop, Plastic Laminate, Replace	15	13	2	120	LF	\$50.00	\$79.10	\$9,492		
E2010	6950973	Casework, Cabinetry Economy, Replace	20	17	3	160	LF	\$175.00	\$276.84	\$44,295		
Totals, Unescalated											\$73,402	\$90,000
Totals, Escalated (3.0% inflation, compounded annually)											\$73,402	\$93,000

Rock Springs Elementary School / Multi-Purpose Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2030
B2010	6950878	Exterior Walls, any painted surface, Prep & Paint	10	8	2	3600	SF	\$3.00	\$4.75	\$17,085		
B2050	6950881	Exterior Door, Wood, Solid-Core, Replace	25	23	2	7	EA	\$700.00	\$1,107.37	\$7,752		
B2050	6950890	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	4	EA	\$1,300.00	\$2,056.54	\$8,226		
B3010	6950860	Roofing, Metal, Replace	40	31	9	3900	SF	\$13.00	\$20.57	\$80,205		
B3010	6950879	Roofing, Modified Bitumen, Replace	20	20	0	2300	SF	\$10.00	\$15.82	\$36,385	\$36,385	
B3020	6950851	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	37	3	36	LF	\$90.00	\$142.38	\$5,126		
B3060	6950885	Roof Hatch, Metal, Replace	30	28	2	3	EA	\$1,300.00	\$2,056.54	\$6,170		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
C1030	6950863	Interior Door, Wood, Solid-Core, Replace	40	31	9	7	EA	\$700.00	\$1,107.37	\$7,752		
C1030	6950848	Door Hardware, School, per Door, Replace	30	26	4	18	EA	\$400.00	\$632.78	\$11,390		
C1070	6950850	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	5000	SF	\$3.50	\$5.54	\$27,684		
C1090	6950855	Toilet Partitions, Plastic/Laminate, Replace	20	19	1	5	EA	\$750.00	\$1,186.46	\$5,932		\$5
C2010	6950894	Wall Finishes, Ceramic Tile, Replace	40	31	9	600	SF	\$18.00	\$28.48	\$17,085		
C2010	6950884	Wall Finishes, any surface, Prep & Paint	10	8	2	12000	SF	\$1.50	\$2.37	\$28,475		
C2030	6950854	Flooring, Ceramic Tile, Replace	40	31	9	500	SF	\$18.00	\$28.48	\$14,238		
C2030	6950876	Flooring, Wood, Strip, Replace	30	25	5	1200	SF	\$15.00	\$23.73	\$28,475		
C2030	6950871	Flooring, Vinyl Tile (VCT), Replace	15	13	2	5000	SF	\$5.00	\$7.91	\$39,549		
C2050	6950895	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1700	SF	\$2.00	\$3.16	\$5,379		
D1010	6950857	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	25	0	2	EA	\$17,000.00	\$26,893.15	\$53,786	\$53,786	
D1010	6950889	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	\$17,000.00	\$26,893.15	\$26,893		
D2010	6950888	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	4	EA	\$1,500.00	\$2,372.93	\$9,492		
D2010	6950892	Toilet, Commercial Water Closet, Replace	30	28	2	5	EA	\$1,300.00	\$2,056.54	\$10,283		
D2010	6950861	Urinal, Standard, Replace	30	28	2	3	EA	\$1,100.00	\$1,740.15	\$5,220		
D2030	6950875	Supplemental Components, Drains, Roof, Replace	40	31	9	6	EA	\$797.00	\$1,260.81	\$7,565		
D3050	6950866	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	\$35,000.00	\$55,368.25	\$55,368		\$55
D3050	6950880	HVAC System, Ductwork, Medium Density, Replace	30	26	4	6700	SF	\$4.00	\$6.33	\$42,396		
D3050	6950864	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	2	EA	\$25,000.00	\$39,548.75	\$79,098		
D3050	6950868	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$11,000.00	\$17,401.45	\$34,803		
D3060	6950874	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	19	1	3	EA	\$1,400.00	\$2,214.73	\$6,644		\$6
D3060	6950865	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	19	1	3	EA	\$1,500.00	\$2,372.93	\$7,119		\$7
D4010	6950862	Supplemental Components, Fire Riser, Wet, Replace	40	31	9	1	EA	\$10,000.00	\$15,819.50	\$15,820		
D5020	6950883	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$6,700.00	\$10,599.07	\$10,599		
D5020	6950849	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$20,000.00	\$31,639.00	\$31,639		

## Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D5020	6950856	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$2,000.00	\$3,163.90	\$3,164		
D5030	6950882	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	6700	SF	\$2.50	\$3.95	\$26,498		
D5040	6950891	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	6	EA	\$220.00	\$348.03	\$2,088		
D5040	6950886	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	10	EA	\$600.00	\$949.17	\$9,492		
D5040	6950852	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	6700	SF	\$4.50	\$7.12	\$47,696		
D6060	6950877	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	6700	SF	\$1.65	\$2.61	\$17,488		
D7050	6950853	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	6700	SF	\$3.00	\$4.75	\$31,797	\$31,797	
D7050	6950887	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E1030	6950859	Commercial Kitchen, Refrigeration Line, Replace	15	12	3	4	LS	\$15,000.00	\$23,729.25	\$94,917		
E1030	6950858	Commercial Kitchen, Refrigeration Line, Replace	15	12	3	2	LS	\$15,000.00	\$23,729.25	\$47,459		
E1030	6950872	Commercial Kitchen, Refrigeration Line, Replace	15	12	3	2	LS	\$15,000.00	\$23,729.25	\$47,459		
E1030	6950870	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	17	3	1	EA	\$35,000.00	\$55,368.25	\$55,368		
E1030	6950873	Commercial Kitchen, Refrigeration Line, Replace	15	12	3	3	LS	\$15,000.00	\$23,729.25	\$71,188		
E1030	6950869	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$4,600.00	\$7,276.97	\$14,554		
E1030	6950867	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$4,600.00	\$7,276.97	\$14,554		
E1070	6950893	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	1000	SF	\$15.00	\$23.73	\$23,729		
<b>Totals, Unescalated</b>											<b>\$121,968</b>	<b>\$75</b>
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$121,968</b>	<b>\$77</b>

Rock Springs Elementary School / Office Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
B2010	6950809	Exterior Walls, any painted surface, Prep & Paint	10	8	2	2000	SF	\$3.00	\$4.75	\$9,492		
B2020	6950820	Storefront, Glazing & Framing, Replace	30	28	2	400	SF	\$55.00	\$87.01	\$34,803		
B2050	6950811	Exterior Door, Wood, Solid-Core, Replace	25	22	3	8	EA	\$700.00	\$1,107.37	\$8,859		
B3010	6950833	Roofing, Metal, Replace	40	31	9	2000	SF	\$13.00	\$20.57	\$41,131		

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025
B3010	6950813	Roofing, Modified Bitumen, Replace	20	20	0	1000	SF	\$10.00	\$15.82	\$15,820	\$15,820
B3020	6950804	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	31	9	12	LF	\$90.00	\$142.38	\$1,709	
B3060	6950822	Roof Hatch, Metal, Replace	30	28	2	1	EA	\$1,300.00	\$2,056.54	\$2,057	
C1030	6950837	Interior Door, Wood, Solid-Core, Replace	40	31	9	12	EA	\$700.00	\$1,107.37	\$13,288	
C1030	6950825	Door Hardware, School, per Door, Replace	30	24	6	20	EA	\$400.00	\$632.78	\$12,656	
C1070	6950836	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	2700	SF	\$3.50	\$5.54	\$14,949	
C2010	6950838	Wall Finishes, any surface, Prep & Paint	10	8	2	6000	SF	\$1.50	\$2.37	\$14,238	
C2030	6950818	Flooring, Ceramic Tile, Replace	40	31	9	300	SF	\$18.00	\$28.48	\$8,543	
C2030	6950808	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1200	SF	\$5.00	\$7.91	\$9,492	
C2030	6950832	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1500	SF	\$7.50	\$11.86	\$17,797	\$
C2050	6950817	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	300	SF	\$2.00	\$3.16	\$949	
D2010	6950810	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	3000	SF	\$11.00	\$17.40	\$52,204	
D2010	6950805	Toilet, Commercial Water Closet, Replace	30	28	2	2	EA	\$1,300.00	\$2,056.54	\$4,113	
D2010	6950806	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	28	2	4	EA	\$1,200.00	\$1,898.34	\$7,593	
D2010	6950815	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	28	2	2	EA	\$1,500.00	\$2,372.93	\$4,746	
D2030	6950819	Supplemental Components, Drains, Roof, Replace	40	31	9	12	EA	\$797.00	\$1,260.81	\$15,130	
D3030	6950824	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$4,800.00	\$7,593.36	\$7,593	
D3050	6950831	HVAC System, Ductwork, Medium Density, Replace	30	24	6	3000	SF	\$4.00	\$6.33	\$18,983	
D3050	6950834	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$11,000.00	\$17,401.45	\$17,401	
D3050	6950828	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	2	EA	\$9,000.00	\$14,237.55	\$28,475	
D5020	6950821	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	\$10,000.00	\$15,819.50	\$15,820	\$
D5020	6950814	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$2,000.00	\$3,163.90	\$3,164	
D5030	6950803	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	3000	SF	\$2.50	\$3.95	\$11,865	
D5040	6950829	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	8	EA	\$220.00	\$348.03	\$2,784	
D5040	6950823	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	3000	SF	\$4.50	\$7.12	\$21,356	
D5040	6950826	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	3	17	8	EA	\$600.00	\$949.17	\$7,593	

Replacement Reserves Report

8/22/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	
D6060	6950827	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	3000	SF	\$1.65	\$2.61	\$7,831		
D7050	6950807	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	20	0	3000	SF	\$3.00	\$4.75	\$14,238	\$14,238	
D7050	6950816	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$23,729.25	\$23,729		
E1040	6950830	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$2,372.93	\$2,373		
E2010	6950812	Casework, Countertop, Plastic Laminate, Replace	15	12	3	40	LF	\$50.00	\$79.10	\$3,164		
E2010	6950835	Casework, Cabinetry Economy, Replace	20	15	5	60	LF	\$175.00	\$276.84	\$16,610		
Totals, Unescalated											\$30,057	\$:
Totals, Escalated (3.0% inflation, compounded annually)											\$30,057	\$:

Rock Springs Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	20
D5010	6951119	Solar Power, Carport, Solar Cover at Grade, Replace	15	7	8	3	EA	\$9,700.00	\$15,344.92	\$46,035		
D5010	6951121	Solar Power, Inverter, Replace	15	7	8	3	EA	\$6,000.00	\$9,491.70	\$28,475		
D5020	6951124	Switchboard, 120/208 V, Replace	40	22	18	1	EA	\$40,000.00	\$63,278.00	\$63,278		
D7030	6951125	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	64825	SF	\$2.00	\$3.16	\$205,100		
F1020	6951135	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951151	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951144	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	28	7	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951148	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951120	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951127	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951128	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951118	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951122	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951131	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		

## Replacement Reserves Report

**8/22/2025**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026
F1020	6951147	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951146	Ancillary Building, Steel, Pre-Engineered, Replace	35	26	9	450	SF	\$30.00	\$47.46	\$21,356		
F1020	6951138	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951116	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951115	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951141	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
F1020	6951126	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	26	9	1080	SF	\$200.00	\$316.39	\$341,701		
G2020	6951134	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	51000	SF	\$0.45	\$0.71	\$36,306	\$36,306	
G2020	6951123	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	51000	SF	\$3.50	\$5.54	\$282,378		
G2050	6951142	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	50600	SF	\$0.45	\$0.71	\$36,021	\$36,021	
G2050	6951143	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	18	7	50600	SF	\$3.50	\$5.54	\$280,163		
G2050	6951136	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	3	EA	\$5,000.00	\$7,909.75	\$23,729		
G2050	6951132	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	\$4,750.00	\$7,514.26	\$30,057		
G2050	6951117	Play Structure, Multipurpose, Small, Replace	20	16	4	4	EA	\$10,000.00	\$15,819.50	\$63,278		
G2050	6951150	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	8	7	2000	SF	\$3.50	\$13.17	\$26,348		
G2050	6951145	Play Structure, Multipurpose, Large, Replace	20	10	10	2	EA	\$35,000.00	\$93,553.25	\$187,107		
G2060	6951139	Picnic Table, Metal Powder-Coated, Replace	20	18	2	40	EA	\$700.00	\$1,107.37	\$44,295		
G2060	6951140	Fences & Gates, Fence, Metal Tube 6', Replace	40	24	16	200	LF	\$40.00	\$63.28	\$12,656		
G2060	6951133	Signage, Property, Building or Pole-Mounted, Replace/Install	20	19	1	1	EA	\$1,500.00	\$2,372.93	\$2,373		\$2,373
G2060	6951129	Flagpole, Metal, Replace	30	24	6	1	EA	\$2,500.00	\$3,954.88	\$3,955		
G4050	6951149	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	8	12	15	EA	\$6,800.00	\$10,757.26	\$161,359		
G4050	6951137	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	10	EA	\$4,000.00	\$6,327.80	\$63,278		
Totals, Unescalated											\$72,327	\$2,373
Totals, Escalated (3.0% inflation, compounded annually)											\$72,327	\$2,444

\* Markup has been included in unit costs.